

>>> GREATER GOLDEN HILL (GGH) PLANNING COMMITTEE (GGHPC)

>>> Minutes of Zoom Meeting

>>> November 18, 2020, 6:30 pm-8:42 p.m.

>>>

>>> PRESENT (12):

>>> (1) Kathy Vandenheuvel (GGHPC Chair, Community Planners' Committee (CPC) Representative, Airport Noise Citizens' Advisory Committee Representative)

>>> (2) Sabrina DiMinico (Vice Chair)

>>> (3) Michael Nazarinia (Secretary)

>>> (4) Susan Bugbee (Membership and Elections Representative, Historic Subcommittee Chair)

>>> (5) Victoria Curran (Balboa Park Committee Representative, Bicycle Subcommittee Chair)

>>> (6) Erika Espinosa Araiza (Airport Noise Advisory Committee (ANAC) Representative)

>>> (7) Paul Schumacher (Development Subcommittee Chair, CPC Alternate)

>>> (8) Cheryl Brierton

>>> (9) Joe Coneglio

>>> (10) Richard Santini (late)

>>>

>>> ABSENT (3)

>>> (11) Reyna Ayala

>>> (12) Valerie Pasquetto

>>> (13) Susanna Starcevic

>>>

>>> ELECTED OFFICIAL PRESENT

>>> \*Chris Ward (San Diego City Council Member, District 3 until 12/7/2020, then Assemblymember for GGH)

>>> \*Chris Ward's Aide, Brett Weise

>>>

>>> GOVERNMENTAL REPRESENTATIVES

>>> \* Bernie Turgeon, Senior Planner, City of San Diego

>>> \* John Howard (Manager, City of San Diego Balboa Park Golf Course)

>>> \*Amy Mills (Project Manager, Balboa Park Golf Course Drive Multi-Modal Path Improvement Project S15940, for client San Diego City Parks and Recreation Department)

>>>

>>> ABSENT

>>> Representatives for:

>>> \*retiring US Congresswoman Susan Davis (District 53) and newly elected Sara Jacobs

>>> \*Toni Atkins (State Senator District 39/Pro Tem State Senate President)

>>> \*Todd Gloria (GGH Assembly District 78 Representative/ San Diego City Mayor Elect)

>>> \*Lorena Gonzalez (GGH Assembly District 80 Representative)

>>> \*Steve Whitburn (San Diego City Councilmember-Elect, District 3)

>>> \*San Diego Police Department Community Relations Officer

>>>

>>> A. APPROVAL OF MINUTES of GGHPC meeting of October 14, 2020

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>>> Nazarinia moved, Espinosa-Araisa seconded, motion carried, 9-yes, 0-no, 0-abstaining, to approve the GGHPC minutes of October 14, 2020 (Santini late, not participating)

>>>

#### >>> B. GOVERNMENT REPORTS

>>>

>>> \* City Councilmember Chris Ward came to say goodbye, and to express and receive thanks for work accomplished, as he moves to the State Assembly in 2.5 weeks. His priorities will be homelessness and the environment.

>>>

>>> \*Answers by Ward to Questions/ comments:

>>> -there is a 3-day hiatus between Ward's Departure 12/7 and inauguration of Whitburn 12/10, with new City Council President chosen at that time (Brierton);

>>> -staff not following him to Sacramento—not in a position to move, and Ward believes in allowing new bright minds to learn public policy (Brierton);

>>> -met with Whitburn on continuity of Parks Master Plan, not yet approved (though Mobility section was approved) (VandenHeuvel);

>>> -won't forget about Hwy 94 park lid (Curran);

>>> -new County Board of Supervisors will likely be more open to conservatorships for mentally ill homeless, 400 hotel beds coming online, Millionaire's tax money needs to get out to the community (Member of the Public Gary Roberts).

