

**Greater Golden Hill Community Planning Committee [GGHPC]
Final Meeting Minutes of Meeting held June 12, 2019
By Cheryl Brierton & Michael Nazarinia
Golden Hill Recreation Center Clubhouse
2600 Golf Course Drive
San Diego, CA 92102**

<https://www.sandiego.gov/planning/community/profiles/greatergoldenhill>
<https://www.goldehillplanning.com>

Present: Kathy Vandenheuvel (Chair, Community Planners' Committee [CPC] Representative), Tim Briggs (Vice Chair) (arrived late), Michael Nazarinia (Secretary), Susan Bugbee (Membership/Elections Representative), Victoria Curran (Balboa Park Representative), Susanna Starcevic (Airport Noise Committee Representative) (left early), Cheryl Brierton, Molly Brooks, Joe Coneglio (left early), Sabrina DiMinico, John Kroll, Cristina Magana

Absent: Victoria Curran (Balboa Park Representative), Richard Santini, David Swarens

Meeting called to order by the Chair at 6:31 p.m.

Additions/Deletions to the Agenda. The Chair indicated Nazarinia's Report on a meeting about 5G Wireless would be added to her Chair's Report

Minutes: Diminico moved, Magana seconded. To approve minutes of May 8, 2019 with amendments read aloud by Nazarinia. Motion carried, 10-yes, 0-no-0-abstentions (Briggs not participating).

Governmental Reports.

****City Council District 3** (Councilmember Chris Ward by Brett Weise). Handout distributed.

--City Council budget passed. Ward is fighting for Balboa Park Facilities Update and child care primarily for City/State/Federal employees.

--Weise's response to questions:

* (Brierton, Vandenheuvel, Nazarinia) Weise does not believe money is available for Golf Course Drive, but will check. However, Design is fully funded and is expected to start late summer 2019. Staff is looking for construction funds. Golf Course funds were used for recent repaving of Golf Course Clubhouse in area of multi-modal path but could not be used for that part of the path.

* (Kroll, noting concerns on "Next Door") Per Weise, residents have plenty of place to park on side streets after 30th Street bicycle path takes away parking. The actual use of the bicycle path will be monitored and may be revisited.

* (Coneglio): Weise will look for ways to improve identification of scooters involved in crimes or causing accidents, so victims can track down the names of offenders who rented the scooters.

Weise then left for North Park Planning Committee meeting.

****San Diego Police Department (SDPD by Community Officer Kevin Vasquez).**

*There have been 4 recent incidents of Department of Motor Vehicle current car registrations cut off with metal shears. SDPD advises residents to slice registration stickers with a straight razor, to make them less attractive to thieves.

*Carjacking at 25th and L of 2001 Hyundai.

*For graffiti, recommends contacting Officer Vasquez. He can determine best response (E.g., referral to code compliance, SDPD strike unit)

*Thanks expressed to Officer Vasquez for prompt response to help/questions between meetings (by Brierton and Nazarinia).

Officer Vasquez then departed.

****53rd Congressional District (Rep. Susan Davis by Ashley Campbell). Handouts distributed**

*Legislation is pending, allowing military spouses who are transferred to have license portability. Campbell will provide a summary prepared by Congressional staffer Jessica Brown, by email. (In response to questions by Magana, Starcevic).

*Climate Impacts Workshop set for 6/15/19.

*Census outreach begins in the fall. Participation affects eligibility for federal funding.

*Vandenheuvel expressed concern re nonpassage of First Responders' legislation, pending for 18 years.

***39th California Senate District (Toni Atkins) and 78th Assembly District (Todd Gloria):**
No representatives present

Nonagenda Public Comment:

(1) Gerry Ray. Businesses on the Beech/30 St block where Studio Maureen used to operate appear to be doing well. However, kiosk where GGHPC notices are supposed to be posted are padlocked, and there are outdated notices inside. Group with access to padlocks should be contacted.

(2) Dr. Andrew Zakarian. At least two group homes in Golden Hill are old Victorian homes operating without required Conditional Use Permits (CUPs): 866-24th Street and 2401 "F" Street". Zakarian would like permits denied-they involve about 20 residents with cars, adding to parking issues. At Brierton's request, Vandenheuvel will follow up to clarify GGHPC purview over CUPs. Rae pointed out that GGHPC was originally formed to address such issues.

Chair's/CPC Representative Report. (See Attachment 1, below.)

*The Chair also requested that GGHPC members provide their Community Orientation Workshop (COW) certificates to her. Most have now done so.

*The Vice Chair agreed to coordinate with the Balboa Park Conservancy concerning GGHPC needs in Balboa Park, given the absence today of Curran.

