

**Greater Golden Hill Planning Committee  
Final Meeting Minutes  
by Michael Nazarinia, Secretary  
Wednesday, February 11, 2019, 6:30 P.M.**

**-Golden Hill Recreation Center- Community Meeting “Clubhouse”**

This is the smaller building adjacent to the main gym, and is along Golf Course Dr., near 26<sup>th</sup> St., off of Russ Blvd. 2600 Golf Course Dr. is the address for all City facilities along this street.

[www.sandiego.gov/planning/community/cpg](http://www.sandiego.gov/planning/community/cpg)  
[www.goldenhillplanning.com](http://www.goldenhillplanning.com)

**Call to Order at 6:32pm.**

**Present:** Cheryl Brierton, Sabrina DiMinico, David Swarens, Victoria Curran, Susan Bugbee, Joe Coneglio, Molly Brooks, Oscar Medina, Tim Briggs, Kathy Vendenheuvel, Michael Nazarinia, and Susanna Starcevic. **Total 12 in attendance.** Mary Sparks removed from GGHPC by Chairperson for too many unexcused absences. She is not counted in the attendance tally for this meeting.

<b>Name</b>	<b>Present</b>	<b>Absent</b>
Maggie Fulton		X
Cheryl Brierton	x	
Sabrina DiMinico	x	
David Swarens, Chairperson	x	
Victoria Curran	x	
Richard Santini arrival 6:51pm	x	
Susan Bugbee, Elections Chair	x	
Joe Coneglio	x	
Molly Brooks	x	
Oscar Medina	x	
Cristina Magana		X
Tim Briggs	x	
Kathy Vandenheuvel, Vice-Chairperson	x	
Michael Nazarinia, Secretary	x	
Susanna Starcevic	x	

**Review/Approval of Minutes of January meeting, 2018**

Cheryl did the count, 11 yes 1 abstention, Victoria not enough time to read. Approval of the January minutes as amended. Motion was made by Sabrina Diminico, 2nd by Susan Bugbee.

**Additions and/or Deletions to Agenda: None**

## **Governmental Reports**

39th Senate District –Toni Duran,  
619) 645-3133, [Toni.Duran@sen.ca.gov](mailto:Toni.Duran@sen.ca.gov): representative not present.

**53rd Congressional District Representative, Susan Davis' Office – Ashley Campbell:** [Ashley.campbell@mail.house.gov](mailto:Ashley.campbell@mail.house.gov).

42 new women in DC, education is a priority and opposing President Trump's agenda. Mentorships and apprenticeships is a priority. Shutdown of government, she is opposed to it. Learn More: [facebook.com/RepSusanDavis](https://www.facebook.com/RepSusanDavis) Twitter: @RepSusanDavis Instagram:@RepSusanDavis

Not present, City Planner –Bernard Turgeon 619) 533-6575 [bturgeon@sandiego.gov](mailto:bturgeon@sandiego.gov)

**Council District 3 Christopher Ward's office Representative Brett Weise:** (619) 236-6633 [bweise@sandiego.gov](mailto:bweise@sandiego.gov) :  
Not present

**Community Relations Police Officer Kevin Vasquez, SDPD:**  
[kvasquez@pd.sandiego.gov](mailto:kvasquez@pd.sandiego.gov) Not present.

**Non-agenda public comment:**  
None.

## **Chair's Report by David Swarens:**

Attended the Audit Committee, which reviewed both the audit and grand Jury report on Community Planning Groups. Planning department will have a program response by the end of the year, and the Audit committee referred the topic to LU&H as well as the full Council

Still reaching out to MTS re application of "Design for Transit" standards for the #2 route in GH.

CPC reviewed the TPA parking program proposal (item #4 on our agenda) and voted to recommend it be approached as a trial program (and not applied in the Beach areas). Attended CirculateSD program on getting on CPGs. This is the third year, and was both by far the best and most balanced, and the best attended as well.

Two trees (at least) have been removed on Fern Street for the sewer and curb ramp project. We had been assured that trees would be protected from impacts, and I have suggested this loss be mitigated by restoration of the lost tree canopy/biomass.

City is moving forward with all way stop as response to continued safety issues at Grape and Fern Street intersection- will be installed after early March if no objections are registered (Feb 4, Gary Pense, traffic engineer).

