

Greater Golden Hill Planning Committee  
2-8-17  
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 \*\*6:33pm

**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	
John Kroll	x	
Melinda Lee		x
Kathy Vandenheuvel	x	
Saad Hirmez	x	

**City Staff Present:**

Assigned City Planner: Bernard Turgeon - 619.533.6575 or [bturgeon@sandiego.gov](mailto:bturgeon@sandiego.gov)

Councilmember Chris Ward

Council Representative, District 3: Tyler Renner, 619-236-6633 or [TRenner@sandiego.gov](mailto:TRenner@sandiego.gov)

Ashley Campbell for US Representative Susan Davis

Steve Zen Representative for Senator Toni Atkins

SDPD Kevin Vasquez

**Approval of Minutes from January 11, 2017 meeting:** Brierton moved to approve minutes, Bugbee seconded: Approve 7-yes, 4-abstain

**Government Reports:**

**Kevin Vasquez** – increase in car burglary; also increase in bike theft community

**Ashely Campbell** – Susan ranking democrat on higher education in Washington and San Diego; statements regarding Steven Banyon’s comments and Muslim ban as well as affordable care act; Question from community member – how will she interact with the newly approved secretary of education;? Campbell responded that she will continue to be a voice for all of our students here in CA

**Chris Ward** – 8 weeks on the job; first and foremost is addressing homelessness ; public safety in neighborhoods and where the city can do a better job on budgeting; was appointed to Regional Task Force on Homelessness; working on how to use our county dollars as best as possible to address the problem; he looks forward to community input and ideas on how to address the homelessness issue ; housing supply and housing stock continues to be a challenge; introduced Tyler Renner as his representative for GGHI. Sid City budgeting will be a challenge this year – they won’t be decimating services but this will be a “hold the line” kind of year. It’s an fy 2017 phenomena only. They want to preserve libraries and park and rec hours. Good news is capital improvements (pipes, sidewalks, and streets) will continue; some things we can look forward to include new marquis in the entrance to Golden Hill park; new children’s area in the park; Question from Cheryl Brierton asked about the modal path Golf Course Drive – Golf Course drive is a priority project on his books but his big picture priority is homelessness; Community member - parking mitigation and development is restricting parking; Community member - 28 units providing 14 spaces isn’t sufficient; Community Member stated Get it done App is not working; Community member Hani Anani said thank you for the bike lane on 30<sup>th</sup>St; Community member stated graffiti cleanup is not being turned around as quickly as it used to be (used to be 2 weeks) ; eucalyptus trees being removed and replaced; Tony Duran State Senator Tony Atkin’s reps – one of her top priorities is also homelessness; Community member asked Tony Duran how hard is Sacramento willing to fight against the discriminatory policies of the current Administration?; Duran said they are prepared to fight;

Ward also mentioned that traffic studies are being conducted on specific streets due to safety concerns and he congratulated Victoria Curran on her appointment to the Balboa Park Committee as the representative for Golden Hill.

**Non Agenda Public Comment**

Rochelle Alvarez

Traffic & Parking on Broadway between 30<sup>th</sup> & 94 – first concern is parking and then the other is the 94 off ramp – it’s a yield not a stop sign and multiple cars have been hit; asking the committee to support a traffic study on Broadway between 30<sup>th</sup> & 94; Chair asked Tyler Renner to initiate a traffic study; traffic engineer Matthew Schmidt

Bernie Turgeon – explained difference between ministerial and discretionary reviews; Broadway and 30<sup>th</sup> (did not trigger a traffic study);

Judy Aboud, resident – very concerned about the continued development in South Park, which is destroying the character and quality of life that makes the community so desirable

Cristina Wallace – very concerned about the 5,000 sq foot building that is going on Target lot; there has been a significant increase in traffic that has occurred since Target opened; several pedestrians have been hit, the most recent accident occurring just last week; Wallace has young children that play basketball in front of her house and she's concerned for their safety.

