

Greater Golden Hill Planning Committee  
9-14-16  
6:30 PM

**Golden Hill Community Recreation Center**

[www.sandiego.gov/planning/community/cpg](http://www.sandiego.gov/planning/community/cpg)

Please see agenda on website listed above for any attached information

Call to Order \*\*6:32

**Attendance:**

Name	Present	Absent
Richard Santini	x	
Cheryl Brierton	x	
Sabrina DiMinico	x	
David Swarens	x	
Andrew Zakarian		x
Richard Baldwin	x	
Mike Burkart		x
Melissa Serocki	x	
Victoria Curran	x	
Janice Davis	x	
Susan Bugbee	x	
Joe Coneglio		x
Melinda Lee	x	
Kathy Van Denheuvel	x	
Saad Hirmez	x	

**Governmental Officials Absent**

Community Police Officer – Kevin Vasquez {619.674.7268 or [kvasquez@pd.sandiego.gov](mailto:kvasquez@pd.sandiego.gov)}  
53rd Congressional District – Mark Zambon {619.280.5353 or [Mark.Zambon@mail.house.gov](mailto:Mark.Zambon@mail.house.gov)}  
53rd Congressional District – Ashley Campbell 619.280.5353 or  
[Ashley.campbell@mail.house.gov](mailto:Ashley.campbell@mail.house.gov)

### **Government Officials Present and CPC Report(s)**

Additions and/or Deletions to Agenda – Deletion “Bancroft Street Residences”. Review and comment on proposed two single unit development. Project #458558. West side of Bancroft St, south of Ash (vacant site)

**Approval of Minutes of August 10, 2016** – Brierton move to approve; Santini seconded; 8 – yes, 0-no, 3-abstain

### **Governmental Reports**

- 39th Senate District – Joyce Temporal {619.645.3133 or [joyce.temporal@sen.ca.gov](mailto:joyce.temporal@sen.ca.gov)} Bills passed that will help military to families to move in a timely manner in order to enroll in school; another bill for text book transparency to make universities be transparent about text book costs so that students can make better decisions about choosing classes to reduce college debt; legislatures are here in their district offices in case anyone wants to call them; handed out brochure on property tax postponement; senator block ends his term in November, they are in transition but they can forward any ideas to the new senator, Toni Atkins. Not sure if she is moving downtown but she will let us know once she knows
- City Planner –Bernard Turgeon 619.533.6575 or [bturgeon@sandiego.gov](mailto:bturgeon@sandiego.gov); Historic board recommended to City Council today that the historic element of the community plan update be approved; Additional COW training on approving development projects – 9/20 at 6:00, downtown
- Council District 3 -Adrian Granda {619.236.6633 or [agranda@sandiego.gov](mailto:agranda@sandiego.gov)} – handed out newsletter; Todd’s time left in office is 83 days; proud to serve District 3; changes to the parking configurations in the Gaslamp which was proposed by business association to have no parking on 5<sup>th</sup> Ave pedestrian corridor; Gloria accepted \$1billion grant for the midcoast corridor – trolley expansion from Old Town to UTC; new bike lanes striped on 26<sup>th</sup> and Pershing; Brierton asked if he had an update on our rep for the Balboa Park committee

### **Non Agenda Public Comment**

Michael Gruby (in absentia) - suggests street and sidewalk suggests repairs be done as part of 30<sup>th</sup> street pipeline project. See Letter from Gruby in Appendix below

Kate Callen – SoNo alliance – non-profit to get residents involved in community planning groups and empowered to make decisions; inaugural meeting Lafayette Hotel Thursday, October 11<sup>th</sup> at Lafayette Hotel 6:00-8:30pm

Gerry Ray – Buona Forchetta/Kindred very loud one night; on 8/31- saw yellow convertible going very fast, called city hall said they don’t qualify to get a speed test but she thinks that’s not right

### **Action Items:**

- 1) **Impact Fee Study.** Indicate a priority list of facilities where the community would like to see their DIF funds spent. Frank January. Report from ad hoc IFS subcommittee
  - Van Denheuvel – provided recommendations from the sub-committee meeting and handed out draft Appendix B – The DIF priority list (attached). Attendees at subcommittee meeting were Van Denheuvel and Joe Coneglio;

asked that Board move pocket parks into high priority from medium and move the fire station off Home Ave to low priority – the fire station was included in our div study even though it wasn't included in the Community plan. January said the fire station was a late addition and it would be in the revised community plan. They said 20% of the fire station would serve the canyons on the east end of our