Broadway Terraces, an 11 unit multifamily development with covered tandem parking proposed for 3075 Broadway@ 30<sup>th</sup> Street is moving forward and should be heard soon.

The developer and an adjacent neighbor had hoped for a pedestrian route linking the neighborhood in back of the development and the Broadway sidewalk to enhance connectivity, but the City is discouraging this because the path would not meet ADA standards. This is the project I had mentioned this past month.

30<sup>th</sup> & B development, currently demo/grading will be a mixed use, multifamily development of around 3-4 stories, with one "affordable unit". Project #6003769. No further information presently. Permits in place, so I do not anticipate it coming to the GGHPC unless there is a subsequent tentative map for condo conversion.

Responded to inquiries regarding upcoming AC Water, Sewer, and Storm Drain Group 1023, project #625372, which has been noticed: planned construction start date is April 2021. Project will come to GGHPC soon, perhaps at the March meeting.

#### **Action Item 1:**

Bancroft Street Residences - PTS 458558. addressed as 1336 and 1340 Bancroft St.  
John Ryan.

The construction of two 2,027-square-foot single-family dwelling units on two contiguous lots. The 0.12-acre site is in the RS-1-1 zone of the Greater Golden Hill community plan area. Requires a process 3 Neighborhood Development Permit (NDP) for development within Environmentally Sensitive Lands (Steep Hillside and Sensitive Biological Resources) Review and comment, provide recommendation to City hearing officer.

Mark Silva architect and John Ryan the owner of the property here to answer any questions.

John: waited a couple years due to past rejection. Now in 4<sup>th</sup> review. Initial plans were with minimal grading. The City had other ideas with right of way. Sidewalk of 50ft was what the City wanted.

Richard Santini walked in at 6:51pm.

Mark: City engineering required 50ft to be widened on the frontage, with standard curb and gutter required changing the design of the building to meet engineering requirements. Now no tandem parking, and now it's a carport instead since its 25ft. now 1702 and 1714 sqft which is reduction from 2,027 sqft original.

Mr. Roberts: Comments about his past experience. Agrees with Mark and John.

Terisha D'lgin who is owner, and John is owning one and his daughter the other one.

Mark: design is the steepest part of the slope the hardest to build and question is where the vegetation will have to be cut back, and no is the answer.

Laura Mays who lives 1320 bancroft which live 4 homes down the driveway it's a street but its really a driveway. Steepest part of the road and goes to canyon. Very worried

one lane how its going to affect traffic since road is not maintained without being trapped.

Mark and John: City required them to make it a standard street. It's going to get wider. Must be maintained to provide access to the units below. Spillway will carry water through to avoid issues during rains, because of berms. Homeowners

Lori Gowrie 1324 Bancroft worried about drainage and wanted to know about improvements and drainage.

Tershia: when water passes their homes into the canyon, what happens? John says there is a pipe there to drain.

Cheryl: lived on odd side of Bancroft for 40 yrs. Lower part of Bancroft is the where this project is being built. The retaining wall bulges out in the photos so you can see what is the construction going to do to the retaining wall? She paved the asphalt herself in the upper part but never the bottom part. First responders couldn't get there because of no fire turnaround. Concern about being trapped and environmental consideration when it rains, it creates a chasm. These two homes will be near this. Another consideration is the sewer laterals. Summary concern to first responder access, impact to her property, and retaining walls. A lot of animosity in the process concerns her with the illegal grading, attempts to get people to park at the top of street due to concern and the tickets for these folks.

Susanna: people should have the right to build on their property.

Sabrina: questions about what we are doing.

John: parking and it's a non-conforming street. Parking perpendicular is illegal but they do it anyway. They have one car garage he understands it. Regarding the grading, was asked to do soils report for the City. Did it with mini-excevator, neighbors thought it was illegal its not. Lots is not next to the chasm. A double lot is next to us. We are 50' away from it. Not our concern. The fire concern is an issue everywhere. Mark says the distance of the street id not long enough to require a turn around.

Lori: retaining wall with the heavy vehicles is how its going to impact the road. To do the upgrades.

Concern is the work on the lower part is going to wreck the upper street part too.

Kathy: what about biological life and impact on mitigating the effect? Are there sensitive plants or habitats that would be disturbed by the construction? Mark : None.

Tershia: Needs to be addressed as in the original plan.

