

**LINDA VISTA PLANNING GROUP**

Monday, August 28, 2023

6:00 pm - 8:00 pm

Meeting Location for In-Person:

American Legion Post 731

7245 Linda Vista Rd, San Diego, CA 92111

Or Via Zoom

**BOARD MEMBERS PRESENT:** Howard Wayne (Chair), Felicity Senoski (Vice Chair), Christopher Beesley, Carol Baker, Jennifer Carroll, Charles Camarato, Lynn Dorris, Kim Heinle, Becky Hunt, Ashley Martinez (Secretary), Victor Ochoa, Terri Tebbets, Christine Weinstein.

**BOARD MEMBERS ABSENT:** Margarita Castro

**QUORUM:** was met.

**Community Members in Attendance:** 13

**- GENERAL MEETING MINUTES -**

**Call to Order:** 6:01 pm by Wayne (Chair)

**Pledge of Allegiance:** Camarato

**Roll Call of Planning Group Members:** Martinez (Secretary)

**Approval of Draft Agenda: August 28, 2023**

*Motion by Heinle to approve August 28, 2023, agenda. Second by Carroll. Chair deemed the agenda approved as presented by members present without objection.*

**Approval of July 24, 2023 Meeting Minutes**

*Motion by Camarato to approve July 24, 2023, general meeting minutes. Second by Beesley. Minutes were approved by members present without objection.*

**Reports by Government Representatives:**

- **Police Department:** Officer David Surwilo (present).
  - For Labor Day weekend, police officers will work 12-hour shifts beginning on Friday.
  - Camarato shared his recent experience with an aggressive driver in Linda Vista, and Officer Surwilo encouraged everyone to report these types of incidents to the Police Department.
- **Congress & State Legislature** (Senate/Assembly):
  - Congresswoman Sara Jacobs – Willow Lance, representative (absent).
  - Senator Toni Atkins: Samantha Brown, representative (absent).
  - Assemblymember Ward: Teannae Owens, representative (present)
    - Legislative summer recess is over, and Assemblymember Ward returned to Sacramento to finish the first year of the 2023-24 legislative session.

- An audit of San Diego Gas and Electric (SDGE) rate increases by the California State Auditor has concluded, and the report is expected to be released on August 29, 2023.
  - As a reminder, Assemblymember Ward's office assists constituents seeking help with the Employment Development Department (EDD) and more. Please contact the district office for assistance.
  - Assemblymember Ward is expected to join the November 2023 meeting of LVPG.
- **County & City:**
    - **Mayor:** Emily Piatanesi, representative. (absent)
    - **City Attorney:** Not present.
    - **City Council:** Councilmember Raul Campillo – Miles Noel, representative. (present)
      - The City Council is in recess.
      - Councilmember Campillo holds monthly office hours on the last Thursday of the month. Contact the Councilmember's office to schedule a meeting during those hours.
    - **Planning Dept:** Senior Planner, Megan Covarrubias. (present)
      - Covarrubias is the new planner assigned to Linda Vista and is required by the Planning Department to attend at least one planning group meeting per quarter.
      - Covarrubias provided a general overview of Development Impact Fees (DIF) and Blueprint SD.
      - Chair Wayne and Carroll welcomed the new planner and asked several members of LVPG to introduce themselves and share their backgrounds.
      - Carroll provided an overview of LVPG's priorities and requested that the planner and planning department be an advocate for Linda Vista's priorities.
      - Chair Wayne emphasized the frustration of LVPG, highlighting that Linda Vista's priority projects have gone nowhere and that the City Planning Department is making unilateral decisions on how Linda Vista DIF funds should be spent. For example, LVPG has prioritized using Linda Vista's DIF Funds to improve John Baca Park and the Library. Yet, without consultation with LVPG and the community, the City has decided to reallocate half of Linda Vista's DIF Funds (approximately \$700k of \$1.4 million) to a storm drain.

- Chair Wayne expressed his deep appreciation for Covarrubias' attendance and shared on behalf of LVPG that we are looking forward to working together.
- **SANDAG:** Not present.

**Public Non-Agenda Comments** (2 minutes per person)

- Larry Carr, representative of Power San Diego, shared that his organization is seeking to form a non-profit electric company to serve the region.
- Becky Rapp, a citizen, expressed concern that the City of San Diego is not being transparent regarding the proposed Social Equity and Economic Development ("SEED") ordinance. Rapp referenced comments made by Lara Gates, Deputy Director of the City's Cannabis Business Division, in a San Diego Union-Tribune article regarding details of the SEED proposal and suggested that LVPG request a presentation from Gates on the issue.

**Chair's Report:** Wayne. Chair Wayne provided an update on the City's action on SB 10. On August 3, the City's Planning Commission voted unanimously to move forward with a proposed housing package without the inclusion of SB 10, a bill that would allow rezoning of single-family properties to multi-unit residences up to 10 units and three stories in areas with proximity to public transit.

Chair Wayne called on Camarato as he wished to address the board. Camarato announced that he would be relocating to Memphis for a job opportunity and would no longer be able to serve on the LVPG board. Camarato provided Martinez with a resignation letter and shared that his son would take over his position at the American Legion. LVPG is welcome to continue to use the space for its monthly board meetings.

