

**Greater Golden Hill Planning Committee  
Wednesday, January 13, 2021, 6:30 P.M.  
(not in-person) through Zoom**

**MINUTES OF GREATER GOLDEN HILL (GGH) COMMUNITY PLANNING COMMITTEE (GGHPC)**

Called to order at 6:35 pm

Committee Members Present (10):

- \*Kathy Vandenheuvel (Chair, Community Planning Committee (CPC) Representative, Airport Noise Citizens Advisory Committee (ANCAC),
- \*Sabrina DiMinico (Vice Chair),
- \*Cheryl Brierton (Taking minutes),
- \*Susan Bugbee (Elections/Membership/Historic Subcommittee Chair),
- \*Joe Coneglio,
- \*Victoria Curran (Balboa Park Representative, Bicycle Subcommittee),
- \*Erika Espinoza Araiza (Airport Noise Advisory Committee (ANAC),
- \*Valerie Pasquetto,
- \*Richard Santini,
- \*Paul Schumacher (Project Development Subcommittee Chair)

(2) Absent: Reyna Ayala, Susanna Starcevic

(1) Resigned: Michael Nazarinia (Secretary)

Government Reps Present:

- \*Emily Bonner (San Diego City Council District 3 for Stephen Whitburn)
- \*Vickie White City of San Diego (Community Plan Updates Environmental Justice)

Government Reps Absent:

- \*Representative from Office of San Diego Mayor Todd Gloria (will attend quarterly, Mayor giving State of City Address tonight);
- \*Representative from Office of Assemblymember Chris Ward;
- \*Representative from Office of Assemblymember Lorena Gonzalez;
- \*Representative from Office of State Senator/Pro Tem Toni Atkins;
- \*Representative from Office of US Congressman Sarah Jacobs;
- \*Representative from San Diego Police Department Community Relations
- \*Senior City Planner Bernard Turgeon (attends quarterly)

Members of the Public Present (15):

Mike Gruby  
Will Link  
Tershia D'Elgin  
David Swarens  
Celestin Faustino

Maureen McNulty  
Catherine Russell  
Kate Callen  
Laura Mays  
Lori Gowrie  
Mónica de la Cruz  
Susan Swisher  
Gary Roberts  
Richard Philips  
Rene Smith  
Douglas Mayfield

A. Meeting called to order by the Chair at 6:35. Preliminary remarks:

\*Secretary Nazarinia resigned, Brierton agreed to take minutes;

\*CEQA appeal of Project 458558 (Bancroft Street Residences) to be addressed in Nonagenda Public Comment and Chair's Report

B. Approval of Minutes of 11/18/2020: Brierton moved, DiMinico seconded, motion carried (9-yes, 0-no, 1-abstention (Pasquetto not present): To approve the minutes of 11/18/2020, with one motion amended to state "Mike Gruby SUGGESTED (vs "proposed").

#### C. GOVERNMENT REPORTS

1. San Diego Council District 3 (Emily Bonner for Councilmember Stephen Whitburn:

-Announced budget priorities for District:

\* Golf Course Drive pedestrian/bike path (Brierton asked Bonner to relay GGHPC points of contact Curran and Schumacher, in addition to Chair, concerning this estimated 40-year priority project)

\*tree lights, banners, more trash receptacles, more frequent collection

2. Vickie White ([vwhite@sanidiego.gov](mailto:vwhite@sanidiego.gov)) is charged with adding new environmental justice sections in every community plan. Make comments at [HTTPS://www.San Diego.gov/planning/genplan/environmental justice](https://www.SanDiego.gov/planning/genplan/environmental%20justice)

#### D. NONAGENDA PUBLIC COMMENT

(1) Brierton addressed receipt of Notice of CEQA Exemption from City too late to notice for this agenda, Project 458558, and appeal deadline is 1/28/2021. White explained additional item could be placed on agenda pursuant to Council Policy 600-24 and Bylaws Article VI section 2 paragraph 8, with concurrence of 2/3 GGHPC. The following 9 members concurred in adding this as an action item: Vandenheuvel, DiMinico, Brierton, Schumacher, Espinosa Araiza, Curran, Santini, Coneglio, Pasquetto (Bugbee had stepped away briefly). The other option would have been to schedule a notice a special meeting of GGHPC.

