

Greater Golden Hill Planning Committee (GGHPC) Final Meeting Minutes
Wednesday, September 11, 2019, 6:30 P.M.

Golden Hill Recreation Center- Community Meeting "Clubhouse"

www.sandiego.gov/planning/community/cpg

2600 Golf Course Dr., San Diego, CA 92102

The clubhouse is the smaller building south of the main gym along Golf Course Dr.,
near 26th St. and Russ Blvd.

by Cheryl Brierton & Michael Nazarinia

Present, 13 members:

Kathy Vandenheuvel (Chair), Tim Briggs (Vice Chair), Michael Nazarinia (Secretary),
Susan Bugbee (Elections/Membership/Historical Subcommittee), Victoria Curran
(Balboa Park Rep), Cheryl Brierton, Molly Brooks, Joe Coneglio, Erika Espinosa-Araiza,
John Kroll, Valerie Pasquetto, Richard Santini, Susanna Starcevic

Absent, 2 members: Sabrina DiMinico & Cristina Magana

Other: Airport Noise Advisory Committee Representative (ANAC): Former Chair, David Swarens

Meeting called to order by the Chair at 6:30 p.m.

No additions or deletions to agenda

1. Minutes. Nazarinia moved, Brierton seconded, to approve the minutes of July 10, 2017. Motion carried. (9-yes, 0-no, 4-abstentions (Brooks, Curran, Kroll not present; Coneglio-left early, ill).

2. Governmental Reports

--39th State Senate District (Toni Duran for Pro Tem Atkins). DMV wait times being addressed, Cal Fresh changes. 58 minute reduction in time due to governor's strike team. Also credit cards will be acceptable and more public kiosks. End of July all DMV were closed due to Real ID training.governor toured 211, included \$1B in health care subsidies earning up to \$72K and families to \$150K. Covered CA has the lowest increase 0.2% increase. Beginning June 1, SSI SSP eligible for CalFresh Food Benefits, 500,000 people will be helped. See handout. There will be a new liaison to GGHPC next month (Chevelle Newell-Tate.)

--53rd Congressional District (Ashley Campbell for Rep. Susan Davis). Not present.

--78th Assembly District (Majority Whip Todd Gloria by Randy Wilde). Reported on legislation:

*Return of redevelopment agency terminated in 2012 (In response to Chair's question-- Will get back to GGHPC about use of funds for parks);

*adding representation to the Air Pollution Control District (Response to Santini question-more than just members of the County Board of Supervisors);

*identifying issues that led to the hepatitis A crisis.

*no horse slaughter without notice of sale;

*passage of SB 330 (state takeover of certain local planning functions) (response to Brierton question): Gloria was able to secure favorable amendments.

--San Diego City Council District 3 (Chris Ward by Brett Weise). Dropped off handouts and left without comment.

--City Planner Bernie Turgeon, response to questions:

*New legislation concerning environmental review of community plans will not affect GGH, since GGH plan was completed already (Response to Chair)

*Hiring process for historic district is underway; Turgeon will be assigned part time; Kelly Stanco and a consultant will be involved (response to Bugbee); consultant will still be permitted under new state legislation limiting use of independent contractors vs employees (response to Brierton).

3. Non-agenda Public Comment

(1) Swarens attended ANAC, and commented on new bus stops.

(2) Gary Roberts. Query re new buildings on coast. Turgeon indicated that the City provides input during the environmental review process.

4. Action Item

A. Proposed Development at 32nd and Broadway (PTS 637438, Process 5 Right of Way Vacation, Site Development Permit, Plan Development Permit and Tentative Map to acquire unimproved Broadway Avenue, increase density, construct retaining wall in right of way and construct 38 residential condominium units (4-affordable) for a total of 53,330 square feet, located south of "C" Street and east of 32nd Street. The 1.23 acre site is in RM-1-1 within environmentally sensitive lands. Presented by Ben & Taylor Anderson 619-233-6700).

The action was previously before GGHP as an information item at its July meeting. Since then, Anderson has made changes due to fire concerns, plans to get authorization from Cal Trans for vacation of Broadway. Biology-sagebrush impact will be mitigated. 38 units reduced from 42 units, and affordable units reduced from 8 to 4 total. Improvements on fire access and more setbacks.

