

Eastern Area Communities Planning Committee- General Meeting

Teen Challenge | 5450 Lea St, San Diego, CA 92105 | 7pm

Tuesday July 10, 2018

Minutes

Board Members In Attendance: Harley Davis, Lynn Edwards, Linda Godoy (Chair), Kristen Hurst, Mario Ingrasci, Kathryn Kern, Lauren Kimmons, Daniele Laman, Ross Naismith, Bob Scott, Gawain Tomlinson, Derryl Williams

1. **Call to order at 7:02pm.**
2. **Chair's Welcome**
3. **Non-Agenda Public Comment:** Laura Riebau presents *Reader* article about BLVD63 settlement and states her opposition to any change in legal settlement or revised proposal, she cites zoning regulations as reason for maintaining original settlement. She asks if the legal settlement can be changed without a use change or zoning change? She urges EACPC to weigh-in on zoning issues if given the opportunity. Board asked if Rolando CC consulted Laura on the BLVD 63 revised proposal, she says no.
4. **Modifications to the Agenda (Board Action):** None
5. **COUNCIL AND REPRESENTATIVE REPORTS**
 - a. **Absent:** Eric Young II – Mayor's Representative; Chevelle Tate – Toni Atkin's Representative, Elizabeth Dixon – City Planning Representative, Mathew Gordon- 4th District Representative, Myrtle Cole
 - b. **Christopher Vallejo– 9th District Representative, Georgette Gomez**
 - i. Gomez is working on anti-discrimination ordinance in relation to Section 8 housing recipients to be addressed at council on Jul 31, 'Housing Day.'
 1. Ordinance details: landlords won't be able to discriminate against tenants based on source of income, creates \$10M gap funding for landlords to deal with loss/damage to property or loss of rent.
 - ii. Jul 16: Short term vacation rentals heard at council, meeting held at Golden Hall.
 - iii. Weekly office hours: Friday 2:30p-6p at City Heights Rec Center, Tennis Center
 - iv. Board member comment:
 1. Will the alternative sites for homeless temporary storage be pop-up tents? Vallejo will check back at next meeting
 2. Public Comment: Why was the church on 54th and El Cajon Blvd chosen as a location for the homeless temporary storage? Why not the SDPD substation? Vallejo answered that the mayor's office is responsible for choosing these sites but he will look into it and check back at the next meeting.
6. **Soccer City (SC), Sean Duffy & Darren Pudgil** present a comprehensive plan to build a new stadium, revitalize Mission Valley with attainably priced housing, including 1280 units of student housing, build new sports/entertainment district with restaurants, bars, and shops, create 60 acres of new park space, invest in traffic improvements and clean-up pollution and other environmental problems around stadium site.
 - a. **Main points:** City loses \$8-10M/year on Qualcomm, SC to replace NFL with MLS, privately funded stadium for MLS & SDSU, SC to build \$40M, 34 acre river park, SC will be mixed-use, transit oriented development, completely privately funded, SC pays for and maintains park for 99 years, will generate \$31M property taxes/year, 26K permanent jobs, 42K construction jobs.
 - b. **Board member questions:** 1. How would SC bypass CEQA? SC already has the environmental reports from previous inquiry and the initiative as it is written would not require CEQA compliance. 2. Will there be a transit corridor through the site, specifically in relation to the trolley's proposed purple line? SC will get back with answers at a later time. 3. Is the max seating 40K? Could more seats be added at a later date? SC doesn't think so. 4. What percent is affordable housing? 10% (standard.) Of 4800 total units, 480 are affordable housing and 1200 are student housing. 5. **Board comment:** member states concern that SC is not operating in good

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faith, especially referring to the language of the voter initiative and 'slick talk.' How is the average voter to know the intention behind legal language of the initiative. **6. What will SC do to improve traffic in the area? Will SC restructure 1-15 at Friars Rd or make improvements on 1-8?** SC doesn't think so but will check. **7. What was the amount paid to consultants for CEQA reports?** SC will check. **8. What are the DIF (development impact fees) for housing generated?** \$52M **9. How does the transit work into the design? Will there be additional bus service once people live there?** SC assumes shuttles from the trolley will move people throughout the development.