>>>

>>> \*Report by Councilmember Ward aide Brett Weise:

>>> -A nationwide search is on for City Auditor, with an experienced acting City Auditor in place

>>> -Briefings are ongoing during transition to Whitburn, noting Golf Course Drive multi-modal path is at top of GGH list

>>>

>>> \*Report by Senior City Planner Bernie Turgeon:

>> —March GGHPC Election is being addressed following the temporary amendment to City of San Diego Policy due to COVID-19. Possible mail-in ballots being considered. Also reviewing requirement in Bylaws to hold election if there are more than 2 vacancies.

>> —Timeline for GGH next historic district has slipped to en 2020/early 2021 to mail survey, notice property owners and tenants. Member of the public Gary Roberts inquired why no front door hanger notice so opposition can be mobilized; Turgeon stated it was not required, and unwise due to Covid-19.

>>

#### >> C. NONAGENDA PUBLIC COMMENT

>>

>> Members of the public Paul Easton and Tershia D'Elgin are initiating a process to rename a cul de sac alley with 3 different street names, confusing emergency responders. Weise put Easton and D'Elgin in touch with Development Services Department-Streets. Chair stated it could be put on GGHPC future agenda if community members deemed it helpful.

>>

>> D. ACTION ITEM, Update on multimodal path design for Golf Course Drive, Project S15940

(Howard and Mills, Presenters)

>>

>> \*Background:

>> — In July 2018, GGHPC approved Alternative 2 (of 3) plans presented by City staff for a safe path for bicycles and pedestrians, with a modification that there be a protective barrier between bicycles and vehicles. The Balboa Park Committee voted to adopt the GGHPC recommendation. The project was to be completed in 3.5 years.

>> —Previously in 2012, the Golf Course planned to upgrade its Clubhouse for weddings using Golf Enterprise Funds—A previous City Attorney issued a memo opining about permissible uses of Golf Enterprise Funds.

>>

>> \*Presentation: Howard presented a new and different plan from Alternative 2, with no barriers between bicycles and vehicles, cutting through established Golf Course and requiring realignment of hole 9. (ATTACHMENT 1.) Cost \$5,050,000. Weise stated approved cost was actually \$6-\$7 million.

>>

>> QUESTIONS/ANSWERS:

>> —Vandenheuvel asked about budget/completion. Mills stated 30% of the design had been completed, work proceeding to 60%, design fully funded. Winter 2021 anticipated design completion. Then returns to community for environmental review.

>> —Brierton stated costs approved were not all for design. Costs keep increasing, original quote was \$500k.

>> --Member of the public Rene Smith requested a breakdown of funds spent as of 2.5 years ago, and how much since on design. Mills stated she would send the information to the GGHPC Chair.

>> —Curran pointed out there were sharrows instead of protected lanes, and loss of access to the view portions of Golf Course Drive. Curran also explained that sharrows on a blind curve are extremely dangerous. Speed bumps and low speed limits are not as effective as a protected bike lane.

>> —Schumacher stated cutting off the horseshoe loop was disappointing, less appealing, parking area now gated. Howard replied gate was for nighttime bar for vehicles only at request of SDPD, due to crime, but people could still walk out there.

—Bugbee clarified with Howard/Mills that the horseshoe loop by the Clubhouse would be one way.

>> —“Malcolm” (City staff?) stated there could be striping, flexible delimiters for barriers

>> —Past GGHPC Chair/Member of the Public David Swarens, stated there were to be barriers, Weise disagreed. Swarens also inquired about lighting and landscape, noting that Golf Course declined to participate with funds.

>> —Easton inquired about access during construction process. Mills stated that would not be projected until a later stage.

—Member of the public Catherine Russell received clarification from Howard/Mills the there would be a sidewalk to the Clubhouse around the loop curve, and a stop sign at the “T” intersection. Howard stated high fences along the roadway had not been discussed.

>> —Brierton stated the new design of the Golf Course appeared to substantially benefit the

Golf Course.

> —Espinosa-Araiza asked what the next step would be in the process, and what could be done with our motion. Mills stated she would need to check with her client, the City Dept of Parks and Recreation, and reiterated it would eventually come back for environmental review.

