

**Greater Golden Hill Planning Committee
Meeting Minutes**

Wednesday, October 10, 2018, 6:30 P.M.

-Golden Hill Recreation Center- Community Meeting “Clubhouse”

This is the smaller building adjacent to the main gym, and is along Golf Course Dr., near 26th St., off of Russ Blvd. 2600 Golf Course Dr. is the address for all City facilities along this street. www.sandiego.gov/planning/community/cpg

***Call to Order at 6:33pm.**

Meeting moved from club house to recreation center to accommodate heavy attendance.

Present: David Swarens, Michael Nazarinia, Susan Bugbee, Richard Santini, Molly Brooks, Oscar Medina, Cristina Magaña, Tim Briggs, Joe Coneglio, Cheryl Brierton, Victoria Curran, Maggie Fulton, Oscar Medina, total 13 in attendance.

Name	Present	Absent
Maggie Fulton	x	
Cheryl Brierton	x	
Sabrina DiMinico		x
David Swarens	x	
Mary Sparks		x
Victoria Curran	x	
Richard Santini	x	
Susan Bugbee	x	
Joe Coneglio	x	
Molly Brooks	x	
Oscar Medina	x	
Cristina Magana	x	
Tim Briggs	x	
Kathy Vandenheuvel		x
Michael Nazarinia	x	
Susanna Starcevic		x

***Review/Approval of Minutes of September 12, 2018**

Cheryl Brierton did the count - 8 yes 4 abstain (Brooks, Curran, Magaña, Medina), Joe Coneglio not participating due to coming in after vote was called.

***Additions and/or Deletions to Agenda. None**

***Governmental Reports**

39th Senate District –Toni Duran,
619) 645-3133, Toni.Duran@sen.ca.gov: None, not present.

53rd Congressional District – Ashley Campbell 619) 280
Ashley.campbell@mail.house.gov. Not present.

City Planner –Bernard Turgeon 619) 533-6575 bturgeon@sandiego.gov, present.

Community Relations Police Officer Kevin Vasquez, SDPD,
kvasquez@pd.sandiego.gov Not present.

Council District 3 Christopher Ward's office Representative Brett Weise 619) 236-6633
bweise@sandiego.gov surprise in person visit from Councilman Christopher Ward who made the report in place of Council office Representative Brett Weise who was also in attendance.

Councilman Christopher Ward stepping in for Brett Weise comment: Homelessness it's a transient issue sometimes good months and other months not so good, people moving from different from river area to balboa park to golden hill then up to hillcrest. We do know that on any given night we have 700 people off the streets with a roof over their head and meals this is good work. 330 to date have been able to get out to permanent supportive housing opportunities which is excellent but we are still far short of what my goals are for those exits from the first 7 months of operation from the consultant's review, what is pretty obvious to all of us that the housing shortage is the challenge for so many people who need that subsidized housing. We continue to look citywide for solutions and opportunities because I don't want anyone to feel stuck in the tents, but in the meantime we still have far too many people that are on our streets. So working with the police to make sure we are very carefully having that balance of effective community response so that you feel safe. For example we were able to open up the storage center and I know that is the neighboring Sherman Heights area here but what that has allowed us to do was to be able to reduce that 72 hour requirement that you were kind of bogged down with whenever something was called into an encampment we were never able to actually get environmental services out there to abate the sidewalk and the nuisance. It was because of this court settlement that has been around for about 7 years. But now that we are offering more public good, more storage opportunities, you know I think a positive option, we were able to reduce that from 72 hours to 3 hours and so I think we are working very proactively and humanely in meeting with people with respect who are on the streets. But we don't have to tag it now and wait 72 hours to come back and they pick it up and move it across the street so we have to start the clock over again. There was no progress for the community so it was solutions like that are a challenge. I know there has been a lot of community concern you all know that full well when we had the 90 day period moved to a 180 day on the temporary campground, but we are trying to, we are staying true to our commitments to the community. When I tell you that some of these difficult solutions are going to come with community protections. We are working so hard to make sure those enhanced police and environmental services and we do this right. We are having the same conversations in Claremont and Point Loma and SanYsidro and those other facilities. I am really trying to encourage my colleagues to help look citywide because we can't just have all the solutions here in the urban core. One of the biggest pushes I have trying to work on lately is on this thing called recuperative care. One of the biggest challenges