*The Chair noted that Community Planning Groups continued to be under scrutiny, with more developer representation advocated by Councilmember Sherman. At a recent City Council meeting Ward had pushed for a new citizen's committee with more developers, but Councilmember Gomez has slowed this for input. CPC will give such input.

- *SB 50 and 330, proposed legislation whereby the state would take over planning in "transit areas" to allow greater housing density, is an action item on today's agenda.
 - *A project with 19 townhouses at 32nd and "C" Streets, already approved by GGHPC, is moving forward.
 - *Former GGHPC member Melissa Serocki continues to be charged (\$100/year?) on her credit card for the GGHPC website. Vandenheuvel will seek reimbursement to Serocki. Nazarinia agreed to take over this responsibility.
 - *A scoping meeting concerning transit/housing is set for 6/26.
 - *A proposed 42-unit project at 32nd and Broadway by Anthony Bernal will come before GGHPC. Brierton inquired whether this Bernal was the same former District 3 Council aide and candidate for office, but the information was not presently available.
 - *Vandenheuvel will investigate whether an electronic e-COW training is available for the Vice Chair.
- The South Park Walkabout is June 22.

Vice Chair's Report. Nothing to report.

--Nazarinia Report re 5G Wireless meeting. Micro cell towers re proposed for 5 G. Community input is sought. Nazarinia received information about the issue by e-mail last Friday, and will forward this to GGHPC members. A GGHPC subcommittee meeting was set for June 26 at 5 pm (Nazarinia, Starcevic, Magana, Coneglio, Brooks). Nazarinia will try to reserve the Clubhouse for meeting (or will be held on park bench immediately outside). Brierton indicated that past community concerns focused on monetary compensation to City for use of its land/COBRA lights, since radiation is not a concern federal law allows. Briggs inquired if acorn lights could be funded, but Nazarinia said they were not high enough.

Information Items.

*Architect Steven Lombardi re Proposed 41-unit project at 2638 "F" Street (Backing onto Hwy 94.) Unclear whether a planned development permit (PDP) or Site Development Permit (SDP) would be sought, as Lombardi was evaluating the difference. Each unit will have one parking spot. There will be an acoustical block/green park buffering the sloping project from the freeway. Units will be small 2-3 bedrooms, with 25-30% affordable under City guidelines. A sidewalk will surround the property, so the public has access to the green buffer zone under the freeway level. Negotiations are underway with CalTrans, concerning a vacation of their right-of-way (where a bus lane was previously planned). The paper "F" Street also needs to be vacated. Firetruck access will be through alley and central driveway.

Comment from GGHPC: appreciates inclusionary housing, but will tenant profiles include multi-car tenants, in light of potential parking impact (Briggs); fire issues/access (Brierton, DiMinico Magana); crime in buffer zone (Brierton); parking, vacation rental limits (Vandenheuvel); health issues from freeway fumes/noise/air pollution (Magana, Brierton).

Action items:

(1) Appointment to Open Board Position of Maggie Fulton (through 2020). After overview of eligibility and qualifications of proposed new board member, Brierton moved, Briggs seconded: To approve the appointment of Erika Espinosa Araiza to the open GGHPC position. Motion carried, 9-0-0 unanimous (Coneglio and Starcevic not participating.)

(2) Capital Improvement Project (CIP) Priorities. After review and discussion of the GGHPC subcommittee's recommendations (See Attachment 2), Brierton moved, Briggs seconded, To adopt the Subcommittee priorities. Motion carried, 9-0-0, unanimous (Coneglio and Starcevic not participating.) A further CIP Subcommittee hearing was orally noticed for 6:30 pm on June 26, 2019 at the Golden Hill Clubhouse (or picnic bench immediately outside).

(3) SB 50 and 330. Vandenheuvel solicited input from GGHPC and others present concerning the position she should take at the CPC concerning this proposed legislation, whereby local planning would be overridden by the state in "transit areas". Comments included: local planning should not be overridden by the state (Brierton, Brooks, Magana, Bugebee, Vandenheuvel), unclear how this relates to San Diego's City of Villages (Kroll), need for infrastructure to support density (Nazarinia), "job rich" areas not identified, and community opposition should not be allowed where the City has invested resources such as the trolley (Briggs); concerns about carve-outs for little cities and coastal areas which will create greater impact on our community, agrees with Briggs, concerned about fee carve-out impact on needed infrastructure (Vandenheuvel).

Brierton moved, Kroll seconded. To vote nonsupport for SB 50 and 330. Motion carried, 8-yes, 0-no, 1-abstain (Briggs, because this does not give his nuances) (Coneglio and Starcevic not participating).

