

ANNUAL REPORT OF THE SOUTHEASTERN SAN DIEGO PLANNING GROUP
APRIL 2018 - MARCH 2019
[Approved at the June 10, 2019, SSDPG meeting]

Agendas and Minutes:

<https://www.sandiego.gov/planning/community/profiles/southeasternsd/agendas>

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.

I. INTRODUCTION

Planning Group Name: Southeastern San Diego Planning Group (SSDPG)

Meeting Location: Mountain View Community Center, 641 South Boundary St., SD, CA 92113

Officers: Chair: Steve Veach (SVeach80@aol.com, 619-238-4537)
 Vice Chair: Myron Taylor
 Secretary: Chelsea Klaseus
 Treasurer: Reginald Womack

Subcommittee: Projects Committee

II. ADMINISTRATIVE MATTERS

Number of meetings held:

- 9 SSDPG meetings (4/9/18, 5/14/18, 9/10/18, 10/8/18, 11/19/18, 1/14/19, 2/11/19, 3/11/19 Elections, 3/11/19 regular meeting)
- 7 Projects Committee meetings (4/23/18, 6/25/18, 7/23/18, 9/24/18, 10/22/18, 1/28/19, 2/25/19)
- Total number of meetings April 2018-March 2019: 16 meetings

Membership Changes:

- Chair Raymond Bernal moved out of area in July 2018. Vice Chair Steve Veach assumed the role of Chair.
- We added four new members in March 2019 (Robert Leif, Aaron Magagna, Lamont Pargo, and Kerry Wesson)

Membership Categories:

- Resident (Homeowner or Renter)
- Nonresident Property Owner, or Designee
- Owner or Operator of Local Business or Not-For-Profit, at a nonresidential address, or Designee

Revisions to the SSDPG Bylaws:

The SSDPG bylaws were last approved by the City on 9/8/08. The bylaws were amended to bring amendments to Articles I-IX into conformance with Council Policy 600-24 revisions of 2018. These SSDPG bylaw amendments were approved by the City on 3/21/18. We received the signed approved amended bylaws from the City in April 2018, so this is reported here.

III. MEMBERS SUMMARY

- Number of members in bylaws: 14. Number of members seated: 14.
- The SSDPG has many dedicated members. This year one member (Ray Bernal, the Chair) left due to moving out of state. Finding interested people who have the time to review land use issues in our highly built out, mostly inner-city region and attend up to 20 meetings in a year is sometimes challenging. We are mostly a working class region and we don't have a large pool of people who have this much time to volunteer. We are always recruiting additional members.
- The March 2019 elections resulted in three new members.

IV. COMMUNITY PLAN PREPARATION, AMENDMENTS, OR IMPLIMENTATION

The SSDPG Community Plan was updated in 2014. No amendments were initiated.

V. SPECIAL PROJECTS

There were no special projects or actions taken.

VI. OVERALL SUMMARY OF PROJECT REVIEW & COMMUNITY DEVELOPMENT

The SSDPG region did not have major discretionary projects. There are no actions to report.

VII. ACTIVITIES OF ASSOCIATED COMMUNITY ORGANIZATIONS SUCH AS BID_s OR CDC_s

The SSDPG has members who are on the Central Commercial District Revitalization Corp. (CCDRC). Any important actions taken by that group are shared with the SSDPG.

Prepared by Steve Veach, Chair (619-238-4537, sveach80@aol.com)

Attachments: April 2018 – March 2019 Minutes

- *SSDPG meetings* (4/9/18, 5/14/18, 9/10/18, 10/8/18, 11/19/18, 1/14/19, 2/11/19, 3/11/19 Election Meeting, 3/11/19 regular meeting)
- *Projects Committee meetings* (4/23/18, 6/25/18, 7/23/18, 9/24/18, 10/22/118, 1/28/19, 2/25/19)

