

Greater Golden Hill Planning Committee
Tuesday, January 19, 2021, 6:30 P.M.
(not in-person) through Zoom
MINUTES OF GREATER GOLDEN HILL (GGH) COMMUNITY PLANNING COMMITTEE (GGHPC)
Special Meeting

Committee Members Present-8:

- *Kathy Vandenneuvel (Chair),
- *Sabrina DiMinico (Vice Chair),
- *Susan Bugbee (Elections/Membership/Historic),
- *Victoria Curran (Balboa Park/Bicycle),
- *Erika Espinosa Araiza (Airport Noise Advisory Committee),
- *Paul Schumacher (Projects Development)
- *Cheryl Brierton (taking minutes)
- *Joe Coneglio

Absent (4): Reyna Ayala, Valerie Pasquetto, Richard Santini, Susanna Starcevic

Member of the public present: Linda Case

No Representative of the project or the City present.

The Chair called the special meeting to order at 6:35 pm. The meeting was duly noticed on July 13, 2021, because GGHPC comments were due on Project 5996635 by 2/1/2021, prior to the next regularly scheduled GGHPC on 2/10/21.

1. Non-agenda public comment

*Brierton commented on receipt of City instructions for conduct of GGHPC elections, emailed today. The City proposes mail ballots as an option, but there is no funding for this.

*Bugbee noted that mail was one of 3 options, so did not need to be used. Bugbee and Vandenneuvel will confer. The item will be placed on the GGHPC agenda for 2/10/21.

2. Action Item: Digital Planned Development Permit (PDP)/ F Street Vacation Project 596635.

The Chair reviewed the concerns expressed by GGHPC when the project was brought as an information item to GGHPC in July 2019. These included fire truck turnaround, buffers for freeway noise and pollution, crime control in green buffer zone, limits on use as vacation rentals.

In the absence of a proponent of the project present, Schumacher provided an overview: there are 33 apartment units (vs original 44), 26 tandem parking spaces, 4 units set aside for very low income for 45 years, resulting in 11 bonus units and 5 incentives (unclear what). The driveway entrance and turnaround for fire truck is tight.

GGHPC members extensively reviewed prior concerns and new issues, based on digital drawings, in order to determine whether prior issues had been addressed. DiMinico

inquired if adjacent house with deaf residents might have additional safety impacts.

Motion

After lengthy discussion, Brierton moved, Bugbee seconded, motion carried-unanimous (8-yes, 0-no, 0-abstain): The project is disapproved, especially in consideration of the steep topography, because the following questions remain unanswered:

- 1) fire truck turnaround
- 2) traffic load to alley based on the project
- 3) who is responsible for maintaining alley?
- 4) what is the buffering for noise and pollution from the freeway?
- 5) whether units will be used as vacation rentals, since the project was given housing incentives
- 6) security of the green zone

Meeting adjourned at 7:37 pm.

*Next GGHPC Projects Committee meeting: 2/1/2021 at 6:30 pm (to discuss multimodal path on Golf Course Drive);

*Next GGHPC meeting 2/10/2021 at 6:30 pm.