

SOUTHEASTERN SAN DIEGO PLANNING GROUP – PROJECTS COMMITTEE

Meeting Location: Mountain View Community Center, 641 South Boundary St., San Diego CA 92113
Vice Chair: Steve Veach (SVeach80@aol.com, 619-238-4537)

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, July 23, 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

Steve Veach, Vice Chair, representing Sherman Heights
Louise Torio, Projects Secretary, representing Sherman Heights
Jaime Capella, representing Mountain View
Oscar Gomez, representing Logan Heights
Vincent Noto, representing Sherman Heights and Grant Hill

City of San Diego Planning Department Staff: none

Civic San Diego: none

The Vice 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):

Louise Torio stated the next free interior tours of the Villa Montezuma Museum (owned by the City of San Diego) would be on Saturday, August 18, 2018, from 9:00 a.m. to noon. Register for a tour at www.SDRecConnect.com. See more information about the museum at www.VillaMontezumaMuseum.org.

3. INFORMATION ITEM

A. Project No. 587264, MP 3279, Conditional Use Permit (CUP) for a Marijuana Production Facility to be located at 3279 F Street, in Stockton

CUP for a marijuana Production Facility to operate within an existing 3,926 s.f. building located at 3279 F Street. The 0.16-acre site is located within the IL-2-1 Base Zone within the Southeastern San Diego Community Plan area in Council District 8.

Presented by: Benjamin Peterson, of Techne, 3956 30th Street, San Diego, CA 92104.

This is an existing commercial building that was built circa 1954 and that was previously a used appliance salesroom. (This is not a grow facility, nor is it a marijuana dispensary, but it will make marijuana edibles and drinks in the production kitchen.). Presenter said that the interior would be fitted for office spaces for the varying needs of a marijuana production facility (extracting THC), including a manager's office, a safe room, and extraction room, a post-processing room, and kitchen. They would install an air scrubber so that no one outside the building could smell the marijuana inside the building. There would be four employees per shift. They would create four new parking spaces (including one ADA space) and two motorcycle parking spaces in the front, along with bicycle parking. There would be new landscaping in the rear, and new trees in front and in back. The building exterior will be painted and new windows installed. There will be no exterior signage to identify this as a marijuana production facility.

It is expected the facility would be in operation from 6:00 a.m. through 12:00 midnight. There would be automatic door locks, and each employee would have their own key passcode. The front door would be secured with two doors, so that someone entering would pass one door before going through the next door. There will be floodlights around the building. Presenter stated that for marijuana production facilities the City doesn't require a security guard on premises.

Marijuana waste needs to be recycled, and there will be special waste removal from the site (it will not go into trash cans and placed at the curb).

Project committee members made the following comments:

- Security: the planning group members expressed concern about having security features, even if not mandated by the City, to prevent theft of product. The group recommended internal and external security cameras.
- Building Exterior: currently the building exterior is in terrible condition. There is opportunity to enhance the exterior of the building using Mid-Century Modern colors so that the location doesn't continue to be an eyesore.
- Lighting: The front and rear exits should be well illuminated. Consider having the floodlights be on dusk to dawn, and not just be motion detector lights.
- Fencing: The fencing around the site could be secure but attractive, so the front of the facility becomes a visual benefit to the area (contrary to what it is currently).
- The City may not have everything it needs to move forward (Missing Document: Applicant Correspondence Cycle: 10). The applicant should submit any required documents to the City.

Recommendation by the committee that the Vice Chair check to see if this request for a CUP can go to the September 10, 2018 SSDPG Board meeting with the Project Committee recommendations, or if it needs to come back to the September Projects Committee on September 24, 2018.

4. ADJOURNMENT

The meeting was adjourned at 6:45 p.m.