Southeastern San Diego Planning Group

Minutes

Monday, 9th of April, 2018, 6:00 pm

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

Contact: rbernal@southeasternsdplanning.org 619-988-5958

1. **Call to order (6:02pm) and introductions:** Oscar Gomez, Jamie Capella, Vince Noto, Steve Veach, Louise Torio, Chelsea Klaseus, Ray Bernal, Myron Taylor, Alli Urguby
2. **Adopt the Agenda**
Motion to adopt the agenda. Veach/Noto MSC 8-0-0
3. **Meeting Minutes Review and Approval:** 3/12/2018 Meeting
Motion to approve the 3/12/2018 Minutes. Veach/Torio MSC 6-0-2 (Gomez, Urguby)
4. **Public Comment:** The public may speak on matters not on the agenda up to 2 minutes.
Louise Torio, Friends of the Villa Montezuma – Four dates in 2018 where the Villa Montezuma is open and free to the public, next is June 2, 2018. Tours are from 9am-12pm on the half hour. On April 11, 2018, SANDAG will have an open house (6-6:45pm) and public hearing (6-8pm) for the Imperial Avenue Bikeway at Kimbrough Elementary.
5. **Reports**
 - A. **Elected Officials Staff Reports**
Council District 8: Spoke briefly about the Mt. Hope Community Garden
Council District 9: Gloria mentioned there would be a Coffee with the Councilmember on April 28, 2018
 - B. **City Departments.** None.
 - C. **Civic San Diego, Sherry Brooks.** None.
 - D. **Chairs / CPC Report.** None.
6. **Consent Items:** N/A
7. **Action Item:** N/A
8. **Information Item:**
 - A. **Homelessness and the Southeastern San Diego Community**
Presentation was given regarding homelessness in the City of San Diego and nspecifically in the Southeastern San Diego Planning Area. The presenters were:
Bahija Humphrey – Assistant Chief of Civic Initiatives, David Nisleit – Chief of Police, Paul Connelly – Assistant Chief Neighborhood Policing, Scott Wahl – Captain, Neighborhood Policing, Mario Sierra – Director of Environmental Services, Jonathan Herrera – Senior Advisor on Homeless Coordination, Eric Young II – Southeastern Community Representative for the Mayor, Jeff Davis – Executive Vice President San Diego, Housing Commission, Lisa Jones – Director of Housing First San Diego Housing Commission

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Eric Young spoke about him being the liaison between the community and the City and can be contacted via email or phone. They want to have an open dialogue and build bridges with the community. The Housing Commission wants to be a “good neighbor” and their role is to manage the contract with Mental Health Systems. Chief Nisleit spoke of their commitment to reducing the impact of crime by creating a neighborhood policing division for communities. He also spoke to the desire to get the homeless off the street and into individualized care and treatment. Mario Sierra from the Environmental Services Department expressed that they are fully aware of expectations the community and there are different divisions working on this and the various ways to contact them including calling and the Get It Done app. Captain Paul Connelly discussed the process of outreach and enforcement and that it usually starts with a warning, progresses to citations, and ends with arrest. Captain Wahl talked about focusing on the efficient deployment of officers as it relates to these issues. Bahija Humphrey talked about the City really taking a holistic approach with Police Department, Housing Commission, Clean SD, and the Mayor’s office.

9. **Adjournment** (7:45pm)

Ray Bernal: 619-988- 5958

SOUTHEASTERN SAN DIEGO PLANNING GROUP – PROJECTS COMMITTEE

Meeting Location: Mountain View Community Center, 641 South Boundary St., San Diego CA 92113
Chairperson: Raymond Bernal (bernal.raymond@yahoo.com, 619-988-5958)

City of San Diego Southeastern San Diego Planning Group website:
<https://www.sandiego.gov/planning/community/profiles/southeasternsd/plan>

Agendas and Minutes:
<https://www.sandiego.gov/planning/community/profiles/southeasternsd/agendas>

Monday, April 23, 2018 6:00 p.m. start

This Planning Committee 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

Raymond Bernal, Chair, representing Logan Heights
Steve Veach, Vice Chair, representing Sherman Heights
Louise Torio, Projects Secretary, representing Sherman Heights
Vincent Noto, representing Sherman Heights and Grant Hill
Reggie Womack, representing Stockton
Oscar Gomez, representing Logan Heights
Myron Taylor, representing Logan Heights

City of San Diego Planning Department Staff: none

Civic San Diego: none

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 COMMENTS (two minutes per public speaker, on non-agenda items only):

None.

