

City Heights Area Planning Committee  
Minutes for August 3, 2020

1. Chair Russ Russ Connelly called the meeting to order at 6:34 PM. Jake Banfield-Weir, Rosa Calvario, Maria Cortez, Jim Varnadore, Edwin Lohr, Brian Green-Carson, Vanessa Erickson, Roddy Jerome, Wendy Miller, David Nelson, Denisse Lopez, Dhaha Nur, Scott Paquette, Michael Rossler, Patty Vaccariello, Randy Torres-Van Vleck and Russ Connelly were present. Absent were Francisco Garcia, Ana Gonzalez and Blair Overstreet. The chair notified the audience about the voluntary sign-in sheet and eligibility for the next election.
2. Corrections to the Minutes of July 6, 2020: Randy Torres-Van Vleck's last name is Vleck not Velck, and both David Nelson and Jake Banfield-Weir wanted to confirm that they asked for complete communities to be put on the agenda as an action item.
3. Agenda was adopted unanimously.
4. Anna Medina from Council Member Georgette Gomez's office provided updates. City Planner Nathen Causman provided updates about the community plan.
5. Off-agenda public comment: Patty Vaccariello, David Nelson, Maria Cortez, Oscar Medina, Edwin Lohr and Wendy Miller commented.

**6. Business Agenda:**

6.1. **Appointment to fill vacancy – Youth 2021 seat** No one stepped forward. Tabled until a future meeting.

6.2. **665772 CUP for marijuana outlet at 4337 Home Avenue** Arkan Somo, owner of the Arco gas station on the property spoke, and Ashley Johnson presented a brief history and information about the proposal. Randall Zaitona, future owner and operator of the cannabis business, explained benefits of cannabis and compliance of the business. William Perno, Patty Vaccariello, Maria Cortez, Theresa Quiroz, Mark Kassab, Becky Rapp, Lorena Lara, Ramla Sahid, Sadiksha, Ricky Brown and Denisse Lopez all provided comment on the project. Brian Green-Carson motioned to deny the CUP for a proposed Marijuana Outlet at 4337 Home Ave based on the following issues:

- the proposed site is 895' from an existing outlet on the corner of Fairmount and Home Ave.
- the proposed site is less than 1000' from Hollywood Palms where there are children present in a tot lot and after school program.
- the proposed site is near a Head Start facility.
- the project is not in compliance with the Chollas Creek Enhancement Project.
- this project is located within a designated high crime area.

Maria seconded the motion. David Nelson commented, Patty Vaccariello and Roddy Jerome asked follow-up questions. Committee did not approve the motion (7-8-1 Chair not voting, Edwin Lohr abstaining due to lack of project knowledge). Follow up motion by Patty to approve the CUP on the condition that this project complies with the Chollas Creek Enhancement Program. Jake Banfield-Weir seconded the motion. Vote was 7-9-0 Chair did not vote, Motion did not pass.

6.3. **661800 SDP/TM for 4<sup>th</sup> Corner Apartments on Fairmount Avenue** Rebecca Louie brought up what has changed in the last month after speaking with PANA, UWEAST and City Heights CDC regarding accommodation for Community Groups onsite. There were no 4-bedroom units added as it was

not in the budget. Ramla Sahid commented and asked that in the future developers bring the community in sooner in the project so they can be a part of the discussion. Scott Paquette motioned to approve the permit and the tentative map; Patty Vaccariello seconded. Motion passed (15-1 Chair not voting). Maria Cortez and Randy Torres-Van Vleck had follow-up questions; David Nelson and Patty Vaccariello commented.

**6.4. Community presentation on Fairmount Avenue Fire Station (Info item)** Paul Simons allowed multiple Leisureland residents such as Linda Coffman and Joe Riel to share their insight, all opposed the fire station project.

**6.5. City update on 645073 Fairmount Avenue Fire Station (Info item)** Charles Dellinger from IM Design Group provided updates to the proposed station project: generator enclosure to reduce sound, shorter retaining walls, updated finish materials, landscape and brush refinement. Russ Connelly, Maria Cortez, Patty Vaccariello, and Randy Torres-Van Vleck asked follow up questions.

**6.6. Complete Communities – Question list for Planning Department (Workshop)** The Chair requested someone from the City to come to the Committee and explain why we weren't included in the planning process. City Staff responded that they were too far along in the process and didn't have time to come to the meeting. The Mayor's office was requested to answer the questions our committee asked but we were not provided with answers. David Nelson, Jake Banfield-Weir, Patty Vaccariello, Maria Cortez, Randy Torres-Van Vleck and Rosa Calvario all commented. Committee agreed to make as an action item for October to have a further discussion on a letter of response or other action by the Committee.

7. Chair's report: City is cleaning up the municipal code in regards to housing and other administrative items due to State mandates and code changes. He Noted: Accessory dwelling units, which allowed 1 Auxiliary Dwelling Unit on a single family residence property, is now allowing for a total of: 1 main ADU, 1 junior ADU and a portable unit on the same property. Also proposed, If you build additional unit(s) on a SFR, no additional parking will be required. This is a waiver that the city is trying to get pushed through even though it is not a State mandated change.

8. Board Comment – Questions and Answers: Randy Torres-Van Vleck, Rosa Calvario and Maria Cortez provided comments.

9. Meeting adjourned at 9:19 pm. Reminder: The September meeting is canceled due to Labor Day. The Committee will reconvene on Monday October 5, 2020, 6:30 PM. Details and agenda to be posted separately.