we have with people who are mentally ill facing this serious crisis on our streets end up in the ER straight off of our streets and it's just not smart; it's not the right place for many of them to go long term care that they need. Its costly and they end right back up on the streets never really fully recovered and the cycle repeats itself. We have only 70 recuperative beds in the entire county of san Diego population of 3,000,000 and that has been dwindling. And now we just saw just recently tri-city up in Oceanside closed its psychiatric inpatient care wing and so now whenever we have officers responding up in the north coastal area, there's a going to take certain individuals who need that certain level of care and so they're going to bring them down to Rosecrans. This is not ok. We need the county needs to step up and start deploying our mental health dollars, your mental health dollars citywide to try and get more beds, more services and more programs. They just recently allocated more for PERT Psychiatric emergency response technicians to augment the team that is already there. They are just delivering more substance abuse dollars to help places like the McCallester Institute. Keep pressing for solutions that work.

Issue being pushed is ban on Styrofoam. Material that doesn't ever biodegrade. It ends up in rivers, canyons and oceans. What is alarming is that one quarter of the fish caught in the ocean test positive for plastics. Growing problem that has alternatives not available before. 116 cities on board with Styrofoam ban and hopefully will push the entire state to ban it for marine health and our own. Was able to get it out of committee 3-2 in July and coming to full vote. If there is anything you can do is to reach out to David Alvarez he has not yet weighed in on that. Want to make sure any of his concerns are addressed. Whether it's a small business impact like the neighborhood taco shop will make sure alternative products are available. Will be fair to small businesses to have a 24 month grace period if a hardship is identified. Sorry short on time but was in the area and wanted to come in tonight.

***Non Agenda Public Comment.**

For items not on the agenda but within the scope of authority of the planning committee. Limited discussion, as these have not been "noticed" for consideration, and limit to two minutes, please.

Melinda Lee: Asked why can't have porta potties and a place to wash their hands, took them away you are wasting time. Taken some away in south park. Chris had concern about crime and private security and cost its expensive but important to prevent another public health outbreak. Chris asked for 4 additional police officers for Balboa Park and was granted this despite the budget shortfall and lack of full staffing.

Victoria Curran: Is there a plan for displacement from areas left from downtown.

Chris Ward: Programs need expansion for programs that are working and don't want to see displacement of the homeless to golden hill and south park. On average we are 300 persons less homeless downtown over 2017 here in 2018. South Park and Golden Hill have far fewer police reports compared to other areas of District 3. 780 counted this year down from 1400 from 2008. Can make the case for more regular counting of the homeless population downtown.

Christina Magana: Homeless counts clarify.

David Swarens: Golf Course drive budget for improvement Potentially in November or December for city should return to discuss.

Enforcement efforts for Scooters from Kate Callens. Chris Ward asked for enforcement campaign from police in downtown and beach communities at officer's discretion \$250. More direct request from Chris to companies with litany of ideas to change user behavior so the companies have more active engagement that you understand the public safety infractions. I remind people to do behavior change.

Tim Briggs: Downtown mobility plan under construction this year and more infrastructure in winter on J street because Chris Ward got accelerated implementation during this winter..

Melinda Lee: Why no porta potties in Golden Hill and South Park, Christopher Ward: Some downtown, and Pacific Beach, 24/7 balance with security service.

Cheryl question about mail ballot voting asked Bernard Turgeon.

Bernie says planning funds can be used for mail in process but not city funds for mail ballots. Cheryl said it does apply to planning groups but had to come from city planning group. Cheryl says the answer has to come from the city clerk, Bernie is following up on this. Susan Bugby wants to participate she is on election committee. Cheryl asked Bernard and he elevated the request, the answer will come back regarding planning group can't get money for elections and must use the general fund. Bernard Turgeon postage can be paid out of planning group budget to mail out ballots.

Joseph Rocchio: 28th and Cedar no stop and children's park need a stop walk and crosswalk and ideally a gate on the children's park. The trees were cut down and new trees will take 25 years to protect from golf balls which have come flying into the children's park in the past and pose a danger.

Gary Roberts: 2 minutes to oppose agenda item about development at 32nd and C from City Mark because it will be condos bought by investors, parking, traffic will be increased and to send message don't want this development in Golden Hill. Opposes the City Mark project, it's too higher end, on street parking will be a problem, wants to send a message to city and developers.

Chair's Report

David Swarens:

1. Golf Course municipal golf course committee took the action item about the improvement and they unanimously endorsed the planning group option 2 with hard barrier. Conditional was no net loss of parking from golf course.
2. Other issue was email notification system for city, and they wanted to do some testing.