3. INFORMATION ITEMS

A. **Project No. 578664, 25th Street Craft Distillery Neighborhood Use Permit for 20 25th Street**

A Neighborhood Use Permit for artesian food and beverage producer within a 2,283-square-foot existing restaurant located at 20 25th Street. The 0.15-acre site is located within the Community Plan Implementation Overlay Zone, Type-A in the CN-1-4. Presented by Marco Polo Cortes, Cortes Communication; Juan Quemado, architect; and Malic Bedford, owner.

B. Project No.: 578650 – Craft Distillery Neighborhood Use Permit – 2655 Imperial Avenue

Neighborhood Use Permit for an artisan food and beverage producer within a 5,520 square foot existing building, located at 2655 Imperial Avenue. The 0.37-acre site is located in the CN-1-4 zone within the Community Plan Implementation Overlay Zone-A, in the Southeastern San Diego Community Plan area.

NOTE: both projects have the same owner and project team. Since both sites are proposed to be developed in conjunction with each other, there was one presentation that focused on both sites together.

The owner, Malic Bedford, is studying craft beer making. He and his family have owned property throughout Southeastern San Diego for many years. Currently the La Fachada Restaurant is located at 20 25th Street. The restaurant business is not owned by the Bedford family.

The concept is to create two distilleries: beer distillation at 20 25th Street and whiskey distillation at 2655 Imperial Avenue. According to Mr. Bedford, the whiskey created at 2655 Imperial Avenue would be made from the beer created at 20 25th Street. There would be bottling and aging at both locations, with tasting rooms at each.

At 20 25th Street, parking would be made along the back alley and the current front parking would be made into a courtyard that would be pet friendly. The restaurant is currently busy with lots of pedestrian traffic (it's located across from the 25th & Commercial / Cesar Chavez Trolley Station and from the Central Division Police Station). The concept is to have beer distillation/storage, a museum/gift shop (to get personalized beer items), and food. This location would have a full bar. The "museum" concept is to have people learn about beer making and to purchase personalized items. The current plan is to have minimum security since the Central Division Police Station is right across the street. The front driveway would be closed. There would be sidewalk improvements. There would be two ADA-compliant bathrooms. The landscaping would include planter boxes with trees and artificial turf. The applicant intends to paint and re-stucco the existing restaurant building. (A permit has been secured for this work. Even though this remodel was not required to come before the Planning Group, the Projects Committee requested to see at a future presentation what the applicant intends to do so we have complete understanding of the concept here.) There might be a shipping container conversion into a coffee cart.

At 2655 Imperial Avenue the concept is to reuse an existing warehouse building with a tasting room (1.5-ounce size only). The beer product would be delivered here from the 25th Street location to be made into whiskey. The site would have artisan food, outdoor tables, and a dog run. The exterior would be repainted and have a new fence.

Comments from the Project Committee included the following:

- This community has enough places that sell alcohol and has not been supportive of new alcohol licenses. How would these proposed two distilleries be a benefit to the community?
- Is there enough of a market for personalized beer souvenirs that would make this a go-to location?
- The distillation of beer and whiskey can have a strong smell. What would these sites have to not smell product from the street? Would there be similar filters like

for the marijuana grow facility that are required to not have the odor of the project reaching the street?

- While many people like to bring their dogs with them, there does not seem to be enough space to include a dog “run” at either location.
- “Minimum” security is not a good plan, even if the police station is across the street and the sites will have security cameras. The business must be responsible for their own security needs.
- The parking proposed on the alley behind 25th Street is for only five spots, with one handicapped spot. Where will employees park? Is the business plan that guests will be locals only who are within walking distance of these location?
- How many employees might there be? Will they be expected to find street parking? Parking is getting progressively harder to find as people have discovered our neighborhoods for free parking, then taking a car service to downtown / Gaslamp activities. (The owner also owns C&D Towing at 26th & Commercial and proposes that an employee lot could be made at that location.)
- Will there be live music or entertainment? What would be the proposed operating hours of these two sites?
- The craft brewing industry in San Diego seems saturated right now, and some large brewers are having problems. Many businesses don’t make a profit the first year. You may want to carefully examine your business plan to be sure these sites, if you can get a full liquor license, will support this vision.