>

## MOTIONS

(1) Brierton moved, Schumacher seconded, **motion carried, Yes-8, no-1, abstain-1** (Vandenheuvel-uncertainty about referring it to the City Attorney) That the City Attorney be asked to re-evaluate the use of Golf Enterprise Funds for this revised project, which advances the Golf Clubhouse Plan.

(2) Brierton moved, DiMinico seconded, to reject the current plan unless the Golf Course Enterprise Funds it. Motion amendment from Nazarinia accepted, “unless the Golf Course Enterprise partially or significantly funds it”. Motion amendment accepted from General discussion, “or support the previous plan presented as Alternate 2 in 2018 with safe bike lane separation and a view along the canyon rim.” **MOTION FAILED, yes-4, no-6.**

(3) Member of the public Mike Gruby suggested a motion, which Brierton moved, Curran seconded, **motion carried (9-yes, 1-no, 0-abstentions)**. The Plan is approved, provided the bikeway is changed to Class 1 and the Golf Course Enterprise funds the project. In this absence of agreement on this point, the committee approves the original plan (Alternate 2 of 2018), with the change to a protected Class 1 bikeway.



Closing remarks by Mill: City Parks and Recreation will decide where to go from here, and the Golf Division will review.

## E. REPORTS

It being 8:32 pm, the Chair requested and received a brief extension of time to present reports.

\*Chair's Report. (See ATTACHMENT 2.)

\*Vice Chair's Report. None.

\*ANAC Report. Information about Safer Homes map eligibility and application for money is on the ANAC website. A workshop has been tentatively planned for December 20.

\*Secretary Report. Requesting pictures and video for website and to give access to Schumacher and Brierton to upload pictures and talk about community planning. Will submit receipts to Chair for website reimbursement

NEXT MEETING. January 13, 2021, at 6:30. The December 8 meeting is anticipated to be adjourned, unless a Development Project requires review.

