



# LINDA VISTA PLANNING GROUP

2012 Coolidge St #94, San Diego, CA 92111

[www.LindaVista.org/lvpg](http://www.LindaVista.org/lvpg)



## Minutes of the Linda Vista Planning Committee

### Linda Vista Planning Group Board Minutes for May 24, 2010

#### Call to Order –

Meeting called to order 5:30pm by Jeff Perwin, Chair.

Pledge of Allegiance was said: led by Rick Bussell.

Board Members present: Perwin, Beckham, Bussell, Carini, Cleary, Corley, Dong, Duncan, Marin, McNulty, Riquelme, Rocha, Shannon, Spahitz, and Wilson.

Board Members absent: Grace, Morgen, Reasor, Sutton and Tomcek

Total members in attendance: 15

Total Public in attendance: 12

Approval of draft agenda: Riquelme requested that information item #1 regarding Bayside's report on redevelopment project proposal be deleted and deferred to a full presentation by the developer on June 2<sup>nd</sup>. Beckham motioned to approve the draft agenda with information item #1 deleted, Wilson 2<sup>nd</sup> the motion. Agenda was accepted.

#### City Representative Reports –

Western Division Police Dept: Signs are up regarding excessive parking on Pacific Coast Highway in Linda Vista.

Heads up given that as the weather gets warmer there is a tendency to leave windows and doors open, due to that burglary is also up. Reminder to keep precautions of locking windows and doors when leaving homes even for a short time.

McNulty asked if patrols had been reduced in the Linda Vista area. It was reported that there had been no reduction in forces and that the patrols in Linda Vista have remained consistent unlike other areas where they have experienced a loss of patrol numbers.

#### Community Reports –

CCDC: Tours available for the new permanent Homeless intake shelter and clinic. The next tour will be Wed 5/26 at the Lyceum Theater from 9:30am – 11am. Free parking at Horton Plaza.

Redevelopment Agency: Advised that the Redevelopment Agency will be requesting to enter into an Exclusive Negotiating Agreement with MRW, LLC. The agreement and concept plan will be available on the City web site as of 6/9/10. It will be presented for a City Council vote after 2pm on 6/15/10. There will be an opportunity for public comment during City Council.

USD: Tom Cleary. Graduation ceremony completed last week. Starting this week there will be High School students attending summer camp programs continuing throughout the summer. If there are any problems or concerns please contact Tom directly.

Kiwanis Club: Jeff Perwin. They had a successful Golf Tournament in May to benefit various Children's programs, there were 36 in attendance.

**Public Comment –**

Riquelme presented a flyer for an Open House at Bayside Community Center on 6/2/2010. This will be a presentation from The Linda Vista Redevelopment Project and the proposal by MRW Group, Inc.

Bussell advised that the alcohol ban in some areas of San Diego may impact the parks in our areas. Bussell suggests that we keep on alert regarding our Linda Vista parks and report any questionable activities.

Dong presented a proposed event on July 8<sup>th</sup> community barbeque hosted by YMCA asking for participation, booths will be available.

Beckham advised that we should vote to appoint the vacant planning group board member position. It was accepted that it will be added as an action item to next month's agenda.

**Action Items -**

Action Item #1: Approval letter regarding excessive parking on Pacific Coast Highway in Linda Vista. Item was deleted from agenda. The signs are up, as previously noted by the Western Division Police Department. No further action is required.

Action Item #2: Margarita Castro presented that she is requesting that the City conduct a Hyatt Street Traffic flow study. She presented a concern about necessary Street Safety and that it is a tight run on Hyatt Street causing potential traffic issues. Total street width is 28' across. With parked cars on both sides there is approximately only 14' across. Housing on Hyatt has multi-dwelling zone, which will potentially increase parked cars on the Street. Margarita asked the City Engineering group to do a visibility study. Beckham advised that the Traffic Committee is aware of the issue and recommends that we may in the future want to request a One-Way street or have Red Striping on one side of the street. Beckham will follow through with Margarita on this research and present a recommendation to the group in the future.

Action Item #3: Marty Jones presented the Lofts project on Laurretta St. The developers purchased the property 2003 and planned to develop a friendly project. It is between the alley & Laurretta St. it is on a 20% slope. The property is zoned for multi-family allowing 8 units. The developer is proposing a 4 unit project which is a 45% reduction in building and 23% less in floor area. In addition they are submitting as a part of the development plan a significant Street beautification plan. They are well within requirements with 14 available parking spaces for the

4 units. There is a slight height variance due to a previous alley base line adjustment. They are planning for solar additions.

The developers are looking for approval from the committee of the general concept of their Loft design proposal. A question was raised by a public attendee that the set back variance request was a problem for future adjacent property projects. There was discussion and concern from the committee that we did not have sufficient information to forward a qualified recommendation to the City Planning department. While generally the majority of the committee liked the project concept, the group felt that the City or the Developer forward to our Zoning Committee the project plans so we can properly review to assure it meets our community plan.

Clery made a motion to continue the item to next month or until we have received the Cycle letter and project plan which could be reviewed by the Zoning Committee. Beckham 2<sup>nd</sup> the motion. Vote was unanimous in favor of the motion.

Action Item #4: Verizon Cell Tower Ad Hoc Committee Recommendation Amendment, presented by Tom Clery. 18 people appointed to a new review committee; 5 are community members the rest were business members. Decisions in the review committee are to be presented such as projects being grandfather in not conformed to community plan. Clearly drafted a letter to City, ad hoc meeting met, Verizon representative did not attend. Ad hoc committee recommends that the Verizon tower be brought into conformance to 45' in-line with the community plan. Planning commission is presenting on 6/24 for it to be grandfather in.

Wilson made a motion to have the Chair send a letter prior to 6/24 to recommend that there be no further delay and ask the city to follow our community plan and require Verizon to lower the antenna tower to 45'. Beckham 2<sup>nd</sup>. Vote was unanimous in favor of the motion.

**Info Item -**

Information Item #1: Bayside's report on redevelopment project proposal deleted per agenda approval process.

Information Item #2: Maintenance Assessment District (MAD) 4 people to be elected at the June meeting. 4 Nominees should submit names to MAD Chair. Kathleen. 858-278-9739

Meeting adjourned at 7:30pm. Respectfully submitted by Kim Shannon, Secretary.