Cheryl noted that in order to approve a neighborhood discretionary project in an environmentally sensitive area like this, GGHPC was required to make the findings specified in San Diego Municipal Code 126.0404 (a), (b), and (c), but the information to make such findings had not been given to GGHPC. David Swarens contended that GGHPC did not need to make those findings.

David: no deviations from the code they are not requesting a deviation.

Susan: issue is with City. Requests everything to make it wider and safer. We should support that.

Joe: right to build there and have to go through structural engineering. Can't see why we would deny the right to build.

Victoria: you aren't going to build something where your daughter is going to build. 38years experience building is what john has said as a developer. Victoria the City should build.

The neighbor Laura is at the end of the driveway. Mark is controlling the water in front. John explains the 4 ways water is diverted away from Laura's home per the City's requirements. Water will go down the middle of the roadway.

Richard Santini: says the current homes shouldn't be built but they were. Thinks two separate issues, one the retaining wall and the other is for the homes. third proposal one to fix retaining wall, approve homes and then do the water mitigation.

**JOE MOTION TO APPROVE THE PROJECT** WITH caveat City evaluates the retaining wall to make sure it's safe for vehicles. David wants to ensure roadway is not impacted by their construction leave it as good or better than after you leave.

Joe **MOTION** to accept the project. Tim seconds the motion as presented.

Kathy concerned about erosion outside of the development. Wants to be placed on the agenda as it's a neglected issue.

**9 yes 3 opposed, Tim, Cheryl and Sabrina, 1 abstention from Kathy due to biological report is not done and approved by City.**

Richard comments heavy machinery will impact the road. John says he spoke to neighbor next door, Its two houses, can be done with two or three guys. Road is not drivable now, and will need to be put back better than before project started.

**MOTION #2** enhance outflow treatment design from the swail to protect canyon from erooption and to protect the canyon wall from erosion and the City to repair and reinforce the retaining wall located just outside the scope of this project.

Kathy comments need response from City on this.

**Susana 2nds and unanimous.**

Developer acknowledges that will work with City and neighbors since it helps to have new pavement and retaining walls.

### **Action Item 2:**

2) Declare Open board position. Mary Sparks has an excessive number of unexcused absences. Has not responded via phone and email to david or susan. 4 in a year or 3 consecutive absences. She has missed 6 out of last 9.

**MOTION** carried unanimously after David made motion, Kathy 2nds.

### **Action Item #3:**

3) Elections report (Susan Bugbee, Membership & Elections).

Nominations will be presented, and nominations from the floor will be accepted.

Candidates will have the opportunity to introduce themselves to the community at this meeting. Consider hosting candidates forum in advance of the election.

Elections will precede the March meeting, at 5:30pm, March 13.

John Kroll makes a statement about cars and the City planning for homes and transportation.

Five people running for 9 open slots.

Oscar open to vacant one year term left open by mary sparks.

Susanna Starcevic doesn't think she can really add any more but then was guilted into coming back.

So now 6 out 9 spots open.  
Get more people to sign in.  
Cheryl and David are back in due to rules.  
Erica Araiza asks about the bylaws to see about joining.  
16 member board half which come up for election every year.  
New board seated in April after elections and so it's that time that new officers are elected.

**Action Item #4:**

4) Transit Priority Area (TPA) Parking Standards, for Multifamily Residential.  
The City is proposing substantial parking reductions (as little as 0) in multifamily areas designated as a TPA. This would apply in much of the Golden Hill area south of Balboa Park.

The proposed parking regulations would only apply to new multifamily residential developments that fall within this area of the community.

This will be going to the City Council early next month.

More information on the program can be found at:

<https://www.sandiego.gov/planning/programs/transportation/mobility/tpa>

[https://www.sandiego.gov/sites/default/files/ppt -  
tpa parking program overview cpc.pdf](https://www.sandiego.gov/sites/default/files/ppt_-_tpa_parking_program_overview_cpc.pdf)

Comments are concerns with 100 units without parking creating a lot of problems possibly.

**Cheryl makes MOTION to support community planning group position of test for 5 years of this pilot program. Tim 2nds. 11 yes, 1 no Susanna and 1 abstain Oscar not to go for middle ground wants the how proposal.**

Kathy, concerned about impact on current residents and anti-family. We don't have a public transportation system that is helpful when you have kids you need parking.

5) Consider recommendations regarding status of Discover Bikes docking bike program.  
City contract has ended this program so no need to discuss.

**Adjourned 8:58pm**