Parks and Recreation Department

# Golf Course Drive Improvements Project

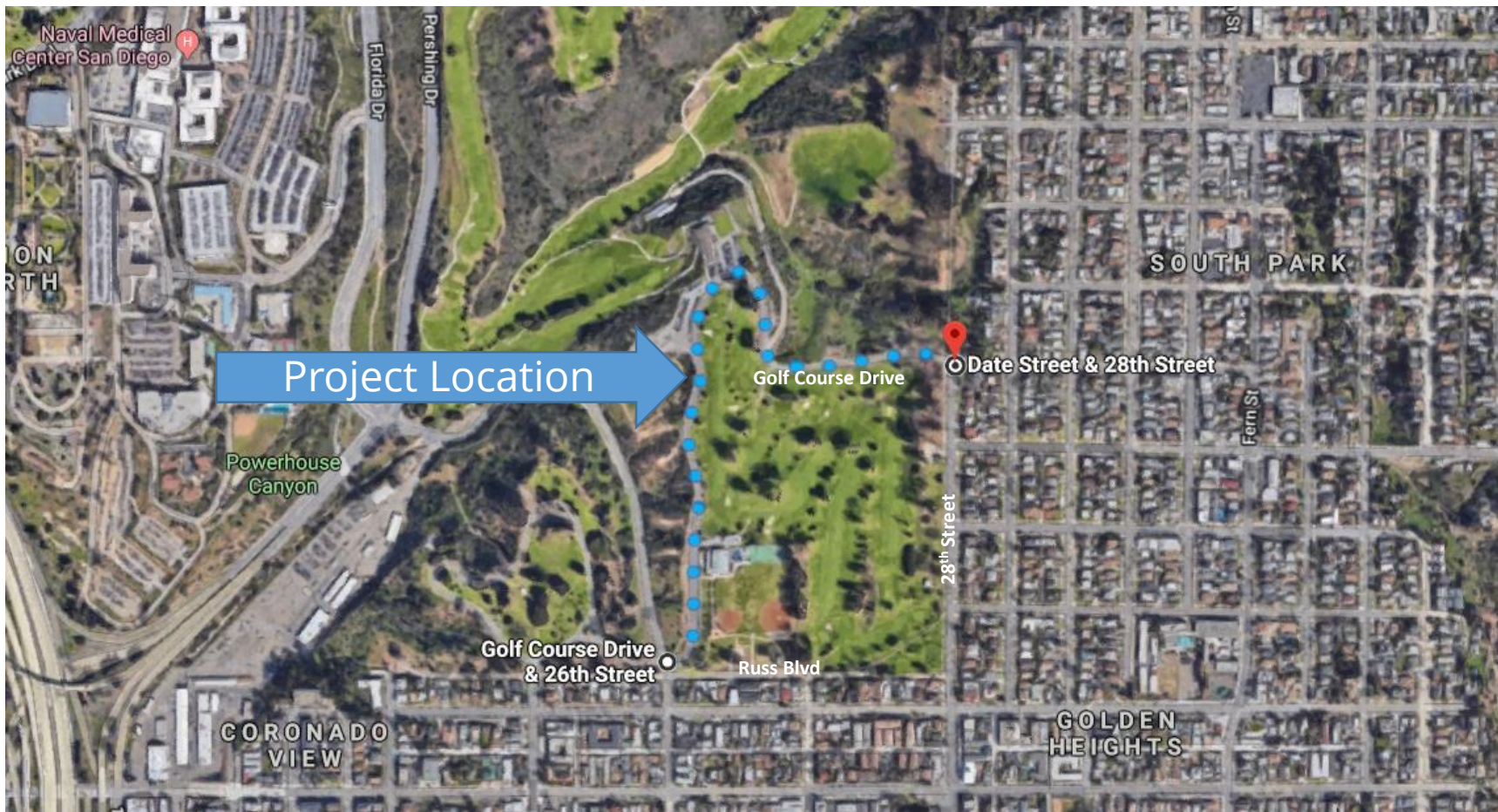
Greater Golden Hill Planning Committee  
November 18, 2020





# Project Location

Golf Course Drive from the intersection of Golf Course Drive and 26<sup>th</sup> Street to the intersection of Date Street and 28<sup>th</sup> Street





