

# Southeastern San Diego Planning Group (SSDPG)

## BOARD Minutes

Monday, November 29, 2018, 6:00 p.m. 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>

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<https://www.sandiego.gov/planning/community/profiles/southeasternsd/agendas>

*The Southeastern San Diego Planning Group 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, Chair, representing Sherman Heights  
Dale Huntington, representing Mount Hope  
Louise Torio, Projects Secretary and Board Secretary today, representing Sherman Heights  
Vincent Noto, representing Sherman Heights and Grant Hill  
Myron Taylor, representing Logan Heights  
Alli Urguby, representing Sherman Heights  
[not in attendance: Jaime Capella, Oscar Gomez, Chelsea Klaseus, and Reggie Womack]

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. ADOPT THE AGENDA

Motion by Torio, seconded by Huntington, to adopt the agenda. Approved 6-0-0, with all in attendance supporting.

### 3. MEETING MINUTES REVIEW AND APPROVAL: Meeting Minutes from past meetings tabled until the SSDPG Secretary is back in town.

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

Robert Leif mentioned graffiti and the controversy as to whether it is art.

### 5. REPORTS

- A. Elected Officials Staff Reports (Districts 4, 8, and 9) – No reps in attendance
- B. City Departments – no report from City Planner Elizabeth Dickson
- C. Civic San Diego - no rep in attendance
- D. Chair Report – Steve Veach reported that there will be no Projects Meeting in November
- E. CPC Representative Report – Myron Taylor said that the City has a survey for parks in San Diego and is seeking feedback on how you utilize parks, and what you want to see ([www.Cityofsandiegoparksplan.com](http://www.Cityofsandiegoparksplan.com)). Please complete the survey.

## 6. INFORMATION ITEMS:

### A. 21 Shipping Container Micro Units Proposed for 2941 Imperial Avenue

Link to a newspaper article: <http://www.sandiegouniontribune.com/news/homelessness/sd-me-homes-containers-20181022-story.html#share=email~story>

This is not an official project, so it is presented for INFORMATION ONLY.

Michael Copley of Makana Properties is seeking initial input from the community. When this is an official project it will officially be presented to the SSDPG and the planning group would then officially review the project.

Copley used a display board to show renderings of the potential concept and to show other shipping container housing projects done in Los Angeles. A shipping container housing project has not been done in San Diego before. The concept would be for mixed use and some of the housing units would be rented to homeless veterans. The shipping containers would be two 8-foot x 20-foot containers to make a double wide housing space. The containers are made into housing off site in a factory, where windows are cut in, the containers are insulated, electrical is installed, then drywall, and finally they are fitted with air conditioning and heaters before being painted. The unofficial proposal includes 800 square feet of commercial space. There would be an elevator in the “silo” part of the building design to get to the second and third floors. It would be a “green” project with potentially all solar power. Parking would be in the back of the lot. The current configuration of this proposed project shows only five parking spaces off the alley. In initial conversation with the City, the City wants to see at least 8 tandem parking spaces. At this time, the developer believes that a parking variance would be the only variance sought. Currently the plan is for 21 housing units: 10 deed-restricted rentals for homeless veterans, 1 rental for very low income, and 10 rentals at market rate. The property would be gated, and residents would need their key fobs to enter. The contractor would be Doug Holmes, Copley’s business partner.

Comments from the SSDPG and the community included the following:

- Would these units be for sale? Reply: No, rental only. Makana Properties would own the units.
- What are the walls filled with for insulation, and is there any data on how this would burn? Reply: the walls are welded together and a fire-rated spray insulation is applied before the drywall is put on.
- The proposed commercial space in the front of the project isn’t very large. What type of business do you envision going in here? If the property is gated and fobbed, how would people get to this business? Reply: Copley is aware that there is already a coffee house (Imperial Grounds) across the street and says he wouldn’t put in a competing local business. If the space isn’t suitable for a business, it may become something else, like a community room for the units on site.
- These shipping containers have hard surfaces that can easily be graffitied. How will they stay clean? Reply: the containers can be coated with anti-graffiti product and the buildings will be well maintained.

- If the City wants at least 8 parking spaces, and you plan to ask for a variance to install only 5 parking spaces, but you plan to have at least 10 market rate units which might have two adults living in them, then this project does not have nearly enough parking. It's unrealistic to think that anyone paying market rate rents would be okay with having no parking space on site. Parking is already a bad problem in the area. How will this project not add to the already problematic lack of parking? Reply: this project is not far from mass transit. Copley anticipates residents to use mass transit and not necessarily have cars.
- This is a great potential project and a creative way to build housing quickly. San Diego should do more innovative design solutions like this.

The SSDPG looks forward to this becoming a “real” project in the future and returning for official input.

**B. COMM22 Final Development Phase: 70-unit Moderate Income Apartment**

The project will consist of adaptive reuse of the warehouse building and new construction on the vacant portion of the adjacent lot at the southwest corner of 22<sup>nd</sup> and Commercial. The location is in Logan Heights on the south side of Commercial Street between 21<sup>st</sup> and 22<sup>nd</sup> Streets, directly north of the COMM22 Senior housing project. Presented by Jeff Williams of BRIDGE Housing.

