

GREATER GOLDEN HILL PLANNING COMMITTEE MINUTES

July 11, 2012 -- APPROVED

The meeting took place at Balboa Park Golf Course Club House on Golf Course Drive. Chair Pat Shields called the meeting to order at 6:35 PM. Agenda had been posted in accordance with the Brown Act. A quorum was present.

Members present: Ruchelle Alvarez, Cheryl Brierton, Richard Baldwin, Susan Bugbee, Maureen Burke-Medvedev, Janice Davis, John Kroll, Richard Santini, Pat Shields, David Strickland, David Swarens, Matt Thomas, **Members absent:** Richard Baldwin, Octavio Gonzales, Angela Vasconcellos

GOVERNMENTAL REPORTS

53rd Congressional District Staff Member Katherine Fortner will investigate (in response to a question from Shields) whether federal funds are available to improve neighborhood sidewalks. Overgrown vegetation (in response to a question from Santini) is a city code enforcement topic.

District 3 Council Staff Member Courtney Thomson noted that 50 streets in the district are being resurfaced. She will investigate (in response to a question from Brierton) the MAD refund process and (in response to a question from Swarens) how property owners are being informed that refunds are available. She will also investigate (in response to a question from Swarens) how sidewalks damaged from the current undergrounding of utilities will be repaired, so that historical markers and other historic features are preserved. Swarens said the repairs should be done with concrete, not asphalt. Shields asked for a schedule for under grounding and paving and noted that some of the work being done is of poor quality. In response to a question about the absence of a District 8 Council staff member from recent meetings, Thomson said that District 8 is still the responsibility of Council Member David Alvarez.

NON-AGENDA PUBLIC COMMENT

Walk San Diego, a group promoting walkable neighborhoods, wants to organize hundreds of volunteers to chart neighborhood sidewalk conditions and crosswalk difficulty. The data, to be collected during the second half of September, will be used to educate government officials, gain regional funding, and chart regional walkability maps.

32nd St. Test Well Project. Gregory Cross of Public Utilities explained that a well has been drilled to a depth of 1225 feet. Because of a two-week slippage, 24-hour drilling was completed July 3. All equipment will be removed by the end of July. A 24-to-48-hour pump test will ascertain the water quality.

Park designer Howard Greenstein noted (in an e-mail to Cross) that the parcel has potential as a park. He stated, "I'm pleased to report that we determined that the property does have potential as a future park site, and that future vehicular and pedestrian park access could be provided from the 32nd Street ROW. We noted that the various parcels exhibit quite varied topography, which presents challenges to develop the entire site for park use. Some areas were relatively flat, while others were steeply sloped. We also noted the noise from the adjacent highway. If the City acquires the parcels and there is opportunity for development of all or portions of the property for park use, these issues would need to be addressed during the future General Development Plan (GDP) design process for the park. These are preliminary findings, based on a cursory review of the site. In addition to these challenges, other issues may arise during the GDP phase. Overall however, we believe that the property does have great potential for park use. Of course, any future park development would need to be planned in coordination with the design and siting of the potential future well sites."

CONSENT AGENDA

San Diego Canyonlands wants to preserve canyons, parks, and open space in perpetuity and requested a letter from the Planning Committee supporting the preservation of 28th St. Park as part of this effort. A motion in favor of this action was proposed (Thomas/Burke) and passed unanimously. Shields will write and circulate a letter.

COMMUNITY PLAN UPDATE

Discussion took place on several proposed revisions to the GGH Land Use Plan

In regard to A1, Broadway at 19th and 20th streets, the distinction between “neighborhood commercial” and “community commercial” was defined. “Neighborhood commercial” is more restricted and more intimate, with businesses not operating after midnight and drive-in restaurants not allowed. “Community commercial” serves a broader audience.

In regard to L1, areas zoned RS 1-4 and RS 1-1, parcels would be reviewed and retained as open space if undeveloped. The legend will be split and designated 0-4 adjacent to canyons; the rest will be designated 5-10. Canyons will continue to be designated as open space.

In regard to L2, the hatch pattern on the map showing the Planned Development Ordinance (“PDO”) in commercial areas, would be shown on a different map, and eliminated as an overlay on the Community Plan Map. (“Greater Golden Hill Draft Community Plan June 2012, Adopted Land Use Map with Potential Revisions, as printed/dated 8/28/11 at 11:37:20 a.m.”)

Voting took place on revisions which had general committee support.

A1 was designated “neighborhood commercial” on a unanimous vote. A2, the fire station at Broadway and 25th, was designated “institutional” on a unanimous vote. Z2, the Beech and 30th street area, was re-designated as residential, matching the existing use, on a unanimous vote. Z3, at 28th and B streets, was re-designated as residential on a vote of 11 in favor and 1 abstaining. The change to L1 was approved unanimously. The change to L2 was approved with a vote of 10 in favor and 2 abstaining.

In regard to A3, Broadway at 30th St., the committee discussed extending the proposed commercial area several blocks along 30th. In general, members liked the idea of creating a neighborhood commercial zone but were concerned that traffic back-ups and narrow streets made such a zone impractical. The recommendation to rezone Broadway at 30th St. to neighborhood commercial passed on a vote of 11 in favor and 1 opposed.

Further discussion of density will take place at the Land Use Subcommittee meeting on July 25.

The meeting was adjourned at 8:30 PM.