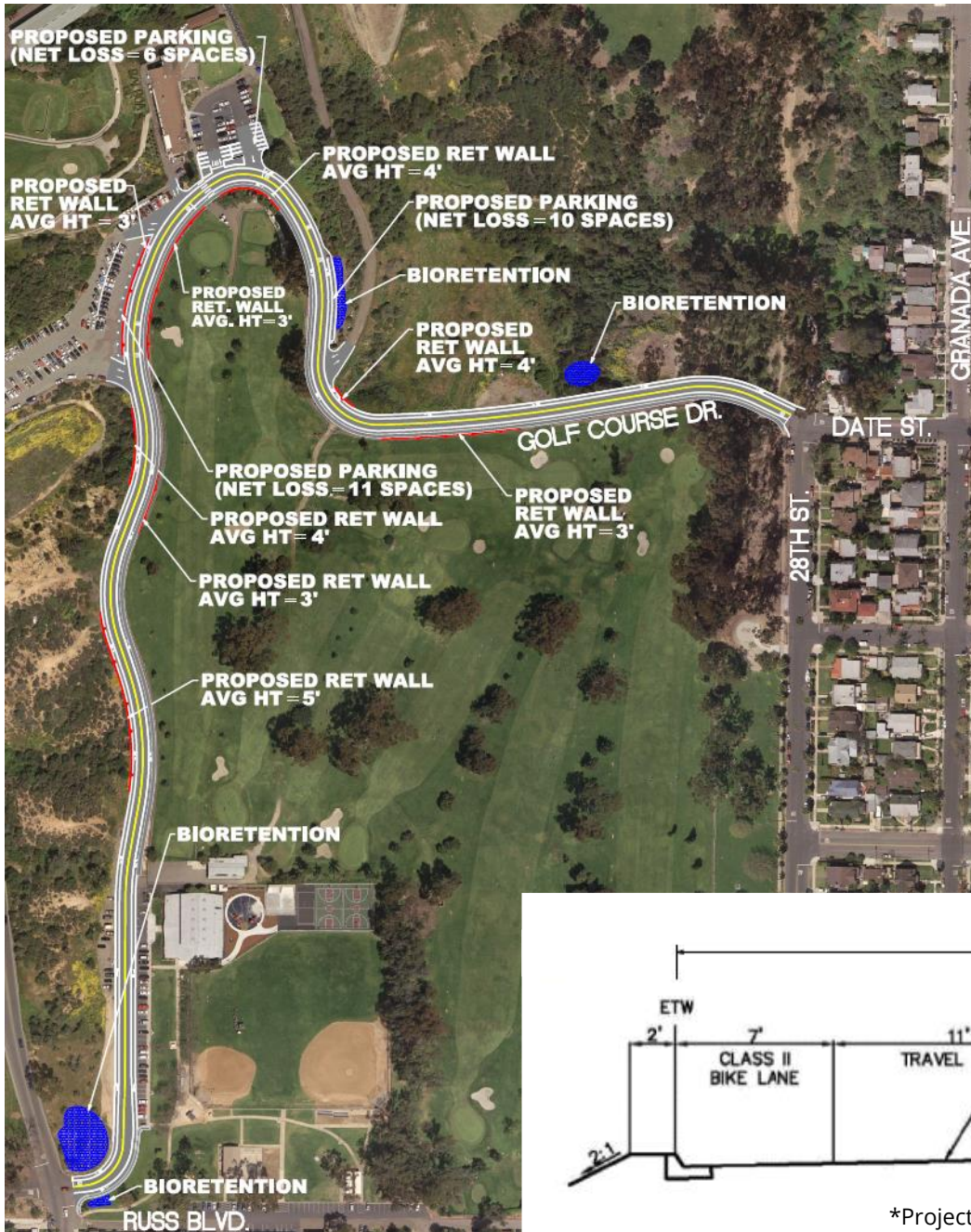
# Project Objective

Provide pedestrian pathway and bicycle facilities along Golf Course Drive from 26<sup>th</sup> Street to 28<sup>th</sup> and Date Street.

A Feasibility Study was prepared to evaluate various alternatives to meet the project objective.



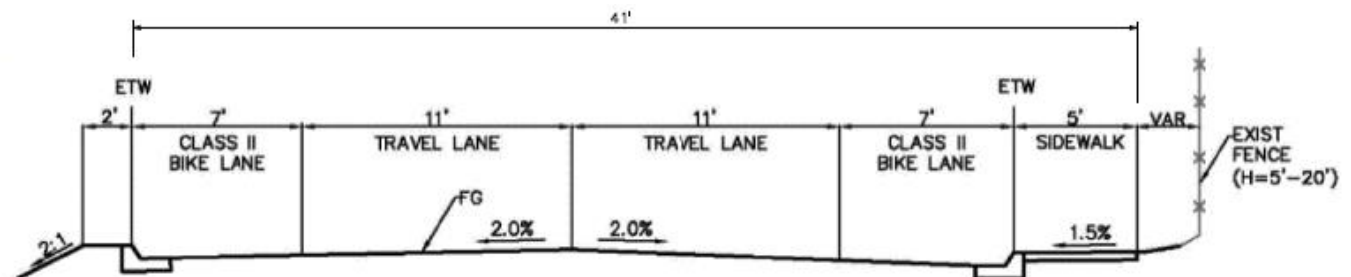




## Alternative 2

Two 11' Travel Lanes with two 7' Class II Bike Lanes and 5' Sidewalk adjacent to the northbound lane

- Requires reverse angle parking at the Recreation Center
- Multiple retaining walls with average height ranging from 3 to 5 feet
- 27 net loss parking spaces **(will be designed to zero)**
- Largest cross-section
- Total project cost: \$5,050,000
- Project timeline\*: 3 years and 6 months
- Approved by the Golden Hill Community Planning Committee on July 11, 2018 and the Balboa Park Committee on September 6, 2018.



