

**Greater Golden Hill Community Planning Committee [GGHPC]
Final Meeting Minutes of Meeting held July 10, 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, Airport Noise Citizens' Advisory Committee (ANAC CAC)), Michael Nazarinia (Secretary), Susan Bugbee (Elections/Membership/Historical Subcommittee), Susanna Starcevic (Airport Noise Advisory Committee (ANAC)) (arrived late), Cheryl Brierton, Joe Coneglio, Sabrina DiMinico, Erika Espinosa-Araiza, Richard Santini, David Swarens (ANAC)

Absent: Tim Briggs (Vice Chair), Victoria Curran (Balboa Park Representative), John Kroll (ANAC Alternate Rep), Molly Brooks, Cristina Magana

Meeting called to order at 6:39 pm, having been moved from Clubhouse due to double-booking (posted notice on Clubhouse door)

Additions/Deletions to the Agenda: None.

Minutes: Nazarinia moved, DiMinico seconded: To Approve the minutes of June 12, 2019, as amended to correct the spelling of the name of a member of the public. Motion carried, 5-Yes, 0-no, 4-abstentions (Swarens and Santini not present, Coneglio left early, Espinosa-Araiza not yet seated on GGHPC) (Starcevic not participating)

Governmental Reports:

*San Diego Police Department by Community Service Officer Kevin Vasquez: Not present

*39th California Senate District (Pro Tem Toni Atkins): Not Present

*78th Assembly District (Assembly Member Todd Gloria): Not Present

*City Council District 3 (Councilmember Chris Ward by Brett Weise):

--Handout distributed.

--New City dockless scooter regulations effective 7/1/19

--City budget passed.

--In response to questions:

#City budget contains no new funds for the current year for bike/multimodal path on Golf Course Drive, though grantwriters have been assigned to secure the \$5.5 million needed for construction. (Design was funded last fiscal year, and is proceeding.) (Brierton, Nazarinia, Swarens, Vandenheuvel).

#Concerns about basis for City Engineer's non-implementation of 2-way stop at F Street (Coneglio, Swarens). Ward's office will request a formal study.

*53rd Congressional District (Rep. Susan Davis by Maria Bojorquez-Gomez).

--Handout distributed.

--Will check with Ashley Campbell re response to questions from last GGHPC meeting about easing professional licensing requirements for military spouses.

Nonagenda Public Comment: None.

Report of Chair, CPC Rep, ANAC CAC Rep (Vandenheuvel). Handout provided. See Attachment 1. Starcevic will notify Chair about coverage for ANAC CAC meeting 8/20, 2-4 p.m.

Report from ANAC (Swarens). No actions that affected Greater Golden Hill.

Vice Chair's Report (Briggs): Not Present.

Capital Improvement Projects (CIP)/5G Wireless Report (Nazarinia, Vandenheuvel). CIP report with community priorities were timely submitted in accordance with GGHPC vote. A further meeting about placement of 5G devices was noticed for 7/23 from 5-6 pm, at Golden Hill Clubhouse.

Information item.

*Proposed construction of multi-unit project on 32nd/Broadway, on a site designated as Priority # 3 in GGHPC CIP list for a park adjacent to nearby school, on environmentally sensitive lands.

This matter will soon come before GGHPC as an action item, possibly on 8/14/19, as a discretionary Planned Development Project. There will be 42 units built to condo specs, including a housing density bonus of 8 low-income units in the range of \$300K-\$315K (the rest probably \$700K, at market). This project will generate about \$400 in development impact fees, in addition to \$200K from the adjacent project (sold by Starcevic to Caremark).

Owner/builder Ben Anderson provided a detailed handout, with a PowerPoint presentation, assisted by his daughter, Taylor. Anderson responded to questions about # lighting, homeless plan/waste bin placement (Nazarinia), #safety of schoolchildren/stop sign, noise, firetruck turnaround/access in cul-de-sac, condo restrictions on vacation rentals, solar plumbing (Brierion), #recreation opportunities onsite (Vandenheuvel), #ADA accessible units with no access from garage to upper floors, landscaping (Swarens).

Action Items

(1) Broadway Terraces project, 3075 Broadway, seeking a Neighborhood Development Permit (Process 2). Presentation by Robin Madaffer, Luigi Angelucci, and other Angelucci family members.

Project consists of 13 three- bedroom rental units, to be affordable for very low income, in the range of \$1375/month. Questions about Accessible trail, noise , height (Brierton), public access from alley to Broadway by stairs (Swarens), experience of Angelucci family with other development projects (Starcevic).

Brierton moved, DiMinico seconded. To approve the project, with a recommendation that the City allow pulic access to the stairs from the alley to Broadway. Motion carried, unanimous.

(2) Filling the GGHPC vacancy through 2020, created by Oscar Medina's resignation. (A second position will be open, to be filled at the next GGHPC meeting.) Two eligible persons, Valerie Pasquetto and Paul Schumacher, declared their interest. Schumacher volunteered to wait for the next opening. Both made brief presentations about their qualifications.

