



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: October 10, 2023

TO: Planning Commission

FROM: Travis Cleveland, Development Project Manager TC

SUBJECT: Community Planning Group Recommendation, PRJ-1084774, Banks Street Cannabis Outlet Appeals, Item #2 on October 12, 2023 Planning Commission agenda

On May 22, 2023, the Linda Vista Planning Group (LVPG) voted 8-0-1 to recommend approval of this project with no conditions.

This information was correctly described in the Hearing Officer Report for this item, which is Attachment 1 to the Planning Commission Report. However, Attachment 7 to the Hearing Officer Report included the January 23, 2023 LVPG minutes instead of the May 22, 2023 LVPG minutes.

This issue was addressed during staff's Hearing Officer presentation for this item. However, Hearing Officer Report Attachment 7 was not updated as part of the Planning Commission Report for this item. It continues to include the January 23 minutes.

The correct May 22, 2023 LVPG meeting minutes recommending approval of the subject project are attached to this memorandum.

Attachment: May 22, 2023 Linda Vista Planning Group minutes

LINDA VISTA PLANNING GROUP

Monday, May 22, 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), Ashley T. Martinez (Secretary), Carol Baker, Christopher Beesley, Chuck Camarato, Kim Heinle, Becky Hunt, Victor Ochoa, Christine Weinstein.

BOARD MEMBERS ABSENT: Jennifer Carroll, Margarita Castro, Terri Tebbetts.

QUORUM: was met.

Community Members in Attendance: 10

- GENERAL MEETING MINUTES -

Call to Order: 6:00 pm by Wayne (Chair)

Pledge of Allegiance: Camarato

Roll Call of Planning Group Members: Martinez (Secretary)

Approval of Draft Agenda: May 22, 2023

Chair deemed the agenda approved as presented by members present without objection.

Approval of April 24, 2023 Meeting Minutes

Motion by Baker to approve April 24, 2023, general meeting minutes. Minutes were approved by members present without objection.

Reports by Government Representatives:

- **Police Department:** Officer David Surwilo (absent).
- **Congress & State Legislature** (Senate/Assembly):
 - Congresswoman Sara Jacobs – Willow Lance, representative (present).
 - Rep. Jacobs introduced the *My Body, My Data Act*, creating a new national standard to protect reproductive and sexual health data.
 - Passport applications are at an all-time; and taking 13-plus weeks to process. Be prepared for a longer passport processing wait time.
 - Senator Toni Atkins: Samantha Brown, representative (present).
 - The State Budget faces a deficit. However, the Governor cut less on environmental spending than anticipated.
 - Senate Leader Atkins introduced SB 447, which would end California's travel ban that prohibits state-funded travel to dozens of states that have laws that discriminate against the LGBTQ+ community.
 - Assemblymember Ward: Teannae Owens, representative (present)
 - No report.

- **County & City:**
 - **Mayor:** Emily Piatanesi, representative. (absent)
 - **City Attorney:** Not present.
 - **City Council:** Councilmember Raul Campillo – Miles Noel, representative. (present)
 - Councilmember Campillo is taking community feedback for the fiscal year 2024 budget that is under consideration.
 - Councilmember Campillo budget priorities are street resurfacing, Vision Zero, public safety and first responder staffing, fire prevention in the community
 - Councilmember Campillo will hold a fire safety town hall on Wednesday, May 25, 2023, from 6 – 7 pm at the Tierrasanta Recreation Center.
 - **Planning Dept:** Linda Vista, community planner. (absent)
- **SANDAG:** Not present.

Public Non-Agenda Comments (2 minutes per person)

- Heinle shared that Bayside Community Center will host their first bocce ball tournament in Little Italy on August 11, 2023. Participants are encouraged to bring their own bocce ball equipment. Bayside will provide a few bocce ball kits.
- Beesley shared that the LVPG's information is incorrect on the San Diego Planning Department's website and missing the minutes from past meetings. Chair noted that Planning Department has not been helpful in maintaining the website and that we will work on past minutes.
- Becky Rapp, a citizen, expressed her concern with the proposed Social Equity and Economic Development ("SEED") city ordinance. Rapp encouraged LVPG and the public to make comments on the plan. The comment period opened on May 22 and closes on June 21, 2023. Chair solicited Board interest in a presentation on the SEED ordinance.
- Savannah Valenzuela, a community member, shared that fentanyl prevention training is provided by SAY San Diego Inc. To learn more, contact William Perno, Senior Prevention Specialist, Alcohol, Tobacco, and other Drugs at (619) 796-6869 or wperno@saysandiego.org.

Chair's Report: Wayne. Chair Wayne called on community member Janet Kaye to share a memorial for JoAnn Carini, a long-time Linda Vista resident and former LVPG board member. Carini passed away on May 14, 2023, and the viewing and funeral were held on May 18 and May 19, respectively. Carini will be dearly missed by all in the community.

