

DRAFT: GREATER GOLDEN HILL PLANNING COMMITTEE SPECIAL MEETING 10/28/15

Balboa Golf Course Clubhouse

Present: Richard Santini (Acting Chair), Cheryl Brierton, Mike Burkart, Victoria Curran, Janice Davis, Sabrina Diminico, David Swarens, Dr Andrew Zakarian

Absent: Ruchell Alvarez (Chair), David Strickland (Vice Chair), Richard Baldwin, Melissa Serocki, Pastor Thomas Sims

Staff: Bernie Turgeon, Senior Planner

Meeting called to Order at 6:44 p.m.

I. Approval of Minutes:

--9/9/15: Brierton moved, Swarens seconded: Approval of minutes of 9/9/15, with the following amendments: Minutes to include Brierton's noticed comments in absentia, and Brierton to be listed among absent at the meeting. Motion carried, unanimous.

--9/23/15: Brierton moved, Burkhart seconded: Approve last version of minutes circulated by Alvarez (with Swarens' revised comments and developer's additions). Motion carried, with one abstention (Diminico).

II. PLEASE NOTE: Richard Santini determined the 11/11/15 November GGHPC meeting will start at 6 pm instead of 6:30, due to the heavy calendar. GGHPC finished the Conservation section at the Special Meeting 10/28/15, but still has Economic Prosperity and Public Facilities, Services and Safety carried forward. In addition, Elements to be discussed at the next meeting for the Community Plan Update are Historic, Noise and the Introduction.

III. City Lights Project Presentation, by Jason Maurie

--Project consists of 8 units at F at 27/th/Treat Streets, north of Rte 94. There were a number of questions and concerns, notably the proximity to the freeway, especially if the freeway is widened. The consensus was that the developer had done a good job of responding to concerns expressed at a prior GGHPC meeting.

Davis moved, Swarens seconded. To approve the project. Motion carried, unanimous, with the following findings:

--The project promotes liveable space indoors and outdoors.

--Trees and landscaping are drought resistant.

--Sound from the adjacent freeway has been addressed to some extent by certain architectural features.

--The project conforms with all City requirements.

--The project has sustainability features/solar.

--The project is congruent with the present Community Plan and the future Plan Update.

--The project meets community standards.

--The Project incorporates smart building features/recycled materials.

--The project improves transiency issue on the vacant lot.

III. Community Plan Update:

A. Davis asked to present her comments and then leave. The Acting Chair accommodated her request. All other GGHPC members were then limited to comments on the Conservation Element, due to remaining time constraints. Davis' comments follow:

****Public Facilities.**

--P. 95: the Clean and Safe program no longer exists.

--p. 100: the post office no longer exists.

--p. 102: Reword sentence re improved services

--P. 103: PF1.1A: Neighborhood Watch as objective, rather than policy.

--Lighting: Wants information on what assessment for acorn lighting pays for, since some pay who don't have acorn lights. In fact, it would be helpful to have an appendix showing any extra taxes GGH residents pay. Turgeon will check.

(Group Discussion. Consensus was that acorn lights are preferred to cobra lights. Dr Zakarian asked for more on special lights which do not allow spillover onto adjacent residences, and do not shine upwards.)

****Public Facilities, Services and Safety:**

--p. 105, Map p. 106: Fault lines/categories should be explained.

Turgeon will get information from recent geology report/study.

****Conservation**

--p. 126 CE 1.7: Questions re community gardens on surplus/non-open space property.

--p. 133: Concerned about noise pollution from freeways for homes within 500 feet; air pollution from airplanes.

(Group discussion: the tub oil used by the Navy produces the worst pollution in the City of San Diego. This analysis will be addressed in the Environmental Impact Report (EIR) (required under the Comprehensive Environmental Quality act (CEQA).)

B. Conservation Element of the Community Plan Update

1. Burkhart

--Open space should be preserved as such, and not converted to park space.

--Review similar comments 9/23/15.

(Turgeon: Developer impact fees (DIFs) from GGH can be used for only those projects that serve Golden Hill, not regional projects. The use of park equivalencies allows for more grants. A staff person will be coming to present to GGHPC in the future on DIFs.)

(Brierton: There is a special need for parks in the southern part of GGH, as previously noted by Curran in remarks on economic justice. This need should be documented with planning data such as income/ethnicity/poverty data from that area. Brierton provided Turgeon with SDSU student study with charts. (SDSU Student Mangan Figure 3-5, sources SANDAG and SANGIS.) According to SANDAG, the median GGH Household income is \$34,485 (vs City of San Diego median of \$43,953, a 28% difference.) (Mangan p14.) In addition , Hispanics are a majority in GGH , 63%, more than double the rate in San Diego (28.3%), with most south of A and west of 28th.)

2. Swarens

--p. 126, CE 1.3: Language good, recognizes green. Delete sentence suggesting historic buildings will be moved elsewhere.

--p. 129: Recognize valuable use of land by animals/wildlife corridors/flyaways

3. Dr Zakarian:

--P. 132: Rework language to better explain water conservation efforts relative to limited supply and conservation. Limit growth.

4. Santini

--P. 125, 8.1: Add trolley (last sentence, 2nd paragraph). Reference removal of invasive species and trash.

--p. 126: Try to use existing alleyways for bikes/pedestrian walkways with more lighting (acorn!), landscaping where it makes sense to repurpose

5. Curran:

--Promote rooftop solar

--Air pollution impacts on neighborhoods are a concern

--Repurpose certain street spaces. E.g., 3 lanes are not needed on "F" Street

6. Diminico

--p.126, CE 1.8. Language should be broader in use of undeveloped land for community enjoyment. Not sure small farms are the best in our urban environment.

--p.128. All canyons and undeveloped land in Golden Hill are precious assets to be conserved, not just those presently designated open space. (Turgeon: Identify any specifically, so he can add them to land use maps if there is no infringement on private ownership.)

7. Brierton

--Congratulated Turgeon on an excellent job done on this Element

--p. 129 Expressed support for giving 32nd St Canyon all possible protections, including Multispecies habitat protection, and having it be part of any Chollas Creek Regional Park.

--Add all the birds identified in the 32nd Street Canyon by Philip Unitt 2/22/15 (curator of birds, San Diego Natural History

Museum): chaparral-requiring birds (wren, Bewick's wren, singing California thrasher), lesser goldfinches, fox sparrows.

--p.124. One of the conservation goals should be to reduce noise pollution

--p.125, 8.1, 3rd par.: add "protect open space and views";

--p.126 Ce1-3. Concurs with Swarens to clarify what it means, to "reposition historic structures" to "maintain their economic viability"?

--p.127, 129: Define MHPA before using that abbreviation.

--P.132, 8.3, Air Quality: reference here, the airplanes landing over GGH to Lindbergh Field

--p.133, CE 3.2: Address protection for elementary school children from freeway noise/pollution as well as the pollution from the semis barreling down C Street

8. Community member Tershia D'Elgin submitted her written comments to Turgeon, in light of time constraints

MEETING ADJOURNED AT 8:32 pm.