There are many outstanding issues still to be addressed in the City’s review of these proposed projects.

Recommendation by the Project Committee for these two projects to be brought back to the Projects Committee once they get further along in the City’s review process.

4. ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Southeastern San Diego Planning Group

Minutes

Monday, 14th of May, 2018, 6:00 pm

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

Contact: rbernal@southeasternsdplanning.org 619-988-5958

1. **Call to order (6:02pm) and introductions:** Oscar Gomez, Dale Huntington, Vince Noto, Steve Veach, Louise Torio, Chelsea Klaseus, Ray Bernal, Myron Taylor, Alli Urguby, Jaime Capella
2. **Adopt the Agenda**
Motion to adopt the agenda with the continuation of meeting minutes review and approval. Klaseus/Torio MSC 10-0-0
3. **Meeting Minutes Review and Approval:** 4/9/2018 Meeting
Continued per motion to adopt the agenda.

Public Comment: The public may speak on matters not on the agenda up to 2 minutes.

Rafael Perez-- announced that he was running for Community College District E

Louise Torio, Friends of the Villa Montezuma – Four dates in 2018 where the Villa

Montezuma is open and free to the public, next is June 2, 2018. Tours are from 9am-12pm on the half hour and people can register at RecConnect.com and can get more information at villamontezumamuseum.com.

Myron Taylor, ACCE – made the announcement that there is a Homeless Storage Site meeting on May 23, 2018 at the Sherman Heights Community Center hosted by the City and the Contractor.

Bob Leif, CCDRC – mentioned that public health professions should get involved in the homelessness meetings

4. Reports

A. Elected Officials Staff Reports. None.

B. City Departments. City Planner, Elizabeth Dickson mentioned the COW and eCOW for new members of the Planning Group and that the Planning Department is now located in Kearny Mesa.

C. Civic San Diego, Sherry Brooks. None.

D. Chairs / CPC Report. Ray mentioned that you can sign in if you want to become a member of the Planning group. Also reported that at the CPC meeting there were presentations on channel cleaning, Councilmember Alvarez talked about how to improve sidewalk repairs, and Circulate San Diego presented a report entitled “Democracy in Planning.”

Southeastern San Diego Planning Group

Minutes

Monday, 14th of May, 2018, 6:00 pm

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

Contact: rbernal@southeasternsdplanning.org 619-988-5958

5. Information Items:

A. Citywide Tree Planting Program

Lesley Henegar, who is a Senior Planner at the City of San Diego, gave a presentation regarding the City's goal to implement the Climate Action Plan (CAP) and the tree planting component of it to reduce carbon in the atmosphere. They have planted 500 trees total and more information on how to participate can be found at sandiego.gov/trees. The places trees are being planted and need to be planted in the future are City streets, residential properties, community properties, and industrial properties. Per the CAP, the City needs to have 15% cover by 2020 (currently the City is at 13%), and by 2035 there needs to be 35% cover. Even though the jump from 13% to 15% looks small that is the equivalent of 4,761 acres or four Balboa Parks.

B. Community Initiated Parking Request Evaluations

Billy Reyes, who is an Assistant Traffic Engineer at the City of San Diego gave a SSDPG-requested presentation regarding how the Transportation Engineering Operations Division evaluates parking realignment requests. He mentioned that there are many requests and as long as the request meets the criteria, the City moves forward with approval.