(4) Declare Open Board position for GGHPC (following resignation of Oscar Medina). Two eligible persons have expressed interest, Valerie Pasquedo and Paul Schumacher.

Meeting adjourned at 8:49 p.m.

Attachment 1:

Greater Golden Hill Community Planning Committee
June 12, 2019 Chair's Report by Kathy Vandenheuvel

1. COW Training: Attended May 18 COW training, this is required training for every board member. I sent an email earlier today reminding the committee members requesting information on when each member attended so we can maintain a record of training for compliance with this City policy.
2. Lunch meeting with Tomas Herrera-Mishler from the Balboa Park Conservancy. He would like to set up another tour with community members from Golden Hill to view upcoming

or planned park projects. Ideally, we would set up a tour prior to July 11 which is a special meeting of the Balboa Park Committee to review RFP for Inspiration Point. This meeting will be held at 6 PM at the War Memorial Building in Balboa Park (3325 Zoo Drive). Tomas has mentioned using an app to facilitate feedback from the tour. I am looking for a Board member to volunteer to coordinate with Tomas to set this up.

3. Airport Noise CAC Meeting: Attended May 23, 2018 meeting on behalf of Golden Hill. The main item was related to reviewing the flight procedure recommendations. These recommendations involved departure flight paths and do not have any impact on Golden Hill. If anyone is interested in additional information on this item, please contact me after this meeting and I will obtain a copy of the presentation.

4. Community Planners Committee (CPC) and Subcommittee Related to City Audit Findings – May, 28, 2019

Master Storm Water System Maintenance Program Annual Report – Christine Rothman presented the annual report on the storm water channel maintenance program. None of these areas were within Greater Golden Hill. The City also presented the mitigation that was completed or in process associated with the maintenance program. If anyone is interested in more information, please follow-up with me after the meeting and I will get a copy of the presentation.

CPC Subcommittee Regarding the City Audit Findings on CPGs: – I have volunteered to be on this subcommittee and attended the first meeting. We went over the City Audit Findings and discussed ways we can improve CPGs compliance with operational requirements contained in 600-24. Priorities included board rosters, meeting minutes, development review forms, annual report and training documentation. Another subcommittee meeting will be scheduled, details on date and time TBD. (The City Auditor findings was also presented at the June 3rd City Council Meeting, the video is available on line at http://sandiego.granicus.com/MediaPlayer.php?view_id=3&clip_id=7717)

California Senate Bill SB-50 and 330 – This item was discussed, and the CPC voted to place it back on the Agenda this month as an Action Item for the committee to take a position on these bills. We did not vote to take a position in May because many of the reps wanted to get direction from their CPG before taking a position. We have this on our Agenda later in the meeting.

p-COW Training for Chairs and Vice Chairs – June 27th

5. Project Number 595288: CityMark Golden Hill, LLC/Hunsaker & Associates (32nd and C) – Received City's Report to the Planning Commission recommending approval. GGHPC voted to

recommend this project at our October 2018 meeting. I have the report available if any member would like a copy or to review it.

6. GGHPC Website – Renewal Fees and transfer of “ownership”. Michael has agreed to take over as the Website lead from our former Board Member Oscar Medina, however, another former Board Member Melissa Seroki has been paying for the annual fee on her credit card. I will be helping her with reimbursement of the expense, but we need someone to volunteer to take over payment. I recommend Michael since he is the lead for the website.

7. Public Notice of the preparation of a Program Environmental Impact Report (PEIR) and Scoping Meeting for the Transit Priority Area Housing and Infrastructure Incentive Program was publicly noticed and distributed on June 5, 2019. This notice was published in the San Diego Daily Transcript and placed on the City website at: <http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>, and on the Planning Department website at: <https://www.sandiego.gov/planning/programs/ceqa>. The City of San Diego Planning Department will hold a public scoping meeting on **Wednesday, June 26 from 2:00 PM to 4:00 PM at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA 92108**. The purpose of the scoping meeting is to solicit public input on the scope and content of the PEIR. Please note that depending on the number of attendees, the meeting could end earlier than 4:00 PM.

8. Project Number 637438: 32nd and Broadway: Received plans for the project from the City Project Manager, Anthony Bernal (aqbernal@sandiego.gov) and can make them available for any member wishing to view them. I have emailed Anthony to help coordinate setting up a presentation with the developer so we can make a recommendation on the project. This is a process 5 review, right of way vacation, site development permit for a 42-unit condo project with a retaining wall within the right of way on a 1.23-acre site.

9. South Park Walk-About is June 22nd

10. Greater Golden Hill CDC Community Engagement Committee in planning for Golden Hill events. They meet on the Fourth Tuesday on each month at 6:30 PM, June 25th Location: 1264 24th St.