

**Greater Golden Hill Planning Committee
July Meeting Minutes
Wednesday, July 8, 2020, 6:30 P.M.
This will be a virtual meeting
(not in-person) through Zoom**

www.sandiego.gov/planning/community/cpg

Minutes Prepared by Cheryl Brierton, Sabrina DiMinico & Michael Nazarinia

Meeting held on zoom called to order by **Chair at 6:32**. Chair instructed Vice Chair/zoom host to record meeting, and explained rules for participation in a zoom meeting.

Present (12): Kathy Vandenheuvel (GGHPC Chair, Representative to Community Planners' Committee (CPC), Representative to Airport Citizens' Advisory Committee (ACAC), Tim Briggs (Vice Chair), Michael Nazarinia (Secretary), Susan Bugbee (Elections & Membership, Historic Subcommittee), Victoria Curran (Balboa Park Committee, Bicycle Subcommittee), Cheryl Brierton, Sabrina DiMinico, Erika Espinosa-Araiza, Valerie Pasquetto, Paul Schumacher, Susanna Starcevic & Reyna Ayala **Absent (2):**, Joe Coneglio, Richard Santini. **total participants.**

Review/Approval of Minutes of March & June 2020. March – Motion to approve by Starcevic seconded by Bugbee, approved 8, 3 abstain absent as the reason for Brierton, Coneglio, Schumacher. June motion to approve by Brierton, seconded by DiMinico, approved 9 yes, 2 abstain due to absence, Ayala & Coneglio.

Governmental Reports

39th CA Senate District Chevelle Tate 619.645.3133 chevelle.tate@sen.ca.gov

***Chevelle Tate for President Pro tem State Senator 39th District (Toni Atkins):**

Presentation on the Senate Housing Package – 7 bills are in package: SB995, SB1120, SB1385, SB1085, SB902, SB899, SB1410.

All the below bills have passed the Senate and are currently in the Assembly.

Atkins passed SB995 builds on existing law AB900 in 2011. SB would extend sunset on build until 20205 and provide CEQA relief on specified projects and adds affordable housing projects as an eligible use of CEQA exemption and uses a master environmental EIR process; one of the barriers before was the minimum investment was \$100million and this bill reduces it to \$15 million to be eligible; must be located in infill site and 2/3 must be used for residential and 15% of units must be affordable.

SB1120 – lot split bill that expands on existing bill to promote small-scale neighborhood development includes coastal areas but historical districts are exempt. Provides One parking space per unit; shorter than 30 day rentals are not allowed.

SB1385 – unlock existing land zoned for commercial office add retail for potential residential development; opportunity to add housing capacity to underutilized commercial space; at least 10% of housing units must be affordable or below 80% AMI.

SB1085 – density bonus bill to enhance existing density bonus for building more moderate-income (80-120% AMI) housing.

SB902 – Scaled down version of SB50; permits local government to up-zone any parcel if the parcel is located in a transit rich area, a jobs rich area or urban infill site.

SB899 – if a religious institution or nonprofit college can build housing by right with some limitations (can't be located in environmentally sensitive areas; or historic districts and must be

at least 1 acre.

SB1410 – eviction protection for tenants; provides residential landlords and mobile home park owners tax credit equal in value to unpaid rent through a signed agreement; and landlords can sell tax credit; tenants have 10 years to pay off the State in annual installments, interest free beginning in 2024.

Link for more info <https://focus.senate.ca.gov/housing>

Questions:

Gary Roberts – do any of these bills have impact on South Park historical district? Bills where protecting the historical district would impact it if it fits the criteria (i.e. bonus density).