Members of the public Gowrie, Mays, and D'Elgin spoke in favor of filing the CEQA appeal, proceeding today.

(2) Parks Master Plan Update: Rene Smith presented comments/ recommendations outlined below (the last parks master plan was in 1956):

The Parks and Recreation Coalition (PARC) is a group of volunteers who submitted a letter to the City Council on November 9 asking that they not approve the Park component of Complete Communities aka Play Everywhere. Eight organizations and 34 individuals signed the letter. PARC includes professional city planners, landscape architects, architects, and community planners.

Play Everywhere includes the Parks Master Plan (the first in over 50 years), the Recreation Element of the General Plan, and a new Citywide Park Development Impact Fee (DIF).

The proposed planning documents include admirable goals, a major one being to address long-standing inequities in the City's park system.

PARC has worked together over the past two months to identify the improvements needed to ensure the plans' laudable goals are achieved.

A summary of the major improvements identified includes:

1. Maintaining the park acreage standard (2.8 acres per 1,000 residents) - without a land standard park deficiencies disappear (Eliminating the acreage standard is a major change proposed in the PMP, and is proposed because "we can't meet the standard." We can't meet our affordable housing goals either but do not eliminate them).
2. The acreage (or parkland) standard is replaced by a confusing, arbitrary points system that includes parkland and recreational amenities, thereby devaluing the need for parkland. One example of the non-sensical nature of the points system is that a 10 square foot sign and a 1 acre park have the same number of points.
3. Although the Citywide Park DIF has merit, more information about how much funding would be generated compared to the existing FBA and DIF system needs to be provided.
4. The process for allocating the park funds needs to be developed and made available for public review. Referred to as the "prioritization framework," this allocation system needs to be defined. A more equitable parks system is promised, but how the goal will be implemented is missing.
5. Other issues that need to be further protecting historic resources in parks; protection of habitat lands (MSCP land); and re-instituting a design review committee for parks.

What we do will affect millions of San Diegans for decades to

PARC is requesting that the City work with the Community Planning Groups, Recreation Advisory Groups, and us to address these and other issues before bringing the plans back to City Council. This work can be accomplished in a timely manner.

Parks are needed for our growing city. As our neighborhoods become more dense and more housing is provided to meet our needs, we need to ensure we have parks that are within walking distance to all residents. The pandemic has underscored the need for more urban parks -- local parks and green spaces play a crucial role in maintaining our physical, mental, and emotional health. We need to make sure the Parks Master Plan and Recreation Element result in more park space in addition to recreational amenities, not less.

## E. ACTION ITEMS

### (1) CEQA Appeal of Project 458558.

Brierton moved, DiMinico seconded, motion carried, unanimous. (10-yes, 0-no, 0-abstain.)

\*Comments by Brierton: GGHPC previously conditioned approval on review/compliance with a biology report. Project Manager Martin Mendez stated 1/13/2021 the City had in fact conducted a CEQA review, but he was unable to provide this to GGHPC, because it could not be sent electronically, and City offices were not open for in-person viewing of the document. The document was not sent to interested parties requesting notice. Mendez told Brierton the basis was in essence non-native vegetation on the canyon hillside where the two properties are located, and previously disturbed terrain.

Mendez also told Brierton City Biologist Anita Eng and City CEQA reviewer had relied on a report by Hernandez Consultants, and suggested Brierton might obtain it from the owner/applicant's point of contact, Mark Silva. 858-735-2375, [markitect@505architecture.com](mailto:markitect@505architecture.com). Silva told Brierton he would check with the owner. Silva indicated they had also submitted a soils report, a storm water report, and a slope analysis. Brierton urged Silva to invite the owner to the 1/13/2021 GGHPC meeting.

Later in the afternoon of 1/13/21, The City emailed the Hernandez Biology report, but in a format not legible to Brierton and others. Member of the Public Link provided a legible format shortly before the start of the GGHPC 1/13/21 meeting.

