

SOUTHEASTERN SAN DIEGO PLANNING GROUP (SSDPG)

Minutes

November 12, 2013

1. **CALL TO ORDER, 6:05PM, ROLL CALL, AND INTRODUCTIONS:** Members Present: Paul Sweeney, Robert Leif, Vincent Noto, Erik Anderson (7:00), Reynaldo PISAÑO. Suzanne Leif, Maria Riveroll, James Brown, Xavier Aguirre, and Reginald Womack.
2. **Approval of the Agenda – Motion to Approve Agenda as presented.**  
**PISAÑO/Leif MSC 9-0-0**
3. **PUBLIC COMMENTS:** None.
4. **STAFF REPORTS:** **Ninth District Council Office, Julio Rivera:** 1) November 21<sup>st</sup>, 10AM last hearing with the Water Department regarding their proposed rate increase. The Board expressed a concern about the commercial water users. Apartment owners, namely, do not have an option for saving money in water consumption under the “smart” meter system. We requested separate meters for each apartment. The increase will be an average of 7.25% per water bill. We asked Julio to look into desalination processes. 2) Willie Henderson Sports Complex lighting was approved by the Council.  
**Eighth District Council Office, Frances Chan:** Asked her to bring Villa Montezuma and Memorial CIP Improvements to Councilmember Alvarez on our behalf.

**CONSENT AGENDA:**

- A. **3191 Commercial, Sprint Wireless, Project # 290323, Application for a Process 4, Planned District Development Permit for a wireless communication facility (WCF) consisting of 12 antennae mounted on the roof of an existing building with screening with equipment located within the building. Located in the Grant Hill Sector of the Memorial Neighborhood, site is zoned Southeastern San Diego PD I-1, Alex Hempton is the City’s Project Manager.** Samuel Gudiño, Site Acquisition Specialist for TAIC, representing Sprint presented. (Projects October 29, 2013 presented by Joanne Aguzar, Site Acquisition Specialist for TAIC).

**Committee Concerns:**

1. Isocontour map still not available.
2. PTS is not cleared. Although there is a NORA, the Environmental Analyst has not cleared this Project. Please be sure that that is done and all PTS issues are cleared.

**Committee Concerns and Recommendations:**

(From the Projects Committee of October 29, 2013):

1. Robert owns the buildings across the street from the installation. His concerns were regarding the impact of the radiation on the people on his property. The energy goes down, after it leaves the antenna. The higher the placement of the antennae the better. There is no radiation physicist on staff at the City. He requested an isocontour map (concentric circles from the antennae out, at 5’ increments to show the height of the area around the antennae) – very much similar to a topographic map. **Response: City has exempted and FCC and CEQA from these requirements.**
2. Concern about the right of Sprint to sublease their installation to other wireless companies. **Response: Contract prohibits this action.**
3. Install a power meter to measure the power level inside the Leif building (3196 Commercial) and in every adjacent building, within 250’ of the site. **Response: This is not feasible.**
4. Azimuth information on the site plans provided does not cover the questions raised. **Response: We rely on this angle for measurements, meeting all the guidelines.**

5. SDPD recommendations indicates that security is adequate, however, there is a recommendation of a motion emergency alarm. Also add that the equipment must be accessed from the interior. Services and equipment should be under a secure type of lock. **Response: Will be implementing these recommendations.**
6. City Engineering has not cleared the issues regarding Best Management Practices. **Response: In progress.**
7. Deviation for 36' height is supported. Need to see the angles for all the antennae. (Joanne was invited to call Robert for more information if needed).
8. Height of the antennae is a concern would like for them to be higher. The lower they the more of a potential health hazard they are.
9. Regarding RF Report dated July 20, 2012:
  - 1) Page 1, Item 4.0, there is a new wireless project to be built NE diagonally from this site may not exceed 100' distance. **Response: There is nothing there. We told him it is proposed.**
  - 2) Page 2, Item 7.0, not accurate. The last sentence is not correct. The surrounding buildings are (please add:) "residential and church". **No response.**
  - 3) Page 2, Item 9.0 Signage, recommendation: all equipment and precautions should be posted in English and Spanish. **Response: Will be done.**
10. Make antennae a total of 40' high. **Response: the deviation is for 36' only.**
11. Need information regarding the adjacent antenna's relationship to this project.
12. Suggestion: City Council should reconsider the handling of these projects. Presently there are trained experts on this subject. Another suggestion:

**MOTION: To support this Project with the following conditions:**

1. Make antennae 40' tall to mitigate the exposure to the public;
2. All PTS issues must be cleared, including the environmental document;
3. Implement all SDPD Recommendations including a security lock;
4. The landscaping standards SHALL be met on Commercial and 32<sup>nd</sup> Streets, the predecessor had challenged the landscape requirement for 32<sup>nd</sup> street;
5. If in the future a generator is installed on the site, a noise study should be done during night hours to ascertain the impact on the residences in the area; and,
6. Provide isocontour maps for the antennae area with a 300' area.

