

EASTERN AREA DEVELOPMENT REVIEW SUB-COMMITTEE
Holy Spirit Catholic Church, Conference Room – 2725 55th Street, San Diego, CA 92105
October 4, 2016 Minutes FINAL

Meeting called to order by Chair, Laura Riebau, noting that all of the subcommittee members were in present, Mario Ingrasci, Daniele Laman and Chair. Also in attendance from the EACPC were Laura Sechrist Molenda; Gawain Tomlinson, Marie Grace, Taina Olason and Tom Silva.

AGENDA ITEMS:

1. Replacing sewer lines in Webster. Chair will follow up with engineer to see if they will attend a future Eastern Area meeting.

2. Ron Lacey, introduced Marco Cortes, a consultant with Larry Rafou, the recycling center owner and Larry's partner, Greg Kashat. He said the Neighborhood Use Permit application was submitted six weeks ago and a response is expected on October 11. The center was built in 1950 and the recycling center has been in operation for six years.

The recycling center is requesting the NUP because of the in working area exceeding 500 SF – it is approximately 1100 SF.

Metro PCS, a cell phone company is now occupying the former barbershop, which consists of ~1400 SF. This building was remodeled.

Negotiations have been started to have a Zumba studio in a space with ~1000 SF that is vacant.

The center collected ~2,000 signatures to keep it open.

Larry displayed a rendering of how the center will look when finished. He stated he has staff cleaning up the center property more regularly and has included picking up trash dumped in the public alley behind the center.

Larry explained that for the plastic bottles he has rollout bins, but wants to get a machines that bales the product which will be stored inside so he will not have to have large bins on site. Material is not processed at the center. Cans are currently put through a baling-banding machine. He has eliminated grocery carts on site by refusing to allow them on the property or take recycling items from anyone bring it in carts. He opened 9/26/2010. He has tried many different things to keep loiterers off his property and to stop dumping – had temporary fencing, but was fined. He has also been fined for dumping of furniture, asphalt and debris in the public alley which runs behind the center.

Chair requested copies of the Development Services cycle letters for E.A. to review.

PUBLIC INPUT:

Public was asked to address comments and questions to property owner. In general the comments regarded the unsafe feeling generated by people loitering all day and night at the location, whether opened or not, noise of business, smell, grocery carts being left all around the neighborhood, lot being trashy.

Some specific questions and comments follow:

1 - Need to address noise pollution, congestion, traffic & loiterers. Semis arrive daily to pick up the bins.

R - Larry stated the containers would not be outside anymore. A different style of trucks with rollup capability is to be used – no more noisy dumping of glass in the future. Loiterers hang outside the

liquor store. The area smells of stale beer. Larry has screened bins to pour off liquid, which is then poured into the sewer.

2 - A timeline was requested.

R - Larry said 2017.

Follow-up - how can Larry be trusted to operate to code?

R - Owner said only one more item needs addressing before he is compliant with codes.

Follow-up – Larry was asked why cannot operate in smaller space at 500 SF as a small center.

R - He replied that the volume won't let him – he gets an average of 100 customers each day and about 150 on the weekend days.

Follow-up to EACPC - EACPC shouldn't just "rubber stamp" this through.

R - Chair stated that EACPC is looking at the whole picture very carefully, objected to "rubber stamp" comment. A business owner has the right to improve and develop his property within the Municipal Code and Development regulations.

Mathew Gordon, District 4 Representative, offered to contact the Quality of Life team to go talk to loiterers.

3 - Has resided behind the CAT for 33 years and doesn't feel safe walking over to the liquor store/grocery store any longer due to the type of people loitering. They make the area feel unsafe. Grocery carts are being left on her street now.

4 - Parking is a problem for all of the businesses and they should be able to use the recycling center's parking lot.

R – According to the City he is not allowed to have other businesses park in his lot without a parking agreement. In order for Nu Auto Repair to be able to use Larry's parking lot, Nu, or other business owner would have to enter into a shared parking agreement with Larry. They used to park behind the grocery, but were vandalized.

5 - Suggested increased camera surveillance to include a license plate camera.

6 - Asked if anyone in the area has used a security guard in the past. Apparently, nobody has.

Daniele asked Mathew Gordon if a business improvement district can be formed for the businesses at the corner. Mathew said the Diamond District is looking into it and he will follow up.

Chair asked Owner of Oak Park Recycling if the EACPC board members could take a tour of the facility and area for a better review of the issues. Owner will follow up with date for center tour.

Meeting is continued to November.

For the Good of the Order and Adjournment:

The Chair adjourned the meeting at 9pm.

Respectfully submitted — Marie Grace, October 5, 2016