

SOUTHEASTERN SAN DIEGO PLANNING GROUP

Projects Minutes

Monday, May 20, 2019, 6:00 pm

(third Monday this month due to Memorial Day conflict)

Mountain View Community Center, 641 So. Boundary Street, San Diego, CA 92113

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The Projects Group serves as a subcommittee of the Southeastern San Diego Planning Group and is subject to the Brown Act.

This Planning Group 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

Steve Veach, Chair, resident
Louise Torio, Projects Secretary, resident
Aaron Magagna, business owner
Vincent Noto, resident
Myron Taylor, resident

The Chair introduced himself, welcomed SSDPG 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 issue in this area.

2. PUBLIC COMMENT: The public may speak up to two minutes on matters not on the agenda.

Louise Torio announced that the next interior tours of the Villa Montezuma Museum located in the Sherman Heights Historic District at 20th and K Streets would be on Saturday, June 1, from 9:00-noon. Guests may register for a tour time for this City of San Diego event at www.SDRecConnect.com. The Friends of the Villa Montezuma, Inc. (FOVM) will give the tours. See more at www.VillaMontezumaMuseum.org.

3. INFORMATION ITEMS:

A. Project No. 549188: 440 1/3 35th Street (35th & J), Mount Hope
Site Development Permit (Process 3) and Tentative Map (Process 4) for the subdivision Area within Council District 9. Presented by Craig Howard, DeBartolo + Rimanic Design of 21 lots and the development of 20 dwelling units, each with a companion unit with separate entry way, totaling 29,110 square feet of floor area with open parking (Affordable Housing Expedite Program). The project includes 15 percent affordable units (two units), density bonus of 50 percent, and is requesting four deviations. The 0.89-acre site is located in the RM-1-1 zone(s) of the Southeastern San Diego Community Plan Studio (DBRDS).

Craig Howard described the project as 20 dwelling units (18 single homes, plus 2 affordable units). The lot at 35th and J is on a dead-end road, is oddly shaped and currently vacant. The small lot ordinance requirements allows this lot to be split up into smaller parcels due to the unique lot shape.

There will be a 13-foot dedication of property on the street along 35th Street to widen create a sidewalk and so cars on legally park on both sides of the street. The small lot ordinance allows this project to have no curb cuts and have a shared lot with one driveway access and solid sidewalk. The City requires 21 parking spaces for 20 units with 20 companion units; the parking lot will have 24 parking spaces. There will be no gate on the parking lot but there will be 36 inch fencing to screen the parking lot from the street. Residents will have assigned parking spaces. Other residents and guests will have to park on the street (the developer estimates 14-15 cars will be able to park in front). Angled parking get more parking spaces will not fit in front. There will be an area to store 10 bicycles.

The dwelling units are three stories tall, attached, and each unit will have a bottom companion unit (can be a granny flat, or can be for income generation). There will be some areas where residents can pass through the buildings and get cross ventilation. The angled units have side setbacks and drop off on the west side.

Solar panels will be on the roof, as a design feature. Stormwater will drain through basins to the street.

The units will be mostly white and gray stucco. The third level will be wood paneling. The units are not gated. The front eight units do not have patios in front.

There is no common or shared area. There will be a pet walk area in the center of the complex.

The developer has no idea what price these units might sell for.

The developer is asking for the following:

- Height increase from 32 feet to 42 feet (the units along the back of the property are taller because of a stem wall).
- Two set-back incentives: front setback to include the dedication. Slide the project back to the freeway.
- Floor area ratio (FAR) is for the density bonus (asking for an additional 1,000 sf of space).

Comments from the SSDPG and the community include the following:

- Please explain the lighting plan for safety and security between the building and in the parking lot. The developer doesn't know yet where the lighting will go. No lighting plan has been developed yet. The City has not asked for it yet. There may be lighting on poles. The Projects Committee highly recommended that a lighting plan be developed ASAP so that it's clear how this non-gated complex will prevent people from loitering who do not live there.
- Where will the trash cans be on this site? All trash cans will be in one non-central area, with a CMU wall enclosure with roof and four doors for access. Because the trash cans will be kept on one far side of this project, how far must people walk to through out their trash? Is it realistic to make people walk the entire length of the complex to haul their trash and recycling?
- If there are no common areas for recreation, where would children play or where can residents barbeque? If you have a unit with no 6-foot setback on the ground floor to give a small patio, where can you be outside your home?