7. **SDSU West, Kim Kilkenny** present a comprehensive plan to develop 90 acres of public parks, including San Diego River Park at no cost to the City general fund within seven years, set aside 10% of housing units for low-income households, allow for growth of SDSU University, requires a public planning process, full compliance with environmental laws, generate less traffic than other initiatives, and requires a 35,000-seat stadium that accommodates football and soccer.
 - a. Main points: expand higher education in SD for growing economy in an open and transparent way, city sells SDSU the land at fair market value, as determined by City Council, comprehensive land plan with academics, housing, hotel, trolley and tech, 50 acre river park and 39 acre neighborhood park, everything goes through public process: EIR and CEQA, SDSU maintains stadium at no cost to city, SDSU demolishes existing stadium at no cost to city, Development Impact Fees to equal \$50M, 4600 housing units: 10% affordable, 95K sqft retail space, 1.6M sqft campus tech park, 400 hotel rooms and conference center, stadium, endorsed by Sierra Club and Lincoln Club, leadership team pledged to not have a financial take in development
 - b. **Board member questions: 1. How long will CEQA take?** Couple months, there are no biological impacts, the big issue is traffic impacts- there is a big discrepancy between SC and SDSU West's numbers. **2. Board comment:** board member doesn't think either initiative (SC or SDSU West) is being straightforward and a question is raised as to how many local students will benefit from the SDSU expansion seeing as out of state and foreign students typically spend more to attend (vs. local students.) **3. Is all park maintenance included in SDSU West initiative?** No, city parks (neighborhood parks) will be maintained by the city. It's up to the city if they want to keep the land as a park or sell it. **4. What is underneath the site, how is the soil quality?** The tank farms and city of SD are in remediation, it's 90% complete, all signs are positive. **5. Why not weasel out of CEQA?** SDSU West believes public participation and feedback is important, they see it as an opportunity to set a standard for all of Mission Valley.
8. **Joe LaCava, Public Land Public Vote Coalition**
 - a. Requests EACPC take a position on Soccer City Initiative (SC) in order to lend support for other planning groups.
 - b. Vote was tabled at previous meeting. Mario moves to bring motion to a vote. The motion on the floor is "Do we (EACPC) support the Soccer City Initiative?" None in favor, Linda abstains as chair and Ross abstains because the city attorney is still looking at legality of initiative at time of vote.
 - c. Request to add a vote on next month's agenda to support SDSU West Initiative.
9. **Treasurer's Report:** No change, current balance \$66.53
10. **REVIEW, CORRECTION, and APPROVAL OF MAY MINUTES:** The following changes were proposed: amend item #6 to reflect proper terms for "revised proposal" and "legal settlement," where necessary. Bob Scott to be added as absent in the roll call.
11. **EACPC Sub-Committee Reports**
 - a. **Board Member Comment:** Although it is understood that no notice is required, the board would have appreciated a 'heads-up' that SCl was filming the entire meeting.

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- b. **Parks- Daniele: Events:** Day Camp is going well, fully attended, goes until Aug; Play Day at the Lake was a hit with 600+ attendees; Movies at the Lake will be Saturdays in July at Gloria's Mesa: Star Wars Movies, starts at 8:15pm, free. There are also movies at the park at Colina and Clay Parks. The comfort station at Chollas Lake has bids going out soon, improvements include a snack bar, storage and restroom. Parks Master Plan Meetings are going on throughout San Diego.
- c. **Transportation/Bikes-Mario:** Nothing new to report.
- d. **EACPC Board Business:** Letter of resignation received from Sidney Michael. There are 3 open seats on the EACPC board: Redwood Village (1), Oak Park (1), El Cerrito (1).
- e. **Community Planning Group (City of SD):** **1.** Oak Park Library future and improvements: 7/20 1pm at OP Library **2.** Workshop scheduled: What to know when reviewing projects 9/20 6-8pm **3.** Changes to land code, see attachment **4.** City attorney presented city perspective on sidewalk liability. **5.** Tree canopy and climate action plan calls to increase the trees by 35%. **Board comment:** but is there adequate funding for timing and maintenance??
CPC meeting is 4th Tuesday. **6.** Board member requests Linda ask at next CPC meeting that flood plans be forwarded to the Parks Dept.

12. FOR THE GOOD OF THE ORDER AND ADJOURNMENT End Time 9:34pm