

EASTERN AREA COMMUNITY PLANNING COMMITTEE

Holy Spirit Catholic Church, Parish Hall – 2725 55th Street, San Diego, CA 92105

February 11, 2014 Meeting Minutes - DRAFT

Chair Laura Riebau noting a quorum called the meeting call to order at 7:00 pm. Board members in attendance were Denise Armijo, Carl Davis, Andy Huelskamp, Jonathan Cutler, Linda Godoy, Daniele Laman and herself. Earl Lemar joined at 7:14; Mario Ingrasi arrived at 7:17; Bruce Williams joined at 7:19 and Jolaine Harris joined and left at 7:56.

COMMUNICATION FROM THE PUBLIC: Daniele announced that a getting a second park Ranger at @ Chollas Lake seems likely. Daniele also reviewed her notes on the second workshop from the hike around Chollas Creek.

Carl announce the Lincoln High School Parent and Community walkthrough scheduled for Thursday, MAR 6, 2014 from 8-11:30 AM.

Denise announced that good self-defenses are available at Kwai Sun Studios in La Mesa. She also reminded everyone to get a flu shot since the Flu is very serious this year and that a personal friend of hers recently died from what is believed to be a result of a strain of H1N1.

Motion to adopt the agenda by Daniele, Seconded by Andy seconds Vote: 8 for 0 against and Chair abstains.

COUNCIL AND REPRESENTATIVE REPORTS: No Council Representatives from Districts 4 and 9 – Election night.

ANCHOR CHURCH - 1765 PENTECOST WAY PROPOSED AT&T WIRELESS COMMUNICATION FACILITY PROJECT – Presentation by Shelley Kilbourn for AT&T – at same location as equipment for other communication companies.

AT&T proposing to install a 40-ft mono eucalyptus tree cell tower on Church property in Bayview Heights near at 1765 Pentecost Way San Diego, CA 92105

City has requested several revisions to plan and AT&T has complied. To date no objections from the community. Primary feedback has come from EACPC meeting.

Additional tower requires additional equipment on the ground, so new rendition of additional building and screening with cumulative towers, equipment buildings and trees was presented for Board review.

Daniele requested clarification on the removal of trees and replacement of like trees as proposed on the plan and if Shelly knew what the money was being spent on.

Shelly: The proposed plan does require removal of two trees and will result in the re-planting of four and did not know what the money would be spent on..

Denise: Are the impact studies being conducted cumulative meaning will they encompass of the impact including the addition of the Verizon site in addition to the existing T-Mobile and proposed AT&T sight?

Shelly: All required impact review is being done. The proposed project is scheduled for a ten year contract.

Laura: Is there room at this site for other mobile equipment carriers to also build on this sight?

Shelly: Yes – other carriers might be Sprint, or Cricket and the sight can sustain addition of future carries adding structures to the location. The sight can also accommodate for co-location on existing towers.

Andy made a motion to approve the project as presented; Mario seconded.

The Vote was 7 For /1 Against (Daniele) / 2 Abstained Chair and Earl.

STATUS UPDATE ON CHOLLAS TRIANGLE COMMUNITY PLAN AMENDMENT

Presented by Michael Prinz. The proposed Community Plan Update encompasses the re-designation of the area currently in use as Chollas parkway to a roughly 5-acre park. Also includes a re-designation of the area adjacent to the east side of 54th and south side of University from a mixed-use designation to a Neighborhood Village designation.

The Environmental Review Scoping meeting held by Anna MacPhearson on January 26th covered a variety of questions including:

- maximum allowable structure height,
- noise impact,
- traffic impact,
- pedestrian and bicycle access and usage.

Land use designation would allow for no more than 29 units per acre meaning the total area designated as Neighborhood Village could average at a maximum for the total plot 29 units per acre for the entire 35+ acre lot, though the individual acre may have a higher density. The proposed land use designation is a result of long-range planning and there is no current development planned. A market economist has reviewed the project and current surrounding business. The proposal would place a cap on development of the neighborhood village designated area only allowing for future development that would be close in comparison to the existing square footage of the Northgate and Kmart locations currently using this space. There is current discussion within City staff over vacating Chollas Parkway prior to development allowing for pedestrian and bike traffic to use this area however this idea is being reviewed due maintenance concerns. The difference between Commercial/Mixed use and Neighborhood Village land designations are essentially Commercial/Mixed allows for Commercial only or commercial and residential while Neighborhood Village allows for Commercial only,

residential only, or commercial and residential but does also provide guidelines for developments limiting development of certain structure for example drive-through restaurants within residential housing. Impact fees will be collected on development within the site in accordance with the city financing plan which is currently under revision.

