

# Southeastern San Diego Planning Group (SSDPG)

## Projects Committee Minutes

Monday, October 22, 2018, 6:00 pm start

Meeting location: Mountain View Community Center, 641 So. Boundary St., San Diego, CA 92113  
Contact Chair Steve Veach: [sveach80@aol.com](mailto: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>

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

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  
Oscar Gomez, representing Logan Heights  
Louise Torio, Projects Secretary, representing Sherman Heights  
Vincent Noto, representing Sherman Heights and Grant Hill  
Myron Taylor, representing Logan Heights

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

Louise Torio stated the Friends of the Villa Montezuma, Inc. (FOVM) give a free walking tour of Mount Hope Cemetery (the annual "Permanent Victorians" tour) on Saturday, October 27, 2018, at 12:30 p.m. RSVP for the tour to [FOVM@VillaMontezumaMuseum.org](mailto:FOVM@VillaMontezumaMuseum.org), or see more information at [www.VillaMontezumaMuseum.org](http://www.VillaMontezumaMuseum.org).

### 3. **INFORMATION ITEMS:**

- A. Project No. 585635, MPF 3279 National Avenue, Conditional Use Permit  
Conditional Use Permit for a Marijuana Production Facility to operate within an existing 3,390-square-foot building. The 0.16-acre site is located at 3279 National Avenue within the IL 3-1 base zone, Transit Priority Area, and Special Flood Hazard Area (100-year flood plain), within the Southeastern San Diego Community Plan area and Council District 8. The project is located in the Promise Zone in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. Presented by: Alan Austin, Austin & Associates, El Cajon, CA. Owner: Aaron Magagna.

This is an existing marijuana production facility located in the Promise Zone that has been operating for about one year. The facility sells to retail dispensaries; it does not sell

directly to the public, as per law. It now needs a conditional use permit. The driveway must be rebuilt to ADA standards. An ADA parking space will be off the front. This business has a business tax certificate in advance of the City wanting them to have a CUP. The Notice of Right to Appeal (NORA) has been issued.

Comments from the SSDPG and the community included the following:

- The City is allowing this marijuana production facility because it is in the federal Promise Zone, but how can the federal Promise Zone be used when marijuana is still federally illegal? All applicants with projects related to marijuana production in California understand that they proceed at their own risk if the federal government decides to intervene in the State of California decisions.
- Extra safety and security precautions should be taken. While there is no exterior signage to identify the business so it is less of a target for thieves than a marijuana dispensary, it still could be targeted.
- The location of this marijuana production facility is not far from schools like Emerson-Bandini and Rodriguez Elementary School. As a community we fight the oversaturation of liquor licenses and drug use, which leads to high crime. To bring a marijuana production facility here will create more crime. The small increase in job creation doesn't outweigh the negatives. We need to protect our children.
- Near Rodriguez Elementary there are 135 documented alcohol- and drug-related crimes and five alcohol licenses. The Promise Zone wasn't created to get approval for marijuana production facilities.
- Because the State of California has made marijuana production facilities and dispensaries legal, and the City of San Diego has adopted ways to incorporate these now-legal businesses, the local planning groups (which provide a recommendation to the City and are not decision-making bodies) have no ability to block or deny such businesses.

The Projects Committee recommended that this project go to the full SSDPG Board on November 19, 2018.

**B. Project No. 603679, MPF 3443 Pickwick Street, Conditional Use Permit**

Conditional Use Permit (Process 3) for a Marijuana Production Facility to operate in an existing 1,920 s.f. building at 3443 Pickwick Street. The 0.17-acre site is in the IL-2-1 zone, within the Southeastern San Diego Community Plan area in Council District 8. The project was initially heard at the February 26, 2018, Projects meeting (see those minutes). Presented by: Joe Esposito, Estrada Land Planning.

This small building has been cleaned up. This business is for cultivation only (no manufacturing) and is not open to the public. The only signage is the address; again, nothing on the exterior identifies the business. New landscaping will be out front. The project will give three feet to the City right of way (ROW), so the ROW will be 10 feet. The property will have six-foot tall wrought iron gates. There will be five parking spaces; two parking spaces will be used by the facility next door (owned by the same owner). This is in an industrial area, and the project is not seeking any variances. There will be two employees at this facility.

These production facilities are not set up for a certain number allowed per Council District; they are City-wide. When an area meets the criteria, that location will experience a clustering of these facilities. The City already has 37 such businesses, and apparently will allow 40 within the City.

Comments from the SSDPG and the community included the following:

- This location is near the rehab center for Father Joe's and Metamorphosis, where people are coming to get help to end their drug use. Please do not locate these marijuana production facilities in our community.
- Our community has already been negatively affected by alcohol. This is not the best place for marijuana production. People are trying to get help here. Let's work with the City to clean up that building and solve drug and alcohol problems in a more constructive way. Would like to see the owners show up.

The Projects Committee recommended that this project go to the full SSDPG Board on November 19, 2018.

- C.** Project No. 607413, 1959 Harrison Avenue, Neighborhood Development Permit (PROCESS 2) Neighborhood Development Permit to construct three dwelling units with off-street tandem parking, with one existing dwelling unit to remain, located at 1959 Harrison Avenue. The 0.16-acre site is in the RM-3-7 base Zone in the Southeastern San Diego Community Plan area. Council District 8.  
Contact: Stephen Kirby.

A deviation is requested for tandem parking since this is not in the tandem parking zone. The front four parking locations will be within the garages. The back four parking spots will be outside the garage. [Note: The original house structure will be in front, with a large addition in the back that will eliminate the back yard. Each unit will be three bedrooms with two baths. These will be rentals and the owner will not live onsite. The housing project is not before the SSDPG; only the tandem parking.]

Comments from the SSDPG and the community included the following:

- While the actual housing part of the project is not before the SSDPG, please do not build the units cheaply. Any owner should build a quality project in our region and consider if the project is one in which they themselves would want to live. How these projects look influence how residents feel about their community.
- We will need to support tandem parking to get enough resident off-street parking.
- The residents here will have guests visiting them. The street already has angled parking on one side. To accommodate more parking the project owner should see if the City can install angled parking on both sides of the street.

The Projects Committee recommended that this project go to the full SSDPG Board on November 19, 2018.

#### **4. ADJOURNMENT**