

GREATER GOLDEN HILL PLANNING COMMITTEE MINUTES

January 9, 2013 – Approved

The meeting took place at Balboa Park Golf Course Club House on Golf Course Drive. Chair Ruchelle Alvarez called the meeting to order at 6:30 PM. The agenda had been posted in accordance with the Brown Act. A quorum was present.

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

The minutes from November were approved (Swarens, Shields). Ten votes in favor, three abstentions.

GOVERNMENTAL REPORTS

33rd Congressional District/Katherine Fortner. Fortner announced she is leaving Congresswoman Davis's office and introduced her successor, Gavin Deeb.

Council District 3/Courtney Thomson reported on questions raised in November:

- 1) Historic resources. The city is taking stock of the preservation of historic stamps. Concerns can be referred to Resident Engineer Renato Schaffer at 858/495-4715. Concerns about trees can be directed to Drew Potocki at 619/527-5486.
- 2) DSD – Scope of liaison. Liaison was only for historically designated neighborhoods. She stepped out of her purview, inserting herself into the South Park discussion and making advisements based on work being done in Talmadge. South Park is not being handled the same as Talmadge. It is not the same language and requirements in the contract.
- 3) Undergrounding. Contact Mario Reyes at 619/533-7426.
- 4) C St. staging area. The staging area for the South Park project has been cleaned and vacated. The resident engineer, Renato Schaffer, is the contact for complaints.
- 5) 832 24th St. lighting replacement. Lights affected by undergrounding will be replaced with standard cobra lighting. According to Thomson, acorn lights are only for areas with high crime and a historical designation as well as a maintenance assessment district to pay the difference in cost and maintain the lights. Swarens, Strickland, and Shields disputed this reasoning, asking the difference in cost between the light styles and pointing out the importance of maintaining historic areas. Thomson will do further research and respond in February.
- 6) Parking on E St. between 24th and 25th streets. This has been brought to the attention of Senior Traffic Engineer Gary Pence. A traffic request has been assigned to city staff.
- 7) Broken concrete at 1635. This has been reported to Mario Reyes for investigation.
- 8) 30th and Beech sidewalk café. Possible infringement of public walking space will be investigated by Eric Pitou of Code Compliance at 619/533-6293. The café owners maintain they have permits for the entire outside space.

Asked about Gloria's position on an Earth Day Fair in Balboa Park, Thomson will refer the question to Steve Hill on Gloria's staff. Asked whether the Planning Committee chair can meet regularly with Gloria, Thomson advised calling the scheduler.

Economic Development/Luis Ojeda responded to questions about Maintenance Assessment District refunds. Of 3600 parcel owners, 511 have submitted claims. The 2011-12 assessment was refunded by the County Tax Assessor, who according to Ojeda explained in a letter accompanying the checks how to get refunds for previous years. (Note: A review of the letter shows that it did not in fact explain how to get refunds; it only listed a city telephone number

to call if recipients wanted further information.) Refunds now come from the MAD's reserve fund. When it is exhausted, further refunds will come from the General Fund. As for the statute of limitations that prohibits refunding the first year's assessment, the assessment is not a tax under Proposition 218, but it is a tax under a different statute, and that is the one the City Attorney elected to follow. Several committee members expressed dissatisfaction with Ojeda's answers. Shields proposed the formation of an ad hoc sub-committee to discuss the situation with the mayor's office. The motion was passed unanimously. Shields, Brierton, and Kroll will comprise the sub-committee.

NON-AGENDA PUBLIC COMMENT

Problems of public notice: David Skillman noted that meeting agendas must be posted for 72 hours prior to the meeting in places that are open the entire 72 hours, such as the two South Park kiosks. Thomas said the South Park Business Group will now post the agendas in the kiosks. Skillman pointed out that Golden Hill lacks any kiosks but that the developers of the site at 25th and F streets are amenable to installing them if money can be found.

COMMUNITY PLAN UPDATE

City Planner Bernie Turgeon discussed proposed density changes to parcels adjoining commercial property in the Beech St. commercial area. These parcels would be redesignated low medium, allowing them to house duplexes, whereas they are now designated for single family houses. Brierton volunteered to invite the owners of these parcels to the next meeting to discuss the proposed change. She will meet with Turgeon to discuss the revitalization of the Planning Department, as proposed by Mayor Filner.

OTHER AGENDA ITEMS

Sprint cell site located at 3025 Fir St., Christ United Church. The site now has a four-foot antenna and wants to add a six-foot antenna for better coverage. The city is now reviewing the proposal. The proposed antenna would use the form of a cross, painted and textured to match the church building and mounted to its façade, not the top of the building. The committee applauded the plan and approved it (Shields/Strickland) unanimously.

Cerro Gordo. No representative appeared to discuss this project.

Monitoring Well at 32nd St. and Broadway. Gregory Cross of San Diego Public Utilities reviewed the entire history of the project in a Power Point presentation. Analysis showed that the potential well yielded only about 3 gallon per minute per foot of drawdown, whereas a good well yields 6 gallons. The transmissivity ranges from 2548 ft. to 2862 ft. squared a day – low to average for the San Diego Formation, which is one layer of the geologic cross section of the region. Conclusions were that the well would entail difficult drilling, brackish groundwater, low yield, and had high cost implications, but that additional testing was recommended in case water was really at a premium.

Alternates for CPC Committee. Shields and Strickland volunteered to serve. The motion to appoint them was passed unanimously.

SUB-COMMITTEE UPDATES

Historic. A report on the proposed South Park Historic District has been submitted to Kelley Stanco in the City Planning Department.

OTHER ITEMS

The Mayor's Office has not yet determined whether to send representatives to Planning Committee meetings, but the prognosis sounds favorable.

Alvarez noted that Process 1 applications (administrative) are outside the committee's purview, but she will circulate a list of projects for the committee to review. Brierton pointed out that environmental issues may need to be addressed in the very short time limit of two weeks. Turgeon will investigate.

Burke-Medvedev is moving outside the district and is no longer eligible to serve on the committee.

Brierton and possibly Santini will attend the Code Compliance workshop and report on it to the committee.

The meeting was adjourned at 8:25.