Vandenheuvel – does SB899 require ministerial or community review? Tate: Ministerial review

Not present:

Bernie Turgeon (City Planner)

Robert Case for US Congress Rep. 53rd District (Susan Davis)

53rd Congressional District Robert Case 619.280.5353 robert.case@mail.house.gov

Randy Wilde for Assemblymember 78th District (Todd Gloria)

78th CA Assembly District Randy Wilde 619.645.3090 randy.wilde@asm.ca.gov

Lucas Cruz for Assemblymember 89th District (Lorena Gonzalez)

80th CA Assembly District Lucas Cruz 619.338.8090 lucas.cruz@asm.ca.gov

San Diego Police Department Community Relations Officer (CRO) Ricardo Rios

City Planner Bernard Turgeon 619.533.6575 bturgeon@sandiego.gov

City Council District 3 Brett Weise 619.236.6633 bweise@sandiego.gov

Non-Agenda Public Comment

For items not on the agenda but within the scope of authority of the planning committee. Limited discussion, as these have not been “noticed” for consideration, and limit to two minutes, please.

Information item regarding City of San Diego

City of San Diego AC Water & Sewer Group 1023 Project. David Spindler, PK Mechanical, and Samira Nourbakhshbeidokhti and Alireza Heidari from the City of San Diego will be presenting the details related to this project. This project proposes to replace 10,169 LF (1.93 miles) of existing AC water mains including associated water services, fire hydrants, curb ramps, traffic control, etc. This project proposes to replace 696 LF (0.13 miles) of existing CP sewer mains including associated sewer laterals and manholes. The point of contact for this project is **Vic Salazar** Communications, vic@vicsalazar.com.

From Grape to Elm Street. 10,000 ft of water main and sewer repair/replacement. Also 30th from Hawthorne to Fern – night work. City notified affected neighbors by door hangers. City will give 5 days notice for a water shut off due to COVID (instead of 72 hours). Encourages community to sign up for notices by going to public works on city website and you can subscribe to AC Sewer and Water Job 1023 for updates.

Vandenheuvel received an email about cleaning up fine dust from saw cutting on 1800-1900 block of Fern St. Contractor has asked crews to improve the daily dust cleaning.

Public Comment:

Frank Thorp – night work is going to be a big problem for residents; he has a sleep disorder and if he gets woken up he can't get back to sleep and will end up in the hospital if he can't sleep; couldn't have picked a worse time to do it all night instead.

Vic spoke to Thorp; the City put out specs as to why this would be good for night work.

Vandenheuvel – why can't work start after 5:00 and go until midnight; A Heidari supervising engineer for city of san diego – this is all they can do and mayor has been given approval.

Lisa Vella – South Bark Dog Wash – upset that it's will take 3 weeks.

Howard Blackson – what are the traffic control plans – who generated it? City of san diego and is monitored and inspected by city of San Diego.

Vic – at the completion of the sewer work on Fern street will the street be repaved? Yes, entire street will be resurfaced from Elm to Grape

Gary Roberts – will this project go deeper into golden hill after this phase is completed? This is a separate project as part of the CIP program; is there a map to show where detours will be taking place: the city has traffic control plans and will send to Vandenheuvel so she can share with the community; signs will be posted. Frank Thompson; What are the next steps if this is not a done deal? Reach out to council members.

Ryan Sullivan – head brewer South Park Brewing Company

Coneglio – recommends offering a traffic plan to the City that you think will work b/c it will make it go smoother and will make it easier; Blackburn – how much did it cost and how long did it take the city to get back to you?

Bus would get re-routed

Action Items:

Emergency Ordinance for Temporary Outdoor Business Operation Permits for South

Park. The Temporary Outdoor Business Operation Permit supports the recovery of local retail outlets and restaurants devastated by economic impacts from COVID-19 by helping businesses with limited footprints operate in outdoor settings adjacent to their businesses and get closer to the sunshine. The goal is to help dining and retail outlets with space constraints expand operations outdoors so they can cost-effectively implement safety, health and distancing protocols. Howard Blackson, hblackson@avrpstudios.com and Ryan Sullivan, sullpenguin@gmail.com to present proposed applications for outdoor business operations for businesses in the commercial areas along 30th and Fern Street.