- The parking meets City requirements, but doesn't provide parking for even one vehicle per unit. Area residents said that parking is already bad, and most families have at least two cars. Mass transit is 0.4 miles away. Expect that this project will create even more tight parking conditions in the area. Why not have more bike parking and parking for scooters or other mobility devices?
- This project will be close to existing homes. How will the developers provide privacy so that resident on the third floor aren't looking into the homes of neighbors? There will be a landscape buffer to block views into existing homes and yards. There will be no windows on the sides of the units, so residents can't see neighbors.
- These are really 40 units, not 20, since each unit has a companion unit. Why only two affordable units?
- Area residents brought up security concerns since the area has issues with the homeless. All surfaces and decorative fencing should be treated to make them graffiti-proof. There needs to be security cameras between the building if the complex isn't gated. There should be no areas where residents can be trapped by those coming on property who don't belong there.
- Will there be double-paned windows? Only on the side facing the highway, not on the front units. The balconies facing west are five feet tall and solid for privacy.
- Who maintains the landscaping? Caltrans maintains the area next to the highway. The homeowners' association would maintain on-site landscaping. There is on jacaranda currently living on this empty lot, in the area where the parking lot will be. Area residents asked to consider moving this tree and incorporating it into the landscaping.

The Projects Committee recommended this project be brought to the June 10 SSDPG Board meeting.

B. Project No. 598090, 2561 G Street, Dolan Duplex, Grant Hill

A Variance to reduce the front yard setback from a 15-foot minimum and 20-foot standard, to a 10-foot front yard setback, to construct a 3,980-square-foot, three stories, two dwelling units over garages located at 2561 G Street (Process 3). The 0.08-acre site is located within the RM-2-5 zone of the Southeastern Community Plan area. Council District 8. Presented by Randy Biegenzahn, Ehm Architecture.

The owner, Mr. Dolan, has lived on this block since 1957 when he was five year old, and he currently resides two parcels away from this site. He has additional rentals on the same block. There is an existing house on the site, possibly from the 1920s. The site slopes drastically from east to west on Grant Hill.

There will be one new building that will house two units. The 20-foot driveway for resident parking will lead to four parking spaces under the building. The parking will have roll-up doors. The garages will have 250 sf of storage for residents. The first floor unit sizes will be 1700 sf, and 2000 sf on the second floor. The exterior will be stucco with darker metal panels and a composition roof. The windows will be vinyl with dual glaze glass.

Trash and recycling will be located on one side, with open fencing so no one can hide in that area.

The back of the units will have patios and landscaping. There is no lighting plan yet.

Comments from the SSDPG and the community include the following:

- Please provide updated review comments from the City. Without these comments it is difficult to discuss the project in depth.
- Consider having automatic dusk-to-dawn exterior lighting, since there is a big homeless problem in the area.
- Consider making the building exterior more colorful than what is proposed.
- Has the City's Historic Resources reviewed the current house on the site? When was that house built? Are there any vintage elements from that house that can be salvaged and incorporated into the new project? Absent City review, the project owner didn't know anything about the house on site.

The Projects Committee recommended this project be brought to the June 10 SSDPG Board meeting if the architect could provide more details and better images of the area and site, like a Google Earth map to show the property. The Committee also requested the latest City DSD reviews.

C. Capital Improvements Priorities

The City is requesting that all planning groups make recommendations and to prioritize the capital improvement projects each wants to see in their communities for the next five years. In the past we've used the Southeastern Facilities Plan as our basis of discussion. All SSDPG members are asked to review this 80-page plan online. Some projects listed in the plan have been completed.

Comments from the Project Committee includes the following (many of these are "small" projects that are quality-of-life impacts to local residents, instead of large CIP projects):

- We need lighting on National Avenue as it goes under I-15.
- Lighting in Logan Heights is universally poorly spaced or lacking. We need lighting for security and safety.
- Many City areas bordering highways have chain link fencing that is easily defeated by the homeless. This is dangerous because homeless camps can be set up near highways, increasing fire danger. It also leads to debris falling onto the highways. Consider replacing City chain link fencing with open-spaced metal fencing that can't easily be defeated.
- The City-owned 1887 Villa Montezuma Museum in Sherman Heights, on the National Register of Historic Places, needs exterior repainting since it hasn't been painted in 20 years. It also needs an ADA lift and HVAC upgrades.
- The former Memorial Library should be restored to be used by the community as a public benefit (for example, we could have these SSDPG meetings there). This vintage building is eligible for historic designation.

- Old Fire Station 19, built in 1927 at 3601 Ocean View Boulevard in Mountain View, is a historically designed and was the fire station for all of the City's African-American firefighters up until desegregation in 1951. Brothers United is the nonprofit that cares for this landmark.
- Crosswalks near schools need more safety measures, like flashing lights in the crosswalk to indicate students crossing.
- We need a stop sign at 25th and National and at 31st and National.
- We need ADA corners on most sidewalks in our region.
- Harrison needs lighting and road resurfacing.
- The pocket park near 30th streets needs upgrades.
- Memorial Rec Center needs many improvements.

We will discuss with the entire SSDPG to prioritize these and other ideas at the June 10 Board meeting.

4. ADJOURNMENT: at 7:50 p.m.