\*Project timeline is from when the design phase is funded and ready to begin



## Balboa Park Golf Course – Revised Clubhouse Master Plan

Existing Conditions and Proposed Revisions





# Proposed Concept





# Added Benefit

- Comports with the previously approved Clubhouse Master Plan
- Simplified circulation for through traffic, bicycles and pedestrians
- Eliminated “blind curve” for a majority of the circulation, increasing safety
- Complies with City Street Design Manual
- Safer access to the 9-hole course
- Allows the golf course site to be secured at night
- Reduces impact to habitat
- Reduces project cost due to storm water mitigation



# Questions?

## Greater Golden Hill Planning Committee

### November 18 Chair's report

#### September 22, 2020 CPC Meeting:

1. La Jolla proposed revisions to the DSD notification procedures to increase size of public notices posted at job sites. This proposal had broad support among the CPC members.
2. OB requested that the City docket a street vending ordinance. This proposal had broad support among the CPC members.
3. Housing Policy Open Discussion – Large support for forming a subcommittee

October 8 and 14, 2020: Meetings with Downtown and North Park Planning Groups and Council District 3 to discuss requested revisions to Parks Master Plan. Planning Department staff were available for Oct. 14<sup>th</sup> discussion. Discussions focused on concerns with point system, lack of emphasis on land acquisition and the lack of detail on how Balboa Park will be scored for the neighboring communities.

#### October 27, 2020 CPC Meeting:

1. Venus Molina from Councilmember Campbell's office presented on proposed short-term vacation rental regulations. Currently it is estimate that there are approximately 20,000 short-term rentals within the City. Only 2,500 are paying TOT. 80-90% of short-term rentals are whole home rentals. Proposal would cap the available whole home rentals to about 4,000 not including Mission Beach. Mission Beach would have a higher allowable number of homes allowed to be used for short-term rentals. Proposal would put the new rules into effect in a year. Discussion regarding concerns about enforcement and the Mission Beach carve-out. Permits would be given out by a random lottery which lead to some concerns about the possible over-concentration in some areas. Lottery would be done every two years and the number of allowable permits would be tied to housing supply numbers. Mission Beach was concerned about the carve out from their area and was not supportive of proposal.
2. Complete Communities – Proposed special CPC meeting for Nov 2 to discuss revisions to Complete Communities, housing, mobility and parks plans.

October 29, 2020 SDDP Captains Advisory Board Meeting: Have been multiple homicides and gun violence which seemed to be gang related. Discussed future Convention Center shelter shut down and that individuals would be moved to alpha shelter, but not enough beds identified yet to support all people at the convention center. There has been a push to crack down on drag racing: Operation Dragnet. Discussed planning for potential protests and riots due to the upcoming election. Discussed increase in homeless related issues. PD pointed out that due to COVID-19 there was an increase of inmates released.

November 2, 2020 CPC Meeting: Revisions to complete communities. Planning department presented an overview of changes. No significant changes to the mobility plan. Housing Plan revisions included: more affordable housing requirements, anti-displacement language, inclusion of a sunset clause, increased community outreach requirements, and restrictions on use of short-term rentals. Parks Plan revisions included: increase priority for land acquisition, increased point value for size of land, expansion of park typologies, and clarification of Regional Parks. Discussed concern over the lack of time to review

these changes before going to City Council and concerns regarding the revisions to the General Plan Recreation Element.

November 7 and 16, 2020 Follow-up with Rene Smith and Golden Hill CDC regarding potential grant opportunities for the AZ Landfill and City Ops Yard within Balboa Park.