Brierton moved, Starcevic seconded. To appoint Pasquetto to the vacancy of Medina, expiring in 2020. Motion carried, unanimous.

(3) New member application form. Not yet developed. Nazarinia moved, Starcevic seconded, to continue this item to a future GGHPC meeting. Motion carried, unanimous.

(4) David Swarens announced his resignation, in view of the availability of an eligible community member willing to serve as a board member in his position. Vandenheuvel declared a vacancy, to be filled at the next meeting (possibly 8/14, if the 32nd/Broadway project is ready to proceed as an action item. Otherwise, there may be a break.)

GGHPC members applauded Swarens for his years on GGHPC. Brierton thanked Swarens for his service, especially in securing the passage of the updated Greater Golden Hill Community Plan. Bugbee thanked Swarens for his work and support in actualizing the historic district(s) in Greater Golden Hill.

Meeting adjourned at 8:32 pm.

Attachment 1

Greater Golden Hill Community Planning Committee

July 10, 2019 Chair's Report

1. Community Planners Committee (CPC) and Subcommittee Related to City Audit Findings – June, 25, 2019

City of San Diego Contracting Procedures – James Nagelvoort, Director of Public Works presented the City's contractor procedures. They went over the different types of contracts and how violations are considered during the bidding process. If anyone is interested in more information, please follow-up with me after the meeting and I will get a copy of the presentation.

Democracy in Planning Update – Maya Rosas from Circulate San Diego provided an update on their efforts to increase community involvement and discussed the role of Community Planning Groups (CPG) in helping the City of San Diego meet its Climate Action Goals. She announced the creation of another group Sustainable Group Community Planners that are made up of members from CPGs throughout the City. This group is not officially affiliated with Circulate San Diego (or CPGs) but is being supported by Circulate San Diego. Concerns were raised by the CPC members regarding this group being associated with CPGs but outside the official CPG or CPC committees. Official launch of this group is scheduled July 18. No power point or other presentation materials were available for distribution.

California Senate Bill SB-50, SB-330 and SB-592 – This item was discussed, and the CPC voted to express opposition to these bills and to encourage the City Council to oppose these bills as well. The vote was 16 in favor, 1 against and 10 abstentions. The abstentions were mostly due to individual CPGs not taking a vote on the issue. Greater Golden Hill voted in favor of the motion in accordance with the motion that passed at our June 12, 2019 meeting.

SB 946 Pushcart regulations repeal – Laura Black from the Planning Department presented that the City is repealing the regulations related to Sidewalk Vending Permits to be compliant with the new State Law.

Phase I of the 12th Land Development Code (LDC) Update will go to City Council July 23rd. The schedule for Phase II is still TBD.

CPC Subcommittee Regarding the City Audit Findings on CPGs: – We continued to go over the City Audit Findings and discuss ways we can improve CPGs compliance with the 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.

2. PCOW Training: Attended June 27 PCOW training, this is for CPG chairs and vice chairs. There was a short presentation that went over the governing documents: Bylaws, Council Policy 600-24, Administrative Guidelines, and the Indemnification Ordinance. The remainder of the training was a Q&A with past and present CPG chairs.

- Other Training Opportunities: July 25th: Brown Act, September 26th: Reviewing Public and Private Projects, and October 24th: Advanced California Environmental Quality Act (CEQA) training

3. Airport Noise CAC Meeting: Next meeting is August 20th from 2 to 4 PM at the Airport Noise Office at Liberty Station. I will be unable to attend due to a planned vacation and would like a volunteer to attend the meeting to represent Golden Hill.

4. Balboa Park Committee Meeting: July 11th Inspiration Point – Discussion of the Draft Request for Proposals (RFP) regarding re-development of this area of the Park. The meeting will be held at 6 PM at the War Memorial Building at 3325 Zoo Drive.

5. Balboa Park Conservancy – Balboa Park Workshop and Survey. The workshop will be held on Friday, July 12 at 8AM at Parq West, 2557 Third Avenue, San Diego CA 92103. Even if you can not attend the workshop, please consider participating in the Survey, which is a great opportunity to provide suggestions as to how we can improve the Park and Park access for GGH residents. Link to Survey: https://app.maptionnaire.com/en/6414/?utm_source=Balboa+Park+Conservancy+Newsletter&utm_campaign=5adf253ca6-EMAIL_CAMPAIGN_2019_06_11_11_26_COPY_01&utm_medium=email&utm_term=0_4efc2e0325-5adf253ca6-124492309

6. Meeting Request from Greg Hansen, the owner of the commercial property on Broadway between 19th and 20th Street. Greg reached out to me to see if he could schedule a meeting to discuss community input on possible use of this site, if you are interested, please let me know and we can set up a meeting. I sent him a link to our community plan and invited him to attend our meetings.

7. 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, July 24th Location: 1264 24th St. (The next regular Board Meeting of the GGH CDC is Thursday, July 18th)