- Brierton – moved to approve the priority list developed by our subcommittee with the change that the local fire station be moved from medium priority to high priority; doesn't think pocket parks should be moved up because they will require so much money they will deplete our div fund; Serocki proposed that we use the div funds for things that will never get funding and should be highest priorities like parkland acquisition and development and pocket parks ; Brierton withdrew motion and resubmitted motion to approve the list the subcommittee put together;
- **Committee Recommendation:** Baldwin agreed that parkland acquisition and development and pocket parks should be high priority; Baldwin proposed motion to approve [draft Appendix B – The DIF priority list](#) but increase P-15, P-10, P-11 to high priority, seconded by Hirmez; unanimous (12 – yes) with 1 abstention

- 2) **“Twenty-Eight- SDP” Review and comment on 34 unit apartment project at 2828-2834 Broadway.** This is an “affordable housing expedite” program. **Project #456328;** Pauly DeBartolo from DeBartolo & Rimanic Design Studio presented plan; while it is not in the current plan, they purposely left room for the developer to make a staircase going from garage so right now they are asking for 32 parking spots but that will change to 34 if the developer doesn't do staircase; mix of 1-bed and studio units; asking the city to approve setback requirements to be waived on one corner and decrease minimum unit size from 700 sq feet to 585.7 sq feet;

Santini presented sub-committees feedback which met on 8/31/16; Attendees of the subcommittee meeting: Brierton, Lori Gowrie; Stephanie Hartman, Laura Mays, Pauly DeBartolo, Saad Hiermez, Richard Santini, Tershia d'Elgin, Ed Gin, Bill Hedenkamp, Ivan Rimanic – good use of space, residents can use roof deck; however, the building is very high and the houses on the eastside and asks that developers ask the people if they are concerned about losing their view and sunlight; Kathryn Willet neighbor on one of the adjacent properties was more concerned traffic on the street and traffic lights and access from garage to apartments; Brierton thinks it looks like Soviet Architecture but they made fewer parking spaces than people who will live there and the way they were able to do that is b/c City council thinks it's on a transit corridor but there is no transportation to Golden Hill Elementary and there will be ; she is disappointed in the city's irresponsibility of jamming these development projects on us without giving sufficient attention to the infill strategy and the impact it will have on the residents; Swarens corrected Brierton that this is an affordable housing structure so it's bound by state law not city law and they are building less than they could have under that law. Brierton said the city could control it through traffic ordinances but they don't ; Serocki noted the front lot is twice as long as what we outline in the community plan as fine grain; Brierton cited recent attack in UTC of a woman who was trying to open security gate with groceries could you make the front area at the top of the stairs less recessed but De Bartolo cited they need to follow city code to have a

landing; Davis asked if parking was tandem (DeBartolo acknowledged it was not tandem even though they could have); Rammy Cortez resident this is a project geared to studios or one bedrooms so it won't really attract that many families and impact traffic significantly

**Committee Recommendation:** Baldwin made motion to approve with the recommendation to include interior stairway from parking garage to courtyard area for safety reasons ;

Santini seconded motion

10- yes, 2 opposed; 1 abstention

3) **Community Plan Update, Environmental Impact Report;** Bernie Turgeon, City Planning. asking for recommendations from planning committee for next week's meeting is on Thurs, 9/22 at 202 C st. 12<sup>th</sup> Floor; Serocki concerned about landuse map on page 20 has divergent land use and zoning regulations ; Brierton moves to reject Environmental Impact report inadequate traffic planning, inadequate parks, and inadequate fire protection for increased density; **Committee Recommendation: Baldwin** proposed a motion to recommend to approve the June 2016 community plan draft: certify the final program environmental impact report and adopt findings, approve a resolution amending the golden hill community plan and amending the general plan, approve an ordinance amending the land development code to repeal chapter 15, Article 8, and to approve an ordinance rezoning land within the Greater Golden Hill planning area consistent with the Golden Hill community plan ; Lee seconded it (11-approved, 1-no , 1-abstain)

4) **Fill Vacancy on GGHCPC- board action.** John Kroll has expressed interest in being on the board and he meets the requirements. **Committee Recommendation:** Brierton moves that John Kroll be appointed to the GGHCPC; seconded by Bugbee seconded; 10-yes, 3-abstentions

#### **Information Item**

1) Preliminary presentation of project to redevelop the **Miller's Market site at 30<sup>th</sup> and "C" Street; Project #468207;** William Hedenkamp architect; 40 units; Santini presented subcommittee comments; While the committee was generally supportive of the concept, there were concerns about bulk, scale, lot consolidation, architectural style and increased traffic in that area with another development/expansion project already in progress right across the street.

