

SOUTHEASTERN SAN DIEGO PLANNING GROUP

Projects Committee Minutes

Monday, February 25, 2019, 6:00 pm

Mountain View Community Center, 641 So. Boundary Street, San Diego, CA 92113

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

This Planning Group 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
Louise Torio, Projects Secretary, representing Sherman Heights
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. None.

3. INFORMATION ITEM:

A. PTS 621697 - 44th Street Condo Conversion Project, 1008 - 1014 S. 44th Street
Process 3, Tentative Map Waiver to consolidate four lots and subdivide to create four residential condominium units located in two buildings. This is a condominium conversion project that is currently under construction (Project No. 535429, not before us). Presented by Justin Blackwell, Altum Group, Design Engineer, and Chris Moore, Planning Manager.

A map waiver is required in order for the condos to be sold separately. Only the map waiver is before the SSDPG, not the project itself.

Background on the project:

- ✓ The site is located at the end of South 44th Street.
- ✓ There will be four 3-bedroom units, designed as duplexes. Each unit will have a 2-car garage.
- ✓ Altum Group did not do the original engineering for the project. They provided photos of the current construction and the surrounding buildings to the Projects Committee.
- ✓ Front fencing is expected to be three feet high, with side and backyard fencing to be six feet high. There are very small side areas where residents might utilize for recreation.
- ✓ The project is currently under construction.

Comments from the SSDPG and the community included the following:

- While the project isn't before the SSDPG, there were questions about what was being constructed since it was hard to tell from the plans.
 - There was no Google Earth overhead view of the project site location. Having one will better allow the SSDPG to see where this map waiver request is located. An overhead view should also show where the nearest transit areas are located.
 - There is a major connecting bar across the driveway, linking the two buildings. It was unclear what the purpose of this bar is, since it does not appear to be an architectural design feature. The height of this bar looks like it would prevent a taller vehicle from fitting under it to get to the garages, nor might an ambulance or fire truck fit. Please explain what the purpose of this bar is.
 - There was no rendering of what the project is supposed to look like when finished. To help the SSDPG understand the project, the Committee requested that if a rendering exists that it be brought to the future Board meeting.
 - The site appears to be all hardscaped, without any landscaping. There is a three-foot strip in the middle of the driveway for drainage.
 - There is no trash can enclosure. Trash cans are expected to go into the garages. It was strongly recommended that the future HOA require that cars be parked inside the garages so as not to put more cars on the street, and that it be clear that the trash cans be kept in the garages so that trespassers don't come on site to raid the recycling.
 - It was not clear where the mailboxes would go (either on the duplexes, or a group mailbox). Please advise.

The Projects Committee recommended support for the Map Waiver and that it go to the full SSDPG Board on March 11, 2019.

4. ADJOURNMENT