Pisaño/S. Leif

MSC 9-0-0

- B. Southcrest Trails Park, PTS No. 23536, The construction of a 2.6 acre portion of a 5.8 acre neighborhood park including new recreational facilities. The site is located at 1440 S 38th Street in the MF-2500 and SF-4000 zones of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan area for a Site Development Permit Process 3, for Environmentally Sensitive Lands. Presented by Sherry Brooks, Associate Project Planner, Civic San Diego. (Projects September 23, 2013).**

**Presentation:**

- Biology Report, Restoration Report and Brush Management Plan have been completed. The Site Development Permit has been approved long ago, however, now it has an addition of "For Sensitive Uses" reopens that permitting process only for this specific reason. The Park was to be planted with grass so that no plants will be disturbed. However, they plants did encroach on the Project site and now we must go through this Process.
- However, anything next to environmentally sensitive land within the Southeastern San Diego PDO must go through a Process 3 review.

- In 2009, SEDC was able to get a bond funded and gave the Park & Recreation Department the 1.6 million dollars they needed to complete this Project which is the last leg of developing the 252 Corridor.
- The native plants are starting to encroach into the linear park area, if it had not taken so long to develop the park, a Site Development Permit would not have been necessary.
- A conception drawing was presented.
- The Southcrest Recreation Council approved the plan and it was approved by the City Park and Rec Board in 2010.
- This Group does not have prevue over the design.
- They will enforce Best Management Practices to mitigate urban run-off before it goes into the Creek.
- The 2.6 acre park, will include 2 half-basketball courts, picnic area with BBQ grill, an amphitheater, accessible drinking fountain with dog drinking basin, several doggie disposal areas, walking/hiking trail with mile-markers, tot lot, sand box area, a rock climber, dig-able fossils, game tables, a 32' shade structure, and bike racks.
- Light will be installed in the alley at each corner and 2 in the mid-block.
- Cottonwood, Black Willow, CA sycamore, and Coast Live Oak are the trees that will be planted.
- There some Southcrest Bond Proceeds that may only be used in Southcrest. It is only a 20' alley and we are going to recommend installing the lights on the park side. That will by protocol, a separate permitting process for lights.

**Motion: To Support the Project as presented.**

**Womack/S. Leif MSC 10-0-0**

**Other ACTION ITEMS:**

- A. **Approval of the Minutes for October 14<sup>th</sup>** Motion: To approve as presented. R.Leif/Pisaño 9-0-1 (Aguirre was not there)  
**Special Meeting Oct. 22<sup>nd</sup>**. Motion: To approve as presented. Suzy Leif/Noto 7-0-3 (Sweeney, Anderson, Brown were absent).
- B. **Declaration of 4 Vacancies on the Board, James Lawrence, Georgette Gomez, Edward Rivers and Xavier Aguirre. An election will be held at the January Meeting to fill these vacant seats. The Chair will appoint a Nominating Committee at today's meeting to bring forward some nominations for the 4 vacancies that now exist.**
- **Actions: 4 vacancies as enumerated above were declared and recognized.**
  - **Chairperson Riveroll appointed Reggie Womack, Paul Sweeney, and Erik Anderson to a Nominating Committee which will bring forward 5 candidates to feel the 5 vacancies. In January, the Board will fill the vacancies on the Board. Also, they will bring forward nominees for officers for the March Elections.**
  - **The Bylaws are posted on our website: [www.southeasternsd.org](http://www.southeasternsd.org)**

**Please note this excerpt: Article III, Sections 2 - 5**

**INFORMATION ITEMS:**

- A. **BOARD COMMENTS AND SUBCOMMITTEE REPORTS AND ANNOUNCEMENTS:CPC conflicted with our special meeting.**

**COMPACT- Reynaldo, Robert and Maria attended the meeting. Robert made an outstanding Power Point presentation on the bus routes that affect our community and the lack of north-south connection.**

**Task Forces: Mount Hope has resumed meeting on the first Thursday of each month at the Macedonia Missionary Baptist Church, at 6:30PM, SAY San Diego indicated that comments are due by Friday on the Marijuana Ordinance.**

**ADJOURNMENT: 7:30PM**

*Maria Riveroll, Chair (619) 264-5373*