### **Chair, Vice Chair, and CPC Report(s)**

Airport Noise advisory committee Quieter Noise Program is readjusting new standards; stop sign will be put in at Ash & Edgemont; Utilities undergrounding meeting; Housing Summit; will be in a pecking order but will no longer be tied to City's capital improvement project; talks are progressing but the reconciliation with the new regulations needs to be resolved

#### **\*Action Items:**

- 1) 3060 Broadway, Project No. 525677 -The project proposes a Site Development Permit to construct 28 dwelling units with 14 parking spots for rent only that total 25,246 square-foot on multiple lots. Project provides affordable housing and requesting density bonus and 3 deviations. The 0.33-acre site is located at 3060 Broadway within the GHPDGH-600 zone(s)

Review and provide recommendations to City; 3 out of 28 units will be rent controlled for 59 years; want to hide parking from the street so they made alley access to parking spaces, removing access from the street; 3 deviations – 1) avg size should be 700 sq feet; but b/c they aren't offering 2 bedrooms, their average size is 610 sq feet; they are only offering studios and 1 bedrooms. Smallest unit is 514 sq foot

Size of front yard – they are supposed to have 2,000 square feet but there is already 2,000 sq. feet from the sidewalk

Height required is 50 feet – Santini asked if they contacted neighbors to ask them about the height; they stated they did contact neighbors

- 2) Stepbacks – part of zoning is step backs – every floor needs to go back 3ft ; they want to deviate and have the ability to have more ventilation

Brierton – asked can you add a sign that says no left turn out of alley to mitigate the already congested traffic? ; crime at the outside of buildings is another issue and is worried about crime at building points of entry. There are gates at the alley. The ADA entrance is in the rear due to the amount of slope; also asked about adequate lighting. All units are ADA accessible and there's an elevator; they have incorporated solar;

Vanderheuve – is there bike storage? Yes a big storage area for bikes and 3 motorcycle spots in back

Charging stations? No but they are open to recommendations

Ron Lee – asked if they walked the space in the area at night because every parking spot in front of the building to park would be on Broadway – have you considered where residents and guests will park because there is no parking in front?; guests will park in the surrounding areas;

**Motion** – Brierton - The project is recommended for approved with 3 deviations (size of units, size of yard area, eliminate stepback requirement) on the condition of 1) "no left turn" sign posted where the alley enters 30<sup>th</sup> St. 2) that there is lighting at the alley entry 3)electric charging stations are recommended

Bugbee Seconded

8-yes, 3 opposed, 3 abstained (Curran, Swarens, Hirmez)

**Motion** - Brierton - GGHPC recommends that the City DSD address the cumulative traffic impact of projects approved within the immediate area ; Serocki Seconded. 12 – yes, 2- abstain

2) Mixed Use Redevelopment of Miller’s Market site at 30<sup>th</sup> and “C” St., Project #468207.  
Proposal for 37 units and 7K sq ft Commercial space.

Review and provide recommendations (GGHCPC had a preliminary presentation in September, 2016.) moved to a special meeting on 2/22– bugbee, Swarens, Santini, Brierton, Serocki, Coneglio, Baldwin, Curran

3) Review Bylaws Update- Report by Vice Chair Richard Santini and Richard Baldwin.  
Adopt and forward to City if draft is found consistent with previous GGHCPC action; postponed to next meeting.

4) Elections Update (Nominations to be forwarded to the board, and nominations from the floor at this meeting.

- 9 spots are open but there are 12 candidates. New people who volunteered to run are: Rochelle Alvarez, Oscar Medina, Joanna Starcevic, Christina Magana, Tim Briggs

**Motion** - Vandenheuvel - Motion to forward nominations of the 12 candidates 11-yes, 1 abstain  
Baldwin

Election will be at 6:00pm prior to the March meeting ; Susan Bugbee, Richard Baldwin and Bernie Turgeon volunteered to help with elections.

Meeting adjourned at 9:20pm