

GREATER GOLDEN HILL PLANNING COMMITTEE MINUTES

May 9, 2012 -- APPROVED

Meeting was held at Balboa Park Golf Course Club House on Golf Course Drive. Vice Chair Ruchell Alvarez 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: Ruchell Alvarez, Cheryl Brierton, Susan Bugbee, Janice Davis, John Kroll, Richard Santini, David Strickland, David Swarens, Matt Thomas, Angela Vasconcellos. **Members absent:** Richard Baldwin, Maureen Burke-Medvedev, Octavio Gonzales, Pat Shields. **Members resigned since previous meeting:** David Skillman, Marie Skillman

GOVERNMENTAL REPORTS

City Council District 3 -- Courtney Thomson -- Todd Gloria will hold a community coffee May 26 at 10:30 AM at the Von's Market on Washington St. in Mission Hills.

Thomson passed out sample reimbursement forms that property owners can use to obtain refunds for Maintenance Assessment District payments made from 2007 to 2011. Property owners who contacted his office about the refunds will receive e-mails with links to the forms. Others are expected to learn of them by word of mouth. Asked whether property owners will be notified by letter, Thomson said she will ask Gloria about that possibility.

PUBLIC COMMENT

Tershia D'Elgin asked the committee to support maintaining trash cans by neighborhood canyons. The matter will be placed on the June agenda. Matt Thomas said the South Park Business Group is attempting to take over trash cans in front of local businesses.

32nd ST. MONITORING WELL, Gregory Cross, PE, SD Public Utilities, et al

A contract has been awarded for 24-hour drilling with an estimated start date of June 4. The right-of-way permit has been secured, and a noise permit has been submitted.

The proposed schedule is:

June 4: 7 AM to 7 PM

June 5-19: 24-hour drilling

June 19-July 17: Day work, 7 AM to 7 PM Monday through Saturday

Residents who complain of noise can be relocated to the Marriott Hotel Extended Stay Suites in Mission Valley. Noise studies have been done that indicate ambient noise, such as from the nearby freeway, is about 60 decibels. Drilling noise may be about 65 decibels. The key figure for the combined ambient and drilling noise was not calculated because it varies by time of day.

Questions "This area was slated to be a park. Could the site be moved to the nearby industrial area to the south of the adjacent freeway 94? (Brierton.) Answer: It's still possible to move the permanent site if this study indicates it's feasible to go ahead. (Cross) The Mayor's representative said he would work with the community towards its desired park, and the site could be altered. Councilman Gloria is aware of the desire for a park in this area (Thomson).

Would toilet-to-tap go into the aquifer (Brierton)? There may be no need to use the aquifer as an advanced storage facility. In any case, that would occur far in the future (Cross).

Will more than one drilling study be needed? This study is expected to yield all needed

information.

COMMUNITY PLAN UPDATE (CPU)

Issue (Davis): Is it possible and is there a will to downsize housing density in Greater Golden Hill? Over the past 20 years, existing multi-family housing stock has deteriorated, even during the real estate boom. Some houses have been razed and are now empty lots surrounded by chain link fences.

Response (Turgeon): The 1988 PDO did achieve some down-zoning. Down-zoning in some areas does not necessarily imply greater density elsewhere in the neighborhood. One key to up- or down-zoning is property owners' expectations (how much they think they'll be allowed to build on their property). Preserving community character needs to be prominent in this discussion. Often community character can be preserved through specifying design elements for single- and multi-family housing. Design guidelines are often a better tool for down-zoning because they don't involve the issue of expectations.

Discussion: Lenders like to maximize the use of property (Swarens). Areas large enough to form their own districts are preferable to spot zoning (Turgeon). Cohousing zoning could yield benefits for seniors. (Brierton) Some areas where one unit per 600 square feet could be examined for possible zoning changes.

Davis, Swarens, and Thomas will meet to discuss this issue.

Next month the city will ask the committee to review a draft of the new land use policy for Golden Hill (Turgeon).

SUBCOMMITTEE REPORTS

Balboa Park: The committee voted 8-4 to approve the Jacobs plan for the Plaza de Panama. Strickland voted against it per the Planning Committee vote. The alternative Lewis plan was not considered.

Airport Noise: Swarens volunteered for this position and was voted in unanimously.

Treasurer: Appointment of this position was postponed until June.

COMMITTEE SIZE

A proposal to reduce the committee size to either 15 or 13 was postponed until June.

The meeting was adjourned at 8:30 PM.