

MINUTES OF THE GREATER GOLDEN HILL PLANNING COMMITTEE
(GGHPC) 11/11/15

Present: Ruchell Alvarez (Chair), Richard Baldwin, Cheryl Brierton, Victoria Curran, Janice Davis, Melinda Lee, Melissa Serocki, Pastor Thomas Sims, David Swarens, Dr Andrew Zakarian

Absent: Mike Burkart, Sabrina Diminico, Richard Santini, David Strickland

City Staff: Bernie Turgeon, Senior Planner

I. The Chair called the meeting to order at 6:05 p.m.

II. Approval of Minutes. The Chair indicated the minutes of the Special Meeting 10/28/15 could not be approved after Davis left, because there was no longer a quorum. Therefore, the comments after her departure had to be included in these minutes. Curran moved, Dr Zakarian seconded: To approve the minutes as amended by the Chair. Motion carried. 5-yes (Curran, Davis, Lee, Swarens, Zakarian); 5-abstaining (Alvarez, Baldwin, Brierton, Serocki, Sims.)

That portion of the 10/28/15 meeting, previously in the above minutes, occurring after the departure of Davis, with Comments on the Conservation Element, therefore follows:

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 (wrentit, 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.

III. Report from Molly Chase (for City Councilmember Todd Gloria, Council District 3)

*There is a proposal to identify funders of referendum ballots

*Water rates may increase despite 26% decreased use. Form available to return to City Council on issue.

*Street repairs in GGH are only scheduled on those dug up by water/sewer work.

*Swarens expressed frustration at seeking a name change on a water bill. Chase told him to contact her.

*Additional questions were raised about a proposed SDGE overnight power outage/conversion & City assessments for acorn lights. Chase will investigate.

IV. The Chair provided a consolidation of some comments she received from some GGHPC members. Her work product will be attached to these minutes. Swarens indicated, as part of the Chair's report, that flight departure changes have raised public concerns.

V. Non-Agenda Public Comment.

*Matt Settles: 25th Street needs repair.

VI. Project Approval Request from B Street Town Homes (David Hawkins, Matthew Gordon, Chris Varone, Sirma Saddiq, Tony Christensen, Jim Neri.)

The project consists of 11 units on the South Side of "B" Street, at 29th Street (vacated). This is a "Cloud Condo", the first City project under the new Small Lot Subdivision that went into effect in June. There were extensive questions from GGHPC members about environmental issues, parking for residents and guests, traffic impact, access, crime, drainage/flooding, paleontological findings, landscaping, maintenance of common space, solar, flyways, species impact, animal corridor, adjacent canyon, public pedestrian easement, future price of homes, and other matters.

The Chair also invited members of the public to address the project. One man ("Kenny") also had concerns about traffic and parking.

Brierton indicated that at the City Training 9/29/15, "What to Know When Reviewing Public and Private Development Projects", presented Paul Godwin (Development Project Manager) indicated that reasons/findings had to be stated in voting on project. The Chair indicated, however, that she was told at the Chairs' meeting that this requirement was only when projects were disapproved, and not when they were approved.

Swarens moved, Baldwin seconded. Approve the project as presented. Motion carried. 7-yes (Alvarez, Baldwin, Brierton, Lee, Serocki, Sims, Swarens); 1-no (Zakarian); 2-abstain (Curran, Davis).

VII. Community Plan Update

**Turgeon: Has started making edits from GGHPC comments. A revised draft should be ready by December, and the Environmental Impact statement in January. On Friday, there will be a revised Recreation Element, to be reviewed at a Special GGHPC Meeting next Monday. Brierton requested a hard copy.

Turgeon stated we could make any recommendations we felt were in the best interest of our community, regardless of political realities of implementation.

The Urban Forester indicated the plan needs a greater variety of trees, but needs more time for full comments.

**Alvarez said that since she had prepared consolidated comments submitted by Brierton, Curran and Serocki on Economic Prosperity; Public Facilities/Safety & Services; Historic; Introduction; Noise (see attachment), those would not be discussed. GGHPC members were asked to focus comments on big picture issues. Davis indicated that more discussion is better than just written comments. Alvarez stated discussing the process was a waste of time; more should have been given to her. Brierton noted that her input on Historic had not been included in the Summary document: Historic Districts should be referenced in the first page of this section; and she supports the extensive work done by community members on this Element.

**Davis indicated she would like to have a discussion about the parking issue. Alvarez stated big ticket items would be addressed at the Special Meeting on 11/16/15. Members should come with motions prepared. Davis indicated she could not attend that meeting, and later put forward a motion to Delete the transit overlay zone in GGH. The motion was seconded by Swarens. It failed. (3-Yes: Davis, Lee, Swarens); 4-No (Alvarez, Baldwin, Sims, Zakarian), 3-abstaining (Brierton, Curran, Serocki). However, the motion engendered a lively discussion about the future of transit, and the need for more parking.

The Chair stated she would not be running after March. Those persons interested could explore the Chair position.

Davis raised questions about "City of Villages "(p. 9, 28, 56).

**Brierton indicated her big picture is to ensure that maximum protection is given to open space canyons via vehicles such as the MHPA, and that ethnicity/income stats are included for better planning for parks, recreation, and for all elements. Brierton also requested that Paleontology information referenced on page 9 of the Project reviewed this evening be included in the Plan Update, perhaps in the Conservation section. Brierton also mentioned encouraging small in-home businesses such as artists. Later, Brierton also mentioned the need for fire maps and crime trends.

Swarens.

--Economic Prosperity

*P. 92-93: GGH does not need lots more businesses;

*P. 95: include storefronts in historic districts;

*P. 100 Map: index facilities which serve GGH such as police, post office, library outside the planning district;

*P.103: street lights: note prior discussions;

*P. 104: questions installing turf, given drought;

*P. 105 PF 1.15 is good.

--Historic: NE border of South Park-an adjacent street would contribute

--Noise, Intro. No comments except P. 2, "settled"--there were indigenous peoples here.

Baldwin, Sims. No comments.

Zakarian:

--P. 102 bulb outs are a safety and mobility issue, should be part of the discussion per the Americans with Disabilities Act.

Serocki:

--There should be restrictions on retail size & linear feet limits on the streetfront. Serocki provided 4 examples of ordinances from other cities; some 50 already have this.

--There is a noise issue at 31st & Juniper.

--Private contributors are listed at the start. One is McKinley, which developed Target, did the traffic analysis. What role did they entities listed play in the development of this Plan Update? (Turgeon indicated he would specify.)

Curran: Her emphasis is historic, freeway, lid park, maintaining character. She senses that there has been a crime uptick, more graffiti, trees are being tagged. Do we need an assessment district to address this? More encouragement of neighborhood watches?

Lee: Will study more by next meeting

p. 101: Albert Einstein School did not donate Angle of Repose. Chris Kehoe? CDC?

Meeting adjourned at 8:30.