Chair Wayne called upon Vice-Chair Senoski to provide an update on the San Diego Police Department's bi-monthly Captains meeting. Senoski reported that the taco truck issue that came before the LVPG has served as a positive model for SDPD Officers seeking to address food truck issues in college areas. Additionally, Senoski reported that violent resisting arrests are up

and to use the Get It Done application to report all neighborhood issues. The next Captain's Advisory Board next meets Tuesday, July 18, 2023, and members of LVPG and the public are encouraged to bring any issues forward to the June 2023 LVPG meeting to be shared by Chair Wayne in July.

Wayne noted the persistent absence of Tebbetts and requested the Secretary to notify her of the attendance requirements of the LVPG.

Secretary's Report: Martinez. Secretary Martinez shared the initiatives he will pursue this month: 1. Updating the Planning Department's website to include all past meeting agendas and minutes, 2. Preparing and sharing meeting minutes within one week of the meeting, 3. Providing an updated LVPG roster to the Planning Department, 4. Updating the Planning Group's email distribution lists.

Appointment of Additional Board Members

Chair Wayne solicited members of the public to join the Board via appointment. Lynn Dorris, a long-time Linda Vista resident, expressed interest in joining the Board. Dorris made her candidate speech before the Board and the public.

Motion by Hunt to support appointment. Motion carried by a hand vote of members present with 10-0 result.

Information Items:

1. **SANDAG Clairemont Complete Corridors Project** (April DeJesus and Andrew Prescott) – DeJesus and Prescott provided a presentation on SANDAG's study to increase multi-modal access to transit areas in Linda Vista. The purpose of the study is to identify “shelf-ready” projects that can be implemented once a funding source has been identified. The study began in November 2022, and the final report is expected in February 2024.

Board noted the desire to retain two lanes of traffic in each direction on Morena Blvd. The Chair invited SANDAG back for the August meeting to discuss progress of its study.

Action Items:

1. **Proposal on Upzoning in SB 10 Implementation (Wayne)**
Wayne provided an update on the City's proposed implementation of SB 10. In the current proposal, approximately 50% of San Diego would be eligible for upzoning, and once a property is upzoned, it can never be downzoned. The Planning Department is seeking to pass this ordinance at the end of summer. The Community Planners Group (CPC) has asked for a delay (not of a specified time) in implementation.

No action was taken.

2. **Application for Cannabis Outlet at 5325 Grant Street (Martinez)**
The applicant for the 5325 Grant Street project provided a presentation on the proposed project. The applicant stated that they received and cleared all comments

from the Planning Department. A hearing before a hearing officer has been set for July 12, 2023.

Motion by Heinle to approve the project as presented. Second by Ochoa. Motion carried by a hand vote of members present with 8-0 result. Chair did not vote. Hunt abstained for personal reasons.

3. Application for Cannabis Outlet at 5334 Banks Street (Martinez)

Applicants for the 5334 Banks Street project provided a presentation on the proposed project. The applicant stated that they received and cleared all comments from the Planning Department. A hearing before a hearing officer has been set for July 12, 2023.

Motion by Baker to approve the project. Second by Ochoa. Motion carried by a hand vote of members present with 8-0 result. Chair did not vote. Hunt abstained for personal reasons.

4. Action regarding AB 671 (Heinle)

Heinle shared that the Affordable Housing Task Force met and recommended supporting AB 671 (Ward). The bill allows community land trusts to use CalHOME funds to purchase a property, construct Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADUs) on the property, and separately lease or sell those units to qualified owners.

Motion by Hunt to approve a support position for AB 671. Second by Baker. Motion carried by a hand vote of members present with 10-0 result.

Committee Reports & Updates

- 1. Landscape Maintenance Assessment District (MAD)** – Ochoa. Landscaping phases one through four along Linda Vista Road is complete. The next area to be landscaped will be Genesee Ave. In addition, the five trees provided by the Rotary Club have been planted.
- 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. Nothing new to report.
- 5. Zoning and Land Use** – Martinez. Nothing new to report.
- 6. Affordable Housing Task Force (ad hoc)** – K. Heinle. The Task Force will meet on June 14.

Representative Committees:

- 1. Community Planners Committee** – J. Carroll (absent).
- 2. Linda Vista Collaborative** – Heinle.
- 3. Mission Bay Park** – No representative.
- 4. Tecolote Canyon Advisory Committee** – Niki Ahrens. The Advisory Committee meets bi-monthly. The last meeting was in January 2023. Tecolote Canyon is about 1,000 acres that is mostly in Linda Vista. The park ranger and volunteer teams are currently working on palm removal and acre restoration. Friends of Tecolote Canyon is sponsoring a “Canyon Connections” event on June 3, 2023, from 10 am to 2 pm.

5. **Linda Vista Recreation Advisory Council** – No representative.
6. **Linda Vista Town Council** – Hunt. Town Council discussed bringing the leaders of Linda Vista together quarterly to discuss community issues.
7. **Skate World Ad Hoc** – Hunt. Becky solicited ideas on how to proactively remove Skate World from the redevelopment program. Chair noted his prior discussion with the Successor Agency and the need for Skate World to find financial partners if it wants to continue in business indefinitely.

Items for June 26, 2023 meeting:

- Please send agenda items for June to Chair Wayne.

Adjournment: Chair adjourned the meeting at 8:55 pm

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

APPROVED