

Greater Golden Hill Planning Committee
Meeting Minutes: July 9, 2014

Members present: Chair Alvarez, Brierton, Christensen, Davis, Kroll, Sanderson, Santini, Shields, Strickland, Swarens. Absent: Bugbee, Burkart, Skillman, Vasconcellos, (1 vacancy)

A quorum being present, the meeting was called to order at 6:32 pm.

Additions/Deletions to Agenda: none.

Approval of Meeting Minutes - June 11, 2014: Motion to approve by Strickland, 2nd by Kroll. 7 in favor, 2 abstentions (Brierton, Shields). Sanderson arrived following the vote.

Non-Agenda Public Comment:

Jerry Ray has been told that Hamilton's is going to enlarge to the South. She received notice that a house on the east side of the 32nd Street is going to remodel; the canyon was never to have been built in, but now there is a school, parking lot, and athletic field.

Alexis commented on the lack of an on-site property manager and resident parking for the 16 units at 19th & C, as well as the abundance of trash, dog feces, fast moving traffic and possible housing discrimination for being disabled.

Government Reports:

Council District 3 - Molly Chase

Chair Report: Chair Alvarez spoke with Molly Chase and Carlos Zarabia from the City about the 32nd Street sewer work. City engineers assured her that the work being done in 32nd Street complies with environmental protection. Cheryl will monitor the project as it progresses and be in touch with Chase.

Action Items:

1. Election of GGHCP Committee Member Positions

Committee Member Vacancy - Interest was expressed by Pastor Thomas Sims and Matthew Settles. Chase and Raye collected and counted ballots. Pastor Sims was elected and seated.

Secretary Vacancy - No committee members expressed interest in the secretary position. Committee members currently serving as officers or subcommittee members were excused from candidacy, and the remaining members drew straws. Kroll drew on behalf on Skillman (absent). Sanderson was selected as secretary; Skillman was selected as the backup secretary.

2. 28th Street Head In Parking. Joe Jimenez of Traffic Operations presented a restriping plan to change the angled spaces to perpendicular parking on the east side of 28th Street between B and A Streets. This plan provides an additional seven parking spaces and addresses a request-submitted by Sandy Lehmkuhler, President of Warrior Foundation Freedom Station--for the City to provide more accessible parking spaces, create loading areas, reduce the distance Wounded Warriors are required to travel from their parking spaces to housing especially when carrying groceries, and reduce the tickets they are receiving while parked at meters although their vehicles have disabled placards.

Public Comment

Alexis: People need to be concerned about 19th Street and the speed of the cars coming around the corner of C Street.

Geri: There are multiple parking and traffic issues on Beech related to angled parking near Grant's Market.

Povas: Making more spaces would be beneficial for the residents, especially double amputees.

Matthew Settles: The residents need assistance now.

Motion by Brierton to approve the extra seven spaces. No 2nd.

Motion by Santini to proceed with the plan as stated, but to do further reviews later on, understanding that it is a small part of a larger solution. 2nd and call to question by Shields.

Motion passes 6-5. (Favor: Santini, Alvarez, Brierton, Christensen, Sims, Shields; Opposed: Davis, Kroll, Sanderson, Strickland, Swarens)

3. 27th Street Units (370917) - Stosh Podeswik of Stosh Thomas Architects presented designs for a project that proposes demolishing an existing single family dwelling unit at 911 27th Street in Golden Hill and construction of a four-unit residential complex.

Public Comment

Carl Rossi, owner of the adjacent Spanish home, commented that this project will replace a significant historic Spanish single-family residence with a large building which is out of scale with the neighborhood. It will block views and light, reorient the public entrance to the lot line-- creating four party patios along his property line, and build a large wall facing the public streets. He urged the committee to refer to and administer the existing community guidelines developed in 1980 which provide guidelines for massing and community character.

Joe Hunt, owner/restorer of a historic bungalow across from site, expressed concerns about parking and the current state of similar structures uncharacteristic of the Spanish-style neighborhood that have not been maintained. This will lower property values, bring more impaction/taxation for property owners, and will contribute to the dilapidation of the neighborhood with another rental.

Laura Pianca, owner/restorer of a historic bungalow across from proposed site, commented that the design doesn't belong in a single-family neighborhood of Spanish, bungalow, and Victorian homes. She also expressed concerns that many four-plexes in the neighborhood rent out the parking spaces as storage, requiring tenants to use street parking.

Motion by Brierton that Podeswik return at a future meeting addressing committee's comments and provide more information. 2nd Swarens. Motion passes unanimously (11-0).

4. Change in GGHCPG Meeting Schedule - David Strickland

Motion by Strickland that the committee go dark in August to match City staff schedule.

2nd Davis. Motion passes 9 in favor, 1 opposed (Brierton), 1 abstain (Shields).

Swarens provided notice that the Historic subcommittee will meet at its regular time on the last Wednesday of the month.

Meeting adjourned at 8:30 pm.