**Secretary's Report:** Martinez. Secretary Martinez is working to find a location to house the LVPG documents and will provide an update on using the Linda Vista Library as a storage facility in September.

**Appointment of Additional Board Members**

Chair Wayne solicited members of the public to join the board via appointment. No new candidates came forward.

**Action Items:**

1. **1028 Buenos Ave – Cannabis Outlet / Cannabis Production Facility** (Ashley Martinez) – Will Senn and Scott Bernet presented on two projects, a Cannabis Outlet and a Cannabis Production Facility located at 1028 Buenos Ave, the current location of Urbn Leaf. For background, Senn and Bernet appeared before LVPG in October 2022 to request feedback and approval for a conditional use permit (CUP) renewal for the Cannabis Outlet. The LVPG approved the renewal request on an 8-0-1 vote, with the Interim Chair not voting and Hunt abstaining for personal reasons.

Following the October 2022 meeting, Senn and Bernet pursued an expansion of the Cannabis Production Facility that is also at this location. Because the Cannabis Outlet and Production Facility are interlinked, the City requested that the two projects be processed simultaneously and requested Senn and Bernet return to the LVPG and present the two projects.

Senn and Bernet provided an overview of the projects, addressed questions related to any outstanding requests by the City, and responded to questions from the board and public.

*Motion by Martinez to approve the project as presented. Second by Beesley. Motion carried by a hand vote of members present with 12-0 result. Chair did not vote.*

### **Informational Items:**

- 1. Recertification of LVPG (Jennifer Carroll): Discussion will also include work on two documents required for recertification** – Carroll provided an update on the recertification of LVPG and set a timeline on when the board can expect to review and vote on the documents required for recertification. Carroll also collected the required demographic information from the board members present.

To recertify, LVPG must submit 1. Terms and Conditions (Bylaws) 2. Ethics Guidelines 3. Community Participation and Representation Plan. At the July 2023 LVPG board meeting, an Ad Hoc Committee for Recertification was formed, and they will be preparing item 3, the Community Participation and Representation Plan, for review and action in September. Items 2 and 3 will be developed, and a draft will be presented to the board in October. The plan is to vote on the final set of documents in November and file it with the City before the December deadline.

- 2. University of San Diego Development Plans (Ashley Martinez)** – Andre Hutchinson Myles Morris presented an overview of the University's Master Development Plan and provided additional details regarding planned housing developments for students. The University is in the early stages of applying to the City for an amendment to the Master Plan, which totals approximately 30 projects. The University committed to providing ongoing updates to LVPG as the amendment progresses.

### **Committee Reports & Updates**

1. Landscape Maintenance Assessment District – Ochoa. The MAD is currently working on a budget to refurbish sections of Genesee.
2. Morena Corridor Specific Plan (Ad Hoc) – Wayne. Nothing new to report.
3. Riverwalk Development (Ad Hoc) – Senoski. Nothing new to report.
4. Traffic & Transportation – Camarato. At the July LVPG board meeting, Camarato, Weinstein, and members of the community brought forward an issue of unsafe speeding and a traffic collision on Comstock Street. The matter was referred to the Traffic and Transportation Committee. Committee Chair Camarato provided an update on the issue and suggested LVPG ask the city for a roundabout at the intersection where Comstock, Lanston Street, and Jewett Street meet. Camarato studied a roundabout located at the

intersection of Auburndale Street and Tanglewood Road and believes something similar could work on Comstock to slow down traffic. The Committee will continue to review this issue at the next meeting.

5. Zoning and Land Use – Martinez. Nothing new to report.
6. Ad Hoc Affordable Housing Task Force – Heinle. September’s meeting was rescheduled for Wednesday, September 6, and then will return to its normal schedule in October.
7. Community Improvements – Carroll. LVPG submitted ten community priorities in a survey conducted by the City's Engineering & Capital Projects Department upon request by Council District 7 (CD7). To date, one project has been completed, a "KEEP CLEAR" painted on the asphalt at the intersection of Cirrus Street and Via Las Cumbres. As a result of the recent slurry seal and installation of bicycle lanes, the "KEEP CLEAR" was sealed over. CD7 Representative Miles Noel was in the audience and noted our concern.
8. Representative Committees
  - a. Community Planners Committee – Wayne. Nothing new to report.
  - b. Linda Vista Collaborative – Heinle. The Collaborative will next meet on September 20, 2023.
  - c. Mission Bay Park – No representative.
  - d. Tecolote Canyon Advisory Committee – Niki Ahrens. No report.
  - e. Linda Vista Recreation Advisory Council – Castro. Nothing new to report.
  - f. Linda Vista Town Council – Hunt. Town Council is seeking applications and nominations for its Hometown Heroes program. The nominee's DD214 may be requested upon application approval. The application can be found at [lindavistatowncouncil.org/hometown-heroes](http://lindavistatowncouncil.org/hometown-heroes)
  - g. Skate World Ad Hoc – Hunt. Nothing new to report.

**Items for the September 25, 2023, meeting:**

- Please send agenda items for August to Chair Wayne.

**Adjournment:** Interim Chair adjourned the meeting at 8:33 pm

Respectfully submitted by:  
Ashley T. Martinez, Secretary  
Linda Vista Planning Group