Motion by Brierton – GGHPC fully supports the emergency ordinance for temporary outdoor business operation permits with permit fees deferred and ideally waived with the city providing traffic control and maximum available for businesses space along our commercial corridors in accordance with our community plan. GGHPC fully supports the City of San Diego temporary emergency ordinance allowing maximum use for small businesses to operate outdoors in commercial districts identified in the GGH community plan, including full street closures, with the City to defer or waive fees, and City to obtain traffic control plans. **Coneglio seconded, approved – 10 unanimous.**

Complete Communities

Complete Communities: Housing and Mobility. Consider making a recommendation and or public comment on one or both parts of the Complete Communities initiative. Complete Communities: Mobility Choices and Housing Solutions proposes amendments to the San Diego Municipal Code (SDMC) to provide incentives to increase housing production and expand the mobility network around transit hubs and existing development. Housing Solutions is an opt-in program intended to help the City meet its Regional Housing Assessment Needs (RHNA) goals for affordable housing, CAP goals by providing for affordable housing in multi-family and mixed-use commercial areas served by transit. This is an additional bonus program for providing

housing for all income levels while including amenities like linear parks and promenades. Compete Communities Housing Solutions will help the City meet its RHNA goals for affordable housing and comply with state law AB2372, also known as the California Sustainable and Affordable Housing Act (CSAHA). Housing production will need to triple annual production to meet RHNA goals of 108,000 units of housing in San Diego by 2029. The program is only permitted in zones for multifamily in Transit Priority Areas and is intended to incentivize small-scale development while investing in amenities to improve quality of life for new residents. The program would require affordable housing be located in transit supportive areas and meet inclusionary housing requirements to provide an additional 10% rental units be for households earning up to 120% Area Median Income (AMI). The project must also replace existing similar size affordable units. The project must pay \$9 per sf of lot area, or \$11 per sf lot area if over 95 feet in height into the neighborhood enhancement fund or else construct an onsite promenade. Projects meeting the requirements are allowed incentives including ministerial processing, FAR-based density/height, affordable housing incentives, DIF scaled to square feet of unit size. The program requires 20% affordable housing - the 10% bonus at the inclusionary rate plus 10% at the moderate-income rate. The program is scheduled for City Council summer of 2020. Goals for mobility include connecting residents with safe and convenient mobility options that connect them to jobs, shopping, services, parks, and other amenities. SB 743 required cities to move from measuring transportation using a level of service analysis to one using Vehicle Miles Traveled (VMT). Using the VMT metric focuses on activities that reduce vehicle trips like walking, biking and transit instead of accommodating vehicular trips as level of service does. An in-lieu fee for active transportation compliance in portions of the city is also being created.

Link to City Page: Resource:

<https://www.sandiego.gov/planning/programs/completemunities/housingsolutions>
<https://www.sandiego.gov/planning/programs/mobility/mobilitychoices>

4 components: Housing, Mobility, Parks & Potentially infrastructure (may or may not be included).

Brierton moved, DiMinico seconded, **motion failed**: To oppose removing Developer Impact Fees from Greater Golden Hill for distribution to other communities in the City of San Diego Proposed Housing and Mobility Element Plans, to increase moderate affordable housing requirements from 10% to 20% for developer density bonuses, and, where only ministerial review is now required for certain housing, proposals be brought as information items to community planning groups. Yes-4 (Vandenheuvel, Brierton, Bugbee, DiMinico); Abstain-0; No-6: (Briggs, Nazarinia, Coneglio, Espinosa Araiza, Ayala, Schumacher).

Motion by Briggs GGHPC recommends, since reviews are ministerial, that projects be brought to the community as information items, as well as increasing the affordable housing requirement on moderate housing to 20% for the density bonus. To support increasing moderate affordable housing requirements from 10% to 20% in the City's proposed Housing and Mobility element for developer density bonuses, and, where only ministerial review is now required for certain housing, proposals be brought as information items to community planning groups.