While several members spoke appreciatively about the character of the design, others felt it was too monolithic and uniform, and resembled designs familiar from "Orange County strip malls" rather than reflecting the character of our historic Golden Hill community.

It was suggested that the project form might be more successful if the buildings were less uniform in design and color, and were not (physically) linked by architectural elements. Some members felt that it could be improved to better match the generally fine grain scale of our Golden Hill community and the character defining historic development patterns and styles

Meeting adjourned 8:45pm

## Appendix

**From:** Michael Gruby <[michael@gruby.com](mailto:michael@gruby.com)>

**Subject:** 30th ST Pipeline & Sidewalks

**Date:** September 5, 2016 at 7:40:11 PM PDT

**To:** [ToddGloria@sanidiego.gov](mailto:ToddGloria@sanidiego.gov), [kevinfaulconer@sanidiego.gov](mailto:kevinfaulconer@sanidiego.gov)

**Cc:** [georgea@sanidiego.gov](mailto:georgea@sanidiego.gov), [ecyoung@sanidiego.gov](mailto:ecyoung@sanidiego.gov), [fbarraza@sanidiego.gov](mailto:fbarraza@sanidiego.gov), [ily@sanidiego.gov](mailto:ily@sanidiego.gov), [kjohnston@sanidiego.gov](mailto:kjohnston@sanidiego.gov), [ktillquist@sanidiego.gov](mailto:ktillquist@sanidiego.gov), [herreraj@sanidiego.gov](mailto:herreraj@sanidiego.gov), [andersonm@sanidiego.gov](mailto:andersonm@sanidiego.gov), [ngudino@sanidiego.gov](mailto:ngudino@sanidiego.gov), [cgustafson@sanidiego.gov](mailto:cgustafson@sanidiego.gov), [spuetz@sanidiego.gov](mailto:spuetz@sanidiego.gov), [fmonroig@sanidiego.gov](mailto:fmonroig@sanidiego.gov), [mhansen@sanidiego.gov](mailto:mhansen@sanidiego.gov), [mawbrey@sanidiego.gov](mailto:mawbrey@sanidiego.gov), [mporras@sanidiego.gov](mailto:mporras@sanidiego.gov), [scowan@sanidiego.gov](mailto:scowan@sanidiego.gov), [tlundy@sanidiego.gov](mailto:tlundy@sanidiego.gov), TSW Street Service <[street\\_service@sanidiego.gov](mailto:street_service@sanidiego.gov)>, [engineering@sanidiego.gov](mailto:engineering@sanidiego.gov), [purchasing@sanidiego.gov](mailto:purchasing@sanidiego.gov), [water@sanidiego.gov](mailto:water@sanidiego.gov)

This letter was sent to Todd Gloria on May 4, 2016. I will send it to Chris Ward, Todd's replacement.

Dear Councilman Gloria:

The 30th Street Pipeline Project is budgeted for construction from mid 2017 through 2018. The streets and neighborhoods will be significantly impacted as the work moves through. Since this is a Public Works Department Project it does not include sidewalk repairs. This is the perfect opportunity for the Streets Department to coordinate sidewalk repairs for the same time period to save costs and minimize community disruption.

A Sidewalk Assessment for the city was completed last year so I would expect that all the data is available to create a budget for the South Park portion of the work, and to put it into next years fiscal budget. I have done my own conceptual analysis to give some order of magnitude to the cost. It is minuscule compared to the \$12M for the pipeline.

I counted 95 locations where roots from trees in the parkway have significantly damaged the sidewalk along the pipeline route from Laurel to Ash Streets. If one assumes about 75 square feet of sidewalk replacement for each location, there are approximately 7,000 square feet to replace. Using \$25 per square foot replacement cost, the ballpark budget would be \$175,000.

I urge you to put this in the budget, and am requesting all South Park residents to send you an email voicing their support.

Respectfully,

Michael B. Gruby, PE  
1912 Fern Street

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ADDED

Safe sidewalks is only one element of a neighborhood. Appealing sidewalks add to the ambiance of a "walking community" and bring pride in our surroundings so we want to bring friends to visit, shop and eat. This is a game plan where businesses and residents can rally come together. The South Park Business Group and the Greater Golden Hill Planning

Committee have resources we don't have. They get the attention of our representatives every month at their meetings. Please get this on your agendas.

**TIMING IS CRITICAL TO SUCCESS:** I think the sidewalk repairs and the pipeline should be BID as one package. This puts all of the coordination on one contractor whose best interest will be efficiency and potentially least disruptive to the community.

SEND YOUR EMAILS TO everyone in the header of this email.