Bridge Housing completed the COMM22 project with MAAC and the San Diego Unified School District in 2015, and the residential units are full. Habitat for Humanity is currently building 11 townhomes (4 units are done). Space has been rented to the County (10,000 s.f.) for a school for teenage moms. The public art of the giant robot is easy to spot. The 1929 warehouse will be an adaptive reuse project with 70 units for those with moderate incomes. It's expected that the design by the M.W. Steele Group will be done in 2019, and construction will take place in 2020. There will be micro units in the small building, with a shared courtyard and community room. Parking for these units has already been built under the existing COMM22 project. The former warehouse exterior will be repainted and the windows will be replaced. There are extreme grade differentials with the loading dock, so the main entrance will be between the two buildings.

Comments from the SSDPG and the community included the following:

- The COMM22 project really turned out great. We expect nothing less with the adaptive reuse of the warehouse building.
- What will be the cost of the units? The area needs people with money to support local businesses.
- Paseo at COMM22 and Victoria (for seniors) at COMM22 went through the City of San Diego Crime-Free Multi-Housing Program to keep illegal activity out of rental properties. The property is very well managed.
- Victoria at COMM22 is subsidized for seniors and has social and intergenerational activities. More of our aging population needs senior day care. Have you considered adding senior day care to the project? Senior day care is not planned at this site at this time.

- For the extreme grade differential in the front of the building, consider using this area for mosaic art like at the Cesar E. Chavez/25<sup>th</sup> & Commercial Trolley Station across the street. Mosaic art tends not to attract graffiti and that corner of the building could be enlivened with something colorful and attractive there, especially if there will be no building entrance at that corner.

7. **CONSENT ITEMS:** None

8. **ACTION 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. Reviewed at the October 22, 2018, Projects meeting. Owner: Aaron Magagna.

This business is entitled to stay in operation until November 2019. To comply with the City's new, updated process for MPFs it needs a Conditional Use Permit to function beyond that time (this business was previously conforming under the old rules. The applicant seeks a recommendation of support for a 5-year CUP. There is no selling to the public at a MPF.

There are three issues/deviations:

1. Towards the east, the Iglesia Pierto Seguro Church at 840 S. Gregory is 762 feet "as the crow flies" from this location but is over 1,000 feet away through the actual path of travel.
2. Towards the west, Rodriguez Elementary at 825 S. 31<sup>st</sup> Street is 711 feet away as the crow flies but is 1,135 feet away through the path of travel to the far corner of the school.
3. This MPF must be 100 feet from residential property. The property backs up to a junkyard. Half of the junkyard is zoned residential, although there is no residence on that property. The junkyard property owner is in support of the MPF.

The MFP owner surveyed 500 feet around the business and got approval signatures from 52 nearby property owners (9 didn't answer or weren't home). The City has not verified the signatures and will not verify them (signature verification is not required).

The building has 12-point locking doors, 16 cameras on 24-hours per day with a 90-day back-up (there is no security guard).

Employees of this MPF spoke in support of the project, saying that not a particle of what is produced on site can leave the building. The employees must understand the science of growing. They don't promote what they grow. All shop locally.

Comments from the SSDPG and the community included the following:

- A resident spoke about the deaths of 118 young men in the community and wants to see profits made from MPFs used to do good in the community. After having met with the owners, this resident is now in support of the project.

- SSDPG Dale Huntington doesn't support MPFs and is concerned about the amount of marijuana-related business coming into our region.

The Projects Committee made the following recommendations for conditions at the meeting of October 22, 2018, Project meeting:

- Extra safety and security precautions should be mandated (see conditions in the motion).

Motion by Taylor, seconded by Noto, to support a 5-year CUP with the MPF having a 24-hour, 7-day security guard on site and extra exterior light over what the City requires. The motion passed 5-1-0, with Huntington voting against the motion.

- B. 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. Reviewed at the October 22, 2018, Projects meeting. Presented by Stephen Kirby.

This project is in the multi-family zone, so the three units are allowed. Before the SSDPG is only the deviation to allow for tandem parking.

The Projects Committee made the following recommendations for conditions at the meeting of October 22, 2018, Project meeting:

- That the SSDPG support tandem parking to get enough resident off-street parking.
- To accommodate guest parking the project owner should be proactive and see if the City of San Diego can install angled parking on both sides of Harrison Avenue.

In addition, the following recommendation was made at the Board meeting:

- That in the lease/rental agreements the owner of the project mandate that the garages be designated for vehicle parking ONLY and not for storage.

Motion by Torio, seconded by Urguby, to support this Neighborhood Development Permit for tandem parking with the above three recommendations. Motion passed unanimously, 6-0-0, with all in attendance voting in favor.

- C. The City of San Diego: Convert existing angle parking to head-in parking on Webster Avenue between S. 28<sup>th</sup> Street and S. 29<sup>th</sup> Street. No presenter, so item CONTINUED.
- D. The City of San Diego: Convert existing angle parking spaces to head-in parking on L Street between 31<sup>st</sup> Street and 32<sup>nd</sup> Street. No presenter, so item CONTINUED.

**9. ADJOURNMENT:** at 7:42 p.m.