Seconded by DiMinico. 1 no (Brierton), 9 approve. Motion passes, (Starcevic no longer participating).

Bancroft Street Residences - Project No. 458558. Review recommendation by the development review project subcommittee regarding progress on the Bancroft Street Residences - Project No. 458558. The subcommittee met on July 1, 2020 to review the motion previously passed by GGHPC concerning this 2-home project on lower Bancroft Street and discuss issues with recent construction and possible actions.

Lara Mays – one of the property owners of existing residences and want developer to share the cost of fixing the driveway.

Tershia d’Elgin – believes sewer water going into canyon is causing an issue; Ash street storm drain project has been cancelled due to lack of funding; thinks City should be liable so they can adequately care for it.

Brierton – street has become completely impassable and water seeps down through the under ground part of the canyon by the storm water which is going to cost all of the homeowners in the canyon a lot of money; the canyon was designated as open space and should be supported under our community plan; the city dump trucks and the city storm water trucks that damaged the retaining wall and asphalt that covers that driveway; the city had agreed to fix the street and then suddenly said they wouldn’t;

Gina Von Der Kret; another one of the property owners; street was damaged by the city and it needs to be fixed, not put back on the property owners; city needs to give approval on a road that is not going to damage the sensitive landscape.

John Ryan –

1) 4 other homeowners that live on the street need to check their title to find out what the EMRA says; legally there would be no leg to stand on if there is an EMRA attached to that title; it would be nice if the City would come in and repair the road because it is in dire shape.

2) there is water coming down the street but not coming off of Ash because there is a burm that pushes the water into another spillway on the other empty lot – any water on the other side of that burm will run down that street on its way to a small manhole; city is making him build a concrete spillway.

3) there are actually 7 homeowners; if there is an EMRA in place and we’re responsible for the maintenance of the property than he suggests all property owners chip in and pave the road after the project is complete and he could get good pricing; however, it would be nice for the city to do it though.

Gina Von Der Kret – the current damage is very difficult to navigate around and that damage was caused by the City; city trucks tore up the street.

Brierton City Supervisor came out to review the street and were ready to fix it but then City Engineer Benjamin Foxhaul intervened; Now it’s in the hands of the department of transportation and storm water who is telling the residences they need to pay for it.

Lara mays – City has been maintaining the street for 20+ years and then just a few weeks ago they said they won’t do anything any more; the street won’t last until after the other houses are built; the road has become impassable; heavy trucks won’t be able to drive on that road and also where are all of the building materials going to be stored during construction.

John Ryan – has an agreement with lot owner next door to store building materials; interesting that the city had been maintaining the road for 20 years is interesting.

Vandenheuvel clarified - City said that b/c this was a non-improved street that only minor maintenance has been done.

Brierton – parcel map was recorded in 1978 and there was no mention on her map or deed that this is an unimproved street.

Schumacher

John Ryan – there are no environmentally sensitive plants on both lots because they did ESL and survey on both lots; there are only a few items left to clear on project.

Brierton – the documentation we got from the City said that none of the area was cleared.

Motion by Schumacher – GGHPC adds the following condition to the recommendation to approve the Bancroft St. Residences:

- 1. Revision of the EMRA with existing property owners (APN's: 539-441-17-00, -18-00, -19-00 & -20-00) and the City to no longer include portions of street and retaining wall fronting on undeveloped parcels (APN's: 539-441-20-00, -21-00 & -05-00).**
- 2. That the City repairs any damage caused to roadway and retaining wall by recent City public works projects.**
- 3. That maintenance and repair of street and retaining wall fronting on undeveloped parcels (APN's: 539-441-20-00, -21-00 & -05-00) would now become responsibility of the City, after any improvements the City requires of the Bancroft St. Residences project.**

Seconded by DiMinico. Approved – unanimous with 8 yes, 1 abstention (Brierton).