Moreover, GGHPC conditioned its approval on repairs to the degraded canyon access road to the property, a particular concern due to wildfires in this very high risk fire zone. These GGHPC recommendations of July 8, 2020, concerning revisions to the EMRA and City repairs of damages it caused to the roadway, were not addressed.

The site is adjacent to canyon open space protected by state law, City Resolution, and the GGH Community Plan.

\*Comments by Member of the Public D'Elgin: The City never addressed issues she presented, such as replanting of indigenous species by community members thanks to grants, hydrology, noise, sighting of gnatcatchers in canyon, or photos D'Elgin submitted of sensitive species. Vandenheuvel recalled receiving copies of these photos.

\*Member of the Public (Past Chair) David Swarens: it is questionable that the City is claiming a complete exemption from CEQA, meaning CEQA does not need to be considered at all.

(2) S14006, Golf Course Drive. Review and follow-up of the City Plan presented 11/18/2020, minus the protected Bike lanes previously approved by GGHPC, will be addressed in the Project Development zoom subcommittee meeting on Wednesday, February 3, at 6:30 pm. GGHPC members indicating interest: Schumacher, Bugbee, Curran, Santini. Members of the Public indicating interest: Swarens, Gruby, De La Cruz.

## F. INFORMATION ITEMS

(1) Board vacancies and elections. If Board membership falls below 12, GGHPC is required to bring up membership within a set period of months. A full GGHPC board consists of 16 members.

However, GGHPC has not received instructions from the City about how to conduct its March 2021 elections to fill vacancies. In addition, Bylaws require filling by election, not appointment, where there is more than 1 vacancy. GGHPC passed a Bylaws amendment allowing appointment, but the City Attorney has not yet reviewed and approved it.

There is talk of a mail vote, but nothing in writing, and there are evidently no City funds for postage.

Bugbee volunteered to stand in front of the GH Rec Center Clubhouse on Golf Course Drive, where elections have been held in the past, for ballot drop offs and eligibility verification. Bugbee even offered to pick up ballots from GGH eligible voters who could not get to the Clubhouse.

Community members indicating interest in election to the GGHPC board's 11 slots at this time include Mike Gruby and Will Link. Candidates make announcements at the February 2021 GGHPC meeting, elections are normally March 2021, the new Board is seated April 2021 and elects its officers at that time.

(2) Board leadership. Volunteers are needed to step up now for ANAC (Part 150 Noise Study Community meetings 1/21, 4-6 pm, and Wed Feb 17, 4-6 pm, GGHPC website maintenance. Coneglio volunteered to cover the 2/17 ANAC meeting.

(2) Committee Reports.

(1) Chair's Report (Vandenheuvel). Met with Mayor's GGHPC Rep, Council District 3 Rep, Rene Smith re EPA grant for Arizona landfill remediation in Balboa Park.

—Project 458558 (Bancroft Street Residences on 2 lots) was previously addressed as an action item. Schumacher and Brierton will assist Vandenheuvel in drafting appeal.

—Recommends special meeting for project 596635 F Street alley vacation Negative Declaration 2/1/2021 deadline. Meeting set for Tues Jan 19 at 6:30. Previous GGHPC info item June 2019, where concerns included fire truck turarounds and utility boxes.

-Recommends no further action on Project 637438 (32nd and Broadway). GGHPC approved 9/19.

(2) Vice Chair (DiMinico). No report.

(3) ANAC (Espinoza Araiza). See meetings and coverage discussion above.

(4) Balboa Park, Bike Plan Ad Hoc Subcommittee (Curran). Was unable to attend Balboa Park Committee meeting where skywheel was unanimously approved. Nothing new from City Planner Turgeon about procedure for changes to Bike plan.

(5) Rte 94/25th Street park lid (Pasquetto). Nothing yet. Will work on this in 2021.

(6) Historic Subcommittee (Bugbee). Nothing to report yet. Member of the Public Swarens reminded GGHPC that Planner Turgeon said information would be posted on website by now. Bugbee will follow up.

Meeting adjourned at 8:30 pm.