

SOUTHEASTERN SAN DIEGO PLANNING GROUP – PROJECTS COMMITTEE

Meeting Location: Mountain View Community Center, 641 South Boundary St., San Diego CA 92113
Chairperson: Raymond Bernal (bernal.raymond@yahoo.com, 619-988-5958)

City of San Diego Southeastern San Diego Planning Group website:
<https://www.sandiego.gov/planning/community/profiles/southeasternsd/plan>

Agendas and Minutes:
<https://www.sandiego.gov/planning/community/profiles/southeasternsd/agendas>

Monday, June 25, 2018 6:00 p.m. start

This Planning Committee covers the area south of the Dr. Martin Luther King, Jr. Freeway (Highway 94), east of Interstate 5, north of the border of National City, and west of Interstate 805. It includes the communities of Sherman Heights, Logan Heights, Grant Hill, Memorial, Stockton, Mount Hope, Mountain View, Southcrest, and Shelltown.

1. CALL TO ORDER, ROLL CALL, AND INTRODUCTIONS

Raymond Bernal, Chair, representing Logan Heights
Steve Veach, Vice Chair, representing Sherman Heights
Louise Torio, Projects Secretary, representing Sherman Heights
Vincent Noto, representing Sherman Heights and Grant Hill
Oscar Gomez, representing Logan Heights

City of San Diego Planning Department Staff: none

Civic San Diego: none

The Chair introduced himself, welcomed Board members and guests to the meeting, and explained the purpose of this planning group, which serves in an advisory capacity to the City of San Diego regarding land use issues in this area.

2. PUBLIC COMMENTS (two minutes per public speaker, on non-agenda items only):

SDPD Officer Keven Vasquez will be recognized at City Council on June 26, 2018, with a proclamation for all his work with the Southeastern San Diego community through the Central Division Police Station. All are welcome to attend.

3. INFORMATION ITEMS

A. **Project No. 592514, Newton Avenue Variance (between Goodyear Street and South 36th Street)**

Variance for reduced setbacks and reduced parking for the construction of a two-story, 1,165 square-foot single family residence with 257 square foot detached garage, on a vacant 0.04 acre site. Presented by: David Pearson - PALO Architecture & Design. This is a spec project that will be sold.

The very small empty lot is in Shelltown, east of Bandini Elementary School. Because this is in the Federal Promise Zone for historically disadvantaged zip codes within the U.S., it allows for applicants to request certain deviations to develop projects as a

Process 2. Without approved deviations, the gently sloping lot is so small that in adhering to the existing required setbacks the building would only be five feet wide in places. The request is for three feet in front and three feet in the rear, plus reducing parking from two off-street spaces to one off-street space.

There will be a 7.5 foot sewer easement on the east side to bring it to current code for the City to continue to access this utility. To the east of this site is a 20-foot driveway easement. However, the owner of this site has no access to this neighboring easement (which right now is a dirt and gravel lot with a fence at back). The project lot was split off in the early 1960s, but nothing was ever built on it. The street already has narrow setbacks, so the request for a three-foot setback will not be odd with the rest of the street. There will need to be a new curb cut.

Around the block, the current parking survey shows that on average there is 0.54 parking spaces per dwelling unit, so the request for only one parking space at this location is also in keeping with what is already found within the neighborhood.

The proposed house would make the most of a tiny outdoor space with a modern design with a side stoop of the living room deck and two bedrooms upstairs. The building would be clad in non-rusting corrugated steel for an industrial look. The windows would be in a variety of shapes and sizes. The retaining wall would be redwood. The lot would be landscaped with drought-resistant plantings.

Comments from the Project Committee included the following:

- The variety of sizes and shapes of the windows give the building a “crazy” look. Please reconsider the window placement from the street view.
- Landscaping is very important to soften the hard lines of the proposed corrugated steel. Please do not skimp on the landscaping.
- Is the sewer easement meant to slope back from the street? Yes.
- There is no overhang over the door. Consider a small overhang to soften the hard lines and provide some slight shade and protection from rain when opening the front door.
- Exterior lighting should be top quality to help illuminate the area between the house and the garage. Please consider bringing back some examples of intended exterior lighting.
- There is a massive telephone pole right in front of this property. Consider seeing if the City of San Diego can estimate when this neighborhood will get underground wires and the pole will be removed. This will help with the look of the project.

Recommendation by the Project Committee for this project to go to the July Board Meeting on July 9, 2018.

4. ADJOURNMENT

The meeting was adjourned at 7:15 p.m.