Vice Chair

Absent

Action Items:

David Swarens:

City Mark's 19-unit, three-story, residential condominium development, on vacant lots located at the southeast corner of 32 and C Street. The 1.0-acre site is in the RM-1-1 zone. Proposal was heard as an information item at the June 2018 GGHPC meeting Project #595288.

From City Mark: Rich Gustafson, Kirk McKinley, Russ Haley, Dan Rehm is developer ¾ with Hunsaker and Associates: will require a planned permit, neighborhood planning permit.

C Street and 32nd Street, 32nd street is undeveloped.

City Mark: Russ Haley, Mitch Gustafson, Kirk McKinley is the architect.

Russ Haley, 1 acre site, fair amount of slope to it. 18 years in San Diego. Residential and mixed use projects. Mostly moderate to higher end projects, award winning design, their backyard do the right thing. For this project started December 2017, and going to planning commission November 2017, had been previously July I believe of this year. Renderings and site plans. Currently no sidewalk on C Street from 32nd. No alley south of C will connect to 33rd. site for 19 townhomes, all three bedrooms, 1500 sqft. Alley entrance to private driveway to each 2 car garage, with 5 guest spots. Within 35 foot height limit. 3 stories but one level is below grade so it's only two levels above ground. Color palette is neutral, it plays into the canyon, and so it is meant to be compatible with surrounding.

Kirk McKinley, architect 38' drop on site, so placed retaining walls to conceal the slope grade changes now have had retaining walls hidden, with 10' retaining wall inside, then tumbling down from west to east and concealing parking, making it look like a three story development.

Tim Briggs: discuss modulating the façade, UD2.5 per the community plan? 20ft.

Kirk: 20' wide units, articulated similar, porches in the front of the unit. Correction on golden hill vs. golden hills. Modern design.

Richard Santini: the porches or decks modernist theme, post war, but traditional so the development fits in the communities character.

David Swarens, it's the delineation between post war and prewar architecture.

Cheryl, question about the land being remnants from the 94 freeway being built.

Russ: Not known about the soil, but nothing unique about the site.

Cheryl: Noise studies when some kind of well was there. Concern about the freeway noise, airport noise, pollution. Tax money is getting back to people, how addressed noise from top and side.

Russ 45 decibel limit is the interior noise requirement inside, compliance with this 45dcb rule. Also getting a wall to mitigate noise from 94 freeway.

David no airport issues,

Kirk: confined the noise.

Joe Coneglio: none of the 19 units are set aside for affordable housing due to price point. City Mark paid an in lieu fee to the city instead of committing to build 2 of the 19 units a affordable housing units. Price point estimate at this time is \$600k-\$700K when units go on sale.

Cheryl: concern, no fire turnaround in alley – issue resolved between city departments last week; tree view corridors- east on C street widened for bike lanes, street trees, wells for dirty street water. Having no bike lane is against our community plan, comment about private sewer and public easement Dan commented it's to connect private sewer to public system; every garage unit will be “stubbed out” for owner to install unit; archaeological survey required to tribes, used to be a rancho two blocks away, is this something that needs to be addressed and will have tribal consultation with city.

Dan Rehm project engineer: Fire turnaround, resolved issues last week, reduced fire radius 10' and widened 32nd street for fire truck. The transportation department was happy with the truncation.

David Swarens, view corridors not protected, and would look down the street. Dan: view improved because C Street widening 5 feet, installing street trees, wells to pickup dirty water. Water and sewer all private, and discharge to public we need encroachment to get the pipe put in to connect.

Cheryl: is every unit going to have charging unit? Dan, each unit will have upgraded conduit but not the outlet.

Archeological report, paleontologist to be on site to look and tribal consultation, prior to grading activity, tribes invited onsite. Bernard regular meeting.

Cristina: items not cleared will require a resubmittal of application to be addressed.

Bernard, welcomes on any comments not cleared or items left checked on the cycle review. Parks and Rec dropped out of review. Dan Rehm as of last week, Morris Dye (Project Manager) thinks issues can be.

Cheryl Brierton: This was in our community plan designated as park land.

Russ: November is next stage, environmental review, if a mitigated negative deck. Then we have to deal with that. Dan says due to meetings previously, with planning and environmental, back to back, candidates for planners directly without going back to full cycle.

Cheryl, community plan was to be a park, Dan, parks and rec dropped out after first cycle, Bernard says they said it conforms to current policy at parks and rec. Bernard, cleared at a level above the level of the reviewer who made the comment. Not enough money in Development impact fee, and this is 1 acre out of 3.5 to 5 acre land that was slated to be parkland. A different developer is coming and this park land is shrinking even more.

