

City Heights Area Planning Committee
Draft minutes of March 2nd, 2020

1. Chair Russ Connelly called the meeting to order at 6:30 PM. The following committee members were present: Jake Banfield-Weir, Rosa Calvario, Maria Cortez, Brian Green-Carson, Francisco Garcia, Ana Gonzalez, Brian Green-Carson, Roddy Jerome, Wendy Miller, David Nelson, Dhaha Nur, Scott Paquette, Juan Pablo Sanchez, Patty Vaccariello, and Russ Connelly. Committee members absent were: David Bowen, Brenda Diaz, Jose Hernandez, Lisa Nguyen, Hamdi Noor, Blair Overstreet, and Michael Rossler. As per the Brown Act, the Chair has addressed the voluntary sign-in sheet to the audience.
2. Minutes for February 3, 2020 have been approved with corrections by the committee.
3. Agenda for March 2nd: Chair reports that item 6.2 has been dropped from the agenda. Agenda was then approved by the committee with modification.
4. Off-Agenda Public Comment: Linda Coffman brought forth a petition signed by 300 individuals asking for a 30 minute time slot to discuss the future fire station on Fairmount Ave and 47th Street. Mazda Meraz has brought forth a complaint with a previous item regarding water/sewer construction. Vic Salazar is the person of contact for the pipeline improvements occurring. Francisco Garcia presented himself as a write-in candidate for the District 1 seat.
5. Staff Report and Comment: Nathen Causman, the City's planner designated for City Heights, gave a brief introduction of what he does, what areas he serves, and answered questions from the committee and the audience.

Diana Fuentes, from the Office of the City Clerk, is spreading awareness to committee's about the census and how redistricting will occur based on the data provided. Fuentes passed out redistricting commission pamphlets and shared on how the independent committee is chosen, their tasks, how many are on the committee and the timeline. The goal of the committee is for each district to be redrawn to have 1/9th of the population in each district.

6. Business Agenda:

6.1 PTN657867 Public Easement Vacation at 1348 47th Street: Russ Gibbon from the City of San Diego's Economic Development Department presented that the current Coca Cola site has become part of Reyes Holding. Future plans will convert the site to a beer distribution center. The size of the easement site is 3,016 sqft. Currently labeled as a drainage and public utilities easement, one of which was used to access drainage and whereas the other site was for a sewer and water line that were never put in. The site owner asks for the City to vacate the easements that have not been used by them in many years. Gibbons is asking on behalf of Reyes Holding and the City for a recommendation to approve the removal of the easements. David Nelson made a motion to approve the removal of the public easement at 1348 47th Street. Jake Banfield second. Motion Approved. (10/0/3) Chair not Voting. Abstain: Maria, Roddy, Wendy (Due to election in progress).

6.2. Community Identification Signage: Dropped from the agenda due the presenter's inability to attend the meeting.

6.3. Possible license application at 4350 University Avenue: Steve Pollock (local land use engineer), Kimley Horn (7-Eleven representative), Olivia Green (consultant) and Rhahim Cahory (franchise owner) brought forth an informational item on a potential ABC liquor license that would require a conditional use permit. The discussion was open to community input on the topic and what they would like to see for the franchise on University Ave and Fairmount Ave.

Issues brought forth on adding an additional liquor license included the high license density (4 allowed with 8 existing) to crime rate ratio (300%) which is currently over the threshold. Issues raised included a high traffic corridor, close proximity to schools, implementation of future CRV programming and the existing high liquor store density within the community. Olivia Green addressed the concerns by informing on current safety measures being taken by the franchise owner and economic benefit from the added sales from the liquor license. Brian Green-Carson addressed the mistake made by the 7-Eleven team when there was an initial application from the franchise before its opening which was then quickly withdrawn. The information led to a community protest which would most likely occur if the owner were to continue with an application as advised by Carson. Many community and committee members enjoy the current 7-Eleven location as it is and deemed it safe, clean and family friendly. Chair advised on the item, agreeing that the community will have an issue with much community disagreement if the franchise owner does decide to apply for the license and there has been much agreement that the community is pleased with the current state of the store which could be used as a positive point for the community.

6.4. Updates from the 2020 Election Subcommittee (if available): No updates could be given as the voting period had not yet ended.

7. Chair's Report: The previous item at 4347 Home Ave (where the ARCO gasoline station is located) has been unbundled by the City. The upgrade in liquor license was removed and the renewal of the existing beer and wine license was approved, however the cannabis outlet aspect of the project has been accepted for reconsideration and the processing facility aspect was turned down. Meeting to discuss the item will be on March 26th to the Planning Commission. Andy Field, from Parks and Recreation, has requested a presentation time slot to occur in the next months. The Community Orientation Workshop (COW) date has been set for Saturday, May 9th, 8AM - 2 PM at the Water Department's auditorium on Topaz Way. The Electronic COW will be made available afterwards. The City will be enforcing the 60 day training rule, an issue brought forth from the auditor and Grand Jury. The 12th Land Development Code on how to measure distance between cannabis dispensaries to the edge of residential properties has been changed as of December 12th.

8. Committee Member reports and Comments: Francisco Garcia, Juan Pablo, Dhaha Nur (Census), Patty Vaccarriello, Rosa Calvario, Ana Gonzalez (Colina del Sol's Pool is providing free swimming classes all of March) made comments.

9. Meeting adjourned at 7:37 PM