(Brierton, to avoid appearance of impropriety, lives on different roadway upper 1300 block Bancroft, not subject to ERMA) (Starcevic and Coneglio no longer participating).

City of San Diego Office of Race and Equity. Consider actions the GGHPC can implement or propose to support the newly created Office of Race and Equity. Cheryl Brierton to report on outreach to Councilmember Montgomery's office.

Committee Assignments for CAC, ANAC and CPC. Confirm and consider appointments for ANAC representative and alternate, CAC representative and CPC alternate positions.

Vandenheuvel – due to a misunderstanding, we need to correct that Erika Espinosa is our designated representative for ANAC and Paul Schumacher is our designated CPC alternate

Motion by Brierton: Nominate Erica as our ANAC & Paul Schumacher the designated GGHOC alternate to the Community Planners' Committee Second by Nazarinia. Espinosa Araiza shall be the GGHPC designated representative to the Airport Noise Advisory Committee, and Paul Schumacher the designated GGHOC alternate to the Community Planners' Committee. Yes-9 (Vandenheuvel, Briggs, Nazarinia, Brierton, Bugbee, DiMinico, Espinosa Araiza, Ayala, Schumacher), abstain-0; no-0 (Coneglio and Starcevic no longer participating).

Chair, Vice Chair, ANAC, BPC, Website, Project Review and Bike Plan Subcommittee reports

July 8, 2020 Chair's Report

- 1. CUP for Alcohol Sales at 30th and C St:** Continued to receive multiple email communications from residents regarding this project expressing concern over the approval of alcohol sales at

this site until midnight. We are waiting on DSD to notify us when the permit hearing will be held. DSD is required to provide us with 2 weeks notice for the date of the hearing.

2. June 16 and 22 CPC Parks Subcommittee Meetings: Discussed drafting a recommendation for the CPC and discussed the June 18 Planning Commission meeting. The Planning Commission advanced the Parks Master Plan to Council with significant recommendations to the Planning Department for revisions. Also discussed meeting with council members prior to this item going to Council (TBD).

3. June 18 Planning Commission Meeting on Parks Master Plan: Submitted GGHPC's comments to Planning Commission for consideration. Many of our recommendations or noted issues were reflected in Commissioner Granowitz' motion.

4. June 25 Airport Noise CAC Meeting: Virtual committee meeting to provide additional review of the operational alternatives presented as part of the Part 150 update. None of the alternatives presented significantly impact Greater Golden Hill and are more relevant to the coastal communities effected by takeoffs. Several committee members are concerned that their comments and questions are not being adequately addressed. The Airport clarified that all questions and comments received at the Public Hearing will be documented but not all comments from the Committee that aren't also submitted during the public hearing will be addressed. However, an appendix will include all questions/comments.

5. June 30 CPC Meeting: This virtual meeting has been recorded and posted on the City's website. Agenda items included: 1) Complete Communities: Play Everywhere, Parks Master Plan – passed recommendations for improving the PMP including additional public review, revisions to the General Plan recreation element, and creating an oversight committee. 2) Complete Communities Housing: Solutions and Mobility Choices, passed a motion to oppose. Both motions regarding Complete Communities is attached, the CPC took no action on the Mobility portion.

6. 94 Park Lid: Valerie Pasquetto would like to revisit the proposal for a park lid across the 94. CalTrans presented on this topic in 2016. Suggest setting up an ad hoc subcommittee to provide an update on this item.

7. Officer Ricardo Rivas is our new community relations officer and his contact information is below:

Officer Ricardo Rivas
Community Relations Officer, Central Division
San Diego Police Department
rrivas@pd.sandiego.gov
Office: 619-744-9516

Meeting adjourned at 8:24 pm. The Chair indicates will be at least one more zoom meeting.

Golden hill planning committee meeting adjourned at 9:12.

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