Tim: this land is parkland but no fees to buy.

Joe: No other money for parkland to purchase?

Bernard: DIP fund is going up, but doesn't know about process to buy at fair market value from willing sellers.

Tim: if this went forward, additional DIF then more money to buy adjacent land for park?

Russ: DIF park, fire, life and safety it was just about \$10K

David not allocated precisely for DIF.

Bernard: allocations not precise.

Joe: Estimate of DIF \$?

Bernard: does not have these yet for 3rd quarter. DIF on this project \$6K for parks can be spent on any number of things.

Public comments:

Tershia D'Elgin: how wide are parkways?

David McCullen: They are 5 feet and three different tree types, coast live oaks, guergus aguifoliais the natural.

Cheryl reads the list of trees available page 3 of 26.

David Swarens: Chair of historic resources board is the landscape architect.

Melinda Lee: Don't like white, does modern need to mean identical blocks? Why Hillcrest with red block house in the middle and we can't have color?

Russ & Dan: they use a colorist to make sure the colors go well together, with depth and vibrancy. City asked for neutral colors per the community plan, they called it a canyon lot. In the pictures you don't see the colors because it's like a snap of color. We are using new material that looks like wood while remaining long lasting.

Cheryl Brierton: high risk fire zone, Russ: building codes met with that respect due to the fire zone we live in. building code high severity, high risk.

Bernard Turgeon: color standard is neutral and earth tones. The plans he saw had richer colors. The colors in the renderings are not coming out but the color board not present. Should have richer earth tones. Russ responded the submission to city is what is coming out.

Emily Millard: for sale, what kind of ownership?

Russ answers 1/19th fractional ownership including the common areas.

Gary Roberts: The GGHPC is not asking the big questions and is not happy about transportation system, and GGHPC not addressing it. Not hearing from committee members to protect those who live here due to transportation impact on everyone else who lives here.

Michael Nazarinia: The street lighting, crosswalks, safety features, roof top safety (only 5 units have rooftop decks. Lighting can't glare at other neighbors per Dan, lighting is only at 32nd and C, and getting second light, they are undergrounding the overhead utilities.

Russ: each unit comes with a 2 car parking spaces in the garages for EV.

No EV charging available on perimeter but will have bike lanes on street.

New bike lane, and increased sidewalks.

Cheryl, we have to make three findings, the proposed development meets or doesn't meet the use plan.

Public safety health and welfare

Land development code compliance

Russ: Parking issue with the land use and transportation city had no issues on last cycle review.

Victoria, no cutouts for driveways, no parking lost.

Victoria, can't add any more parking, concerned with 3 bedrooms in each unit could have 3 or 4 cars and only 5 guest spots, one party could jam up the parking situation. She questions the notion that street parking will not be reduced, alley only 20 feet, its steep, 3-4 spaces per unit would be better because of parties and families.

Kirk & Russ: CC&Rs say garages can't be used for storage; there are recesses in the garage though for overhead storage and garbage and recycle bins.

David Swarens: Concur with Tershia's comment regarding the trees, lighting and parking. Acorn style street lighting recommended. Nothing about any bike extra spaces. Public shared open space 500 feet, enhancement recommendations about shared open space.

Kirk: common spaces require wheelchair access ramps so it's harder to aggregate to one area. 19 units 57 people.

David Swarens: Appreciates access from alley due to c street bottleneck, people park near there. Disappointed not parkland but it does have a zoning overlay on this, and long walk to 30th street. Amenities are important to lessen the impact on the

surrounding. McKinley Common Space must be accessible. Access during school hours, parking, zoning overlay parks least accessible.

Susan Bugbee: traffic on C street west to 30th is a huge problem but if transportation approved it, then they must be ok with it.

Cristina concurs with open space concepts, and Bernard saying the color palette not matching.

Richard Santini: mitigate noise, but what about air quality how are you addressing this?

Kirk McKinley: project conforms to all building codes HVAC, required testing of ventilation systems, to conform with code, probably will be tested after installation.

Richard Santini: infants breaching the 94 freeway. Any idea of greens capes on front and rooftops more green to absorb more pollution.

McKinley: Can't go above height limits for rooftops. BT: variance for protective wall, Question about variance. Pollution with HVAC electrical, PV could be put on them. Mini split system, like in Europe. They are doing cost benefit analysis to put in the mini-split systems.

Russ: smart house efficiency is high, as high as anything in golden hill.

