

GREATER GOLDEN HILL COMMUNITY PLANNING COMMITTEE (GGHPC)  
Minutes of Special Meeting 2/22/17  
(Golden Hill Recreation Center Clubhouse, Golf Course Drive, San Diego, CA)

GGHPC Members Present:

- \*David Swarens, (Chair, CPC Rep, Airport Noise Rep)
  - \*Richard Santini (Vice-Chair)
  - \*Melinda Lee, Elections Officer
  - \*Richard Baldwin
  - \*Cheryl Brierton (CPC Alternate)
  - \*Susan Bugbee (Historic)
  - \*Victoria Curran (Balboa Park Rep)
  - \*Janice Davis
  - \*Saad Hirmez
  - \*John Kroll
  - \*Melissa Serocki
  - \*Kathy Vandenheuvel
- Absent:
- \*Sabrini Diminico (Secretary)
  - \*Mike Burkart
  - \*Joe Coneglio
  - \*Dr Andrew Zakarian

Government Representatives Present:

- \*Tyler Renner, Staff to City Councilmember Chris Ward
- \*Bernie Turgeon, Senior City Planner

Others present:

22 members of the public

I.

Meeting called to order by the Chair at 6:33 pm. Brierton volunteered to take minutes.

City representatives' comments:

- \*Renner indicated he planned to have a City Traffic Rep present at the 3/8 regular GGHPC meeting, due to community concerns about traffic
- \*Turgeon had no report at this time

Chair: Announced that GGHPC Elections were at 6 pm on 3/8/17. 10 seats are open, with 7 incumbents, and 12 candidates announced. Write-in is permitted for eligible persons (see Bylaws).

## II. Action Items

(A) 30th & "C" Mixed Use Project (Miller's Market Site) (Owner: Saad Hirmez, recused; presenters/project reps, Bill Hedenkamp and Ed Gin)

This project provides 40 residential rental units (with 43 permissible), a 4933 sq ft commercial property on the current market site. There will be 8 units allocated for moderate/low income for 55 years. There is a central courtyard with a play area. All vehicle access is from the alley. All units are accessible. The building will be pre-plumbed for solar. There will be secure pedestrian entries and a part-subterranean parking garage. There will be 2 tandem parking spots for 2-bedrooms, 1 space for others, with 3 extra adjacent to the 6 assigned to the commercial property, including 2 EV spots (1 handicapped). The project adds 13 street trees, and closes curb cuts. There are 17/18 spaces for bikes

The project is requesting the following five deviations:

- \*reduce west/ rear yard setback from 15 to 10 ft;
- \*allow 3rd floor setback of an additional 7 ft for the rear unit;
- \*allow height over commercial corner to be 40 ft vs 30 ft (12-ft ceiling height for store), so there is room for 10 units above market;
- \*allow encroachment for stairwell on zone boundary between commercial & residential;
- \*allow larger diagonal plane dimension.

### Discussion:

There were numerous questions by GGHPC members: Traffic/possibility of one-way alley (Davis), sidewalks consistent with PDO (Swarens), viability of 4900 sq-ft market vs current 7000 (Brierton), project scale/community character (Serocki), solar (Baldwin), storm water (Vandenheuvel).

In addition, audience members raised numerous issues: commercial deliveries, traffic/diagonal parking on "C" Street, definition of affordable (Turgeon: Housing Commission definition= % of average median income; this is separate from the Section 8 program), ceiling height rationale, drainage for parking, length to build (estimate 1 year from start), number of spaces for store, added density, elimination of food source for neighborhood, amount of development impact fees (Turgeon: \$9,140 per residential unit), improvements to alley, fresh water supply/infrastructure for added residents, protections for street view appearance (management/leasing issue), more creative infill (granny flats), commitment to "South Park look".

Motion: Brierton moved, Davis seconded, Motion carried (9-yes; 1-no (Serocki), 1-abstention (Swarens), 1-recused (Hirmez)):

To recommend approval, with the 5 deviations requested, subject to the following conditions:

- (1) Match historic sidewalks;
- (2) Implement solar to common areas;

- (3) Maintain parking as presented;
- (4) Place security lights in alley;
- (5) Place sign, no left turn from alley to 30th Street.

Further discussion:

\* Serocki expressed concern about historic character and scale, impaired by height and setbacks, plus consolidation of 10 lots. She requested a plebescite, but Swarens declined, stating GGHPC was the recommending body, and we had heard comments from most of the public.

\*Hedenkamp made a statement, that state law required approval of the 5 deviations. Turgeon was asked to clarify GGHPC's discretion. Turgeon replied, that the City could approve requested deviations based on level of affordability assured, if required permit findings could be made, given the need for housing. Swarens then read out the requisite findings for project deviations to be approved.

\*Lee indicated in-City development was preferable to suburban development, with more public transportation needed. This project is adjacent to the bus stop.

\*Swarens stated a more tailored design would be nice, but the portion facing the street was not a box.

\*Vandenheuvell pointed out that the City was not doing a good job of accommodating existing residents with infill, but praised the parking offered by this project compared to others presented recently to GGHPC.

#### B. Bylaws.

The Chair had tasked Santini and Baldwin to review the current Bylaws, to ensure that they now correctly incorporated all the changes voted on by GGHPC in May 2016. The two recommended 4 additional changes:

(1) Baldwin moved, Santini seconded, motion carried (11-yes, 0-no, 1- abstention (Chair): The City is requested to modify the Bylaws language in Article III, about who can vote, and who is eligible to be a candidate, to removed any attendance requirement for voters.

(2) Santini moved, Kroll seconded, motion carried (11-yes, 0-no, 1-abstention (Chair): Article V of the Bylaws is amended to require that confidential election ballots be retained only until the next regular meeting (not one year).

(3) Santini moved, Hirmez seconded, motion carried (11-yes, 0-no, 1-abstention (Chair)): A project applicant's notice must give sufficient notice for the GGHPC Chair to provide proper notice. (Article VI, Section 2 (vii)

(4) Santini moved, Baldwin seconded, motion carried (11-yes, 0-no, 1-abstention (Chair)): Section 2(iv) of Article 6(B) is amended to eliminate the last sentence relating to records retention.

Meeting adjourned at 8:35 p.m.