Board comments/question: Dwelling units per acre is not a clear definition of the amount of people that will be occupying the location being reviewed for density, as evidenced at 63ed & El Cajon, so we would like to start being able to measure density as bedrooms per acre.

Michael - Development review projects currently do include review of bedrooms per unit.

Question off this topic, but relevant for next agenda item - How are Hookah lounges and Vapor lounges categorized as far as acceptable uses? Currently communities are being impacted by these facilities not falling under the criteria for a typical licensed facility such as a bar or club.

Michael – Not certain, Code needs to be reviewed.

Jolaine: Arrived and had to take an absence from the meeting due to personal health concerns.

LIQUOR LICENSE FOR ZODIAK HOOKA LOUNGE-6455 EL CAJON BLVD.

Currently the lounges are allowed to operate on a commercial use permit and are staying open until 4:00 AM+. Suggest requesting a conditional use/ special use permit may allow oversight by the planning committee. The proposal suggest is to write a letter to council members office requesting review of permit process for lounges to include: smoking, vapor, tea, marijuana. Mario motions, Daniele seconds 9/0/1 Chair abstains.

Earl announced that the owner of Rainbow Market whom EACPC approved an upgrade for his liquor license, recently sold this location and took the approved license to El Cajon.

Laura: CPC has had several requests to return liquor license review to community planning committees. Planning Commission to have a review soon. Board could include request this in the letter to councilmembers with review of smoking lounge permit process.

Review of proposed changes to 600-24.

Items of concern by Board Members after brief review:

Indemnification: Concern over what would be justification for losing indemnification and what is the actual punishment for loss of indemnification.

Board reminded to please review the proposed changes and be ready for review at next month's meeting.

Earl: Requested update on Letter to Caltrans regarding HOV lanes. And review of recipients – Caltrans, Sandag, City Council, State representatives.

Minutes: With corrections to spellings, Daniele moved to approve, seconded by Andy; Vote 9/0/1 Chair Abstains.

Discussion on March Election - Lee Rittiner has been absent due to fathers passing and is very busy adjusting to impact on partnership loss so may be unable to continue serving on the EACPC. Chair will email seats up for election in March for notification and review; Also EACPC to send letter to Lee with condolences.

SUB-COMMITTEE REPORTS: Sub-committees:

Daniele: Opening Day Chollas Little League Saturday March 8, 2014.

Parks report: All is well, Chollas has had interim supervisors as regular supervisor is on maternity leave. There is possibility of second ranger assigned.

Denise: Bike Paths-Next meeting Feb 19, 2014 Franklin Elementary school 5:30-8 pm more info can be found at Keepsandiegomoving.com/Northpark

Laura: Schools-Department of Toxic Substance Control has released a community survey for Noah Webster Elementary School. DTSC will soon present a new proposed cleanup plan. SDUSD has conducted prior environmental review, but no remediation for continual erosion of cap, which angered and corned the community. We will see if we can get a report on the new study/plan.

Mario: Transportation-Review of 94 still under review. Possible survey to commuters of using an interchange at 47th street and would this be an acceptable means of transit, also options for 94 may exist using alternate routes. Mario may suggest use of Market Street as a primary bus thoroughfare. Options need to be explored allowing people within our districts improved travel North to South, as well as East and West.

Laura: CPC-Draft Climate Action Plan was presented. The plan discusses use of sustainable, materials, renewables, and improvements to transportation and a variety of ways to minimize impacts to the climate that the city is proposing to pursue for future development.

Bill Fulton, appointed by Mayor Filner to head Economic Development and Neighborhood Planning department. His staff reviewed a recent economic report released shows San Diego at 25% high 28% mid and 47% low wage jobs, which varies significantly from the National Averages with almost a complete flip between the mid and low paying jobs percentages. Report showed Low wage is less than \$37,000 dollars a year; Medium wage is \$24 dollars an hour; High paying jobs are over \$30 per hour. CPC has suggested incentivizing development of zone areas to

encourage businesses locations in many communities so they benefit with lower rents that offers better paying jobs. Our area could benefit from providing the graduates of our local colleges with incentives to start their business/career here. EACPC members are encouraged to make suggestions to councilmembers.

Funding for Chollas Lake comfort station/ multi-purpose building seems like it will be achieved. We are lucky to have Tracy Reed's efforts despite initial deletion from funded listing. Diane Jacobs is now the County supervisor for the Lake area and it may be worthwhile to contact her on this issue. Other newer items appear to have been dropped from the listing.

Meeting Adjourned at 9:15 pm.