Richard: mitigation on electrical added load on our system?

Russ: yes we are going solar and PV was taken by all the Guild buyers on 30th and Broadway.

Cheryl: Public easement on east? Will offer not too steep 2/1 sloe, (Haley, McKinley)

Melinda Lee: Why not a park? Per community Plan? Who decided on zoning density?

David: zoning no change from plan, was proposed but did not change zoning.

Tim: they could build 15 units and not tell us, but they are building 19 down from 20 due to parking requirements.

David: get plants with high carbon sequestration rates.

Richard: add PV and more trees

David: Summary, concern about color palette it should be culturally compatible with canyon lands, street trees to canyon focus like surrounding related, acorn design street lights, and public open space be expanded.

City decides on types of lights.

Expand open space if possible and common area.

Sidewalk – use historic grid.

Michael Nazarinia: 32nd & C should have stop sign (Rehm) add crosswalk and acorn lights and protect pedestrians.

Cheryl: across the street from this canyon designated open space for many years. Was going to be a ballpark field, Susanna starcevic owns some of this land.

Full crosswalk on C Street and 32nd acorn lights,

Get some more planting protection from dog urine.

Tim Briggs: MOTION to approve project with above recommendations.

Michael Nazarinia: 2nd the motion

9 yes, 3 opposed, (Cheryl, Joe and Victoria) zero abstain.

Action Item # 2:

CIPs (Capital Improvement Projects) priority update.

Tim Briggs: Its too late at 8:30pm to discuss, requested special meeting to ranking or any other option to rank the CIP. Let the existing list stand. But there is a request to add F street west of 24th is dark (Victoria Curran).

Michael Nazarinia: Suggest adding lighting under 94 freeway on Broadway 3000-3199 block and the 700 Block of 28th under the 94 freeway, the gateways to Golden Hill and South Park.

David: Maybe that is a Caltrans responsibility.

David: Areas were shared with the city already for CIP.

Tim send them to Dave no objection.

Cheryl objects to ranking.

Other option is to not add anything to the list.

Confusion on the adding.

Tim: just submit new ideas, no ranking?

Cheryl: No, others have been ranked and we should not undermine the existing rankings.

Joe Coneglio: Keep the existing ranking.

Bernard Turgeon: Do they expect more money? Add street light locations.

David: No concurrence.

David 28th street signage, entrance to South Park. Gateways not included in the CIPs but should be added to the list.

Michael Nazarinia: add request for 28th lights under the 94 and Broadway under 94 freeway. New list to clarify that areas of street lights needed.

Adding MTS from Mike's recommendation to cover South Park and Golden Hill. MTS is responsibility.

Cristina Magana: MOTION to keep CIP list with named additions tonight at meeting, not ranked.

Cheryl Brierton: 2nd the motion.

Mike Gruby: get more eyes on bus stops for route #2. Only one stop in South Park with shelter, and only one in Golden Hill. 28th and Ash safety crosswalk. Redesign the kiddies' park at 28th street park. 28th street and Ash bathrooms sterilize and put better lights in.

Michael Nazarinia: Lights and crosswalk at 28th and B street should be added to CIP list.

Oscar: does the CIP need to come back to the GGHPC?

Victoria: CIP requests how often do they come in? The informal ones come in yearly and formal ones every 5 years.

Cristina Motion to keep existing CIP and ones added per mike and Richard and Cheryl and bus stops. Don't rank them, just do them. Richard adds three, enhanced crosswalk at 28th and ash, with button due to kids. Rebuild 28th street bathroom facility.

Sterilization and lighting. Redesign of 28th street park, kiddies park, adding more landscaping to street.

28th and B crosswalk.

Gateway Signs.

Acorn lighting F street 24th.

Cristina Magana MOTION to keep CIP list with named additions above, not ranked. Cheryl Brierton seconds the motion.

Action Item #3:

The Request MTS to evaluate ridership rates on the #2 Bus line in Golden Hill/South Park, and to implement features consistent with MTS Design Standards.

For specifics see table 4-1, MTS document "Designing for Transit"

(https://www.sdmts.com/sites/default/files/attachments/mts_designingfortransit_2018-02-02web.pdf.)

Gary Roberts: spoke about how he is a regular and frequent bus user, #2 bus, mistaken about rates. Don't make the bus stops prettier. Shelters will attract homeless.

MOTION to request MTS to evaluate and implement brought by Tim Briggs and 2nd Molly Brooks.11 for it and 1 abstention Maggie didn't like the language.

Adjourned 9:03pm

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