Concerns/discussion by GGHP members/public:

*affordable units have been reduced-are any accessible? (Curran, Coneglio). Anderson will look into it.

*Traffic/transit/wildfire evacuation concerns (Brierton). Anderson will follow up about a stop sign at "C" Street raised at July meeting. Fire truck turn radius has been respected in revisions. Anderson was not aware the project is in the City of San Diego's Official Very High Fire Hazard Severity Zone Map. He has experienced the traffic backup on "C" Street. Vinyl tile is used on exterior, only looks like wood.

Coneglio – why number of affordable was dropped? Ben – 36 units was base density goal was to add 6 more units a bonus. But to do that, you needed to then increase the affordable units from 4 to 8. So after conferring with the San Diego Housing Commission and city compromise solution is to be at 38 with 4 affordable, meaning a 2 unit increase in density bonus from 36 baseline. Nazarinia asks for clarification about how to become eligible and will follow Housing Commission requirements.

*Homeowners association (HOA) space/resident recreation space (Vandenheuvel). There is none, but HOA can meet in some resident's garage.

*Crime/homeless in vacant area (Brierton). Anderson will install security gate at Cul-de-sac. Lighting will assist, as well as balconies facing street.

*Trees (Briggs). Match community plan/City requirements.

*Planned development permit is discretionary (Swarens)

*Email Comments from resident Cindi Lambert shared by Chair. (See attachment 1.)

Nazarinia moved to approve project as presented, Coneglio seconded; see attached project presentation. (11-yes; 2-abstain, Paschetto has insufficient knowledge/data about project, Curran b/c of a lack of data/knowledge about the project that was being presented.); 1-no (Brierton). At the request of Nazarinia, Brierton stated her "no" vote was due to wildfire issues (above).

5. Information Item. San Diego International Airport Redevelopment Plan-Update on the Terminal one Redevelopment Plan and Draft Environmental Impact Report. (Presenters Ashley Martinez And Ted Anasis.) Powerpoint/Handouts provided. (Attachment 2.) Alsaska and Southwest competing hard in San Diego. See handouts. \$3B cost for terminal 1 and expected to serve until 2030-2040. 15 years until max capacity.

6. Chair, Vice Chair, Community Planners' Committee (CPC), Airport Citizens' Advisory Committee (ACAC), ANAC Balboa Park Reports (Vandenheuvel, Briggs, Swarens, Curran). See Attachment 3.) Vandenheuvel and Briggs will discuss a possible Project Development Subcommittee, And report back next month.

Briggs led a GH delegation tour with Balboa Park Conservancy with Brierton and Bugbee, to advocate for East Mesa/GH needs. Curran reported no quorum in August for Balboa Park Committee.

Briggs is working on Wayfinding with City staff, and will attend a Sustainable Growth Community Planners meeting 9/23, before the next COC meeting.

Swarens reported increased airplane noise near 15/94, more funding for Quieter Homes.

7. Action Items-more.

(A) Open GGHPC position. Following introductions, Bugbee moved, Briggs seconded. To appoint Paul Schumacher to the open board seat vacated by Swarens. Motion carried, unanimous.

(B) Greater GH website. There are two, goldenhillplanning.com and greatergoldenhillplanningcommittee.com (latter not in use since 2015). Kroll moved to eliminate latter, withdrew motion after discussion of \$15/year cost to direct to new site. Santini moved, Starcevic seconded, to use 2015 site to direct to current site. Motion carried, unanimous.

(C) GGHPC Rep to ANAC. Following discussion, Briggs moved, Santini seconded. Kroll will be the representative, and Starcevic the alternate. Motion carried, unanimous.

(D) Application form for new Board Members, developed by Bugbee. Following discussion, Briggs moved, Brooks seconded. Motion carried, 12-yes, 1-abstention (Curran, has not had opportunity to review), 0-no.

Meeting adjourned at 8:40 p.m.

Next meeting October 9, 2019 at 6:30 p.m.

Future Items:

GGHPC Subcommittee Review

Alternative Process request for 4-Way Stop Sign at B and 22nd

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Find the GGHPC on the Web at <https://goldenhillplanning.com>