6. Consent Items:

N/A

7. Action Item:

A. Parkside Apartments – 4035 Park Haven Court

Housing Authority of the City of San Diego to issue tax-exempt Multifamily Housing Revenue Bonds of up to \$6,000,000 to facilitate the acquisition and rehabilitation of Parkside Apartments, which will remain affordable for 55 years. Presented by: Belinda Lee – Project Manager (CPP Housing)

Motion was made to support item. Veach/Capella MSC 10-0-0

B. Review 2017-2018 SSDPG Annual Report

Review report to be submitted to the City. Presented by: Ray Bernal – Chair (SSDPG)

Motion was made to submit SSDPG Minutes as report. Veach/Klaseus MSC 10-0-0

C. Official Response to Grand Jury Report on Planning Groups

Draft official Southeastern San Diego Planning Group response to Grand Jury report.

Presented by: Ray Bernal – Chair (SSDPG)

Motion was made to submit drafted response to Grand Jury. Klaseus/Noto MSC 10-0-0

8. Adjournment (7:59pm)

Ray Bernal: 619-988- 5958

Southeastern San Diego Planning Group

Notice of Cancellation

Monday, 11th of June, 2018, 6:00 pm

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

Contact: rbernal@southeasternsdplanning.org 619-988-5958

1. **Call to order and introductions:**
2. **Adopt the Agenda**
3. **Meeting Minutes Review and Approval:** ~~4/9/2018 and 5/14/2018 Meetings~~
4. **Public Comment:** The public may speak on matters not on the agenda up to 2 minutes.
5. **Reports**
 - A. Elected Officials Staff Reports
 - B. City Departments
 - C. Civic San Diego, Sherry Brooks
 - D. Chairs / CPC Report
6. **Information Items:**
N/A
7. **Consent Items:**
N/A
8. **Action Item:**
~~A. Southeastern San Diego Community Plan Amendment—Newton Avenue
—Applicant for APN 550-161-15-00; 550-161-16-00; 550-161-17-00 on Newton Avenue requests
—the initiation of an amendment to the Southeastern San Diego Community plan and re-zone of the
—property from RM-1-1 (Residential Multiple Units) to IL-3-1 (Industrial Light).~~
9. **Adjournment**

SOUTHEASTERN SAN DIEGO PLANNING GROUP – PROJECTS COMMITTEE

Meeting Location: Mountain View Community Center, 641 South Boundary St., San Diego CA 92113
Chairperson: Raymond Bernal (bernal.raymond@yahoo.com, 619-988-5958)

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Monday, June 25, 2018 6:00 p.m. start

This Planning Committee 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

Raymond Bernal, Chair, representing Logan Heights
Steve Veach, Vice Chair, representing Sherman Heights
Louise Torio, Projects Secretary, representing Sherman Heights
Vincent Noto, representing Sherman Heights and Grant Hill
Oscar Gomez, representing Logan Heights

City of San Diego Planning Department Staff: none

Civic San Diego: none

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 COMMENTS (two minutes per public speaker, on non-agenda items only):

SDPD Officer Keven Vasquez will be recognized at City Council on June 26, 2018, with a proclamation for all his work with the Southeastern San Diego community through the Central Division Police Station. All are welcome to attend.

3. INFORMATION ITEMS

A. **Project No. 592514, Newton Avenue Variance (between Goodyear Street and South 36th Street)**

Variance for reduced setbacks and reduced parking for the construction of a two-story, 1,165 square-foot single family residence with 257 square foot detached garage, on a vacant 0.04 acre site. Presented by: David Pearson - PALO Architecture & Design. This is a spec project that will be sold.

The very small empty lot is in Shelltown, east of Bandini Elementary School. Because this is in the Federal Promise Zone for historically disadvantaged zip codes within the U.S., it allows for applicants to request certain deviations to develop projects as a

Process 2. Without approved deviations, the gently sloping lot is so small that in adhering to the existing required setbacks the building would only be five feet wide in places. The request is for three feet in front and three feet in the rear, plus reducing parking from two off-street spaces to one off-street space.

There will be a 7.5 foot sewer easement on the east side to bring it to current code for the City to continue to access this utility. To the east of this site is a 20-foot driveway easement. However, the owner of this site has no access to this neighboring easement (which right now is a dirt and gravel lot with a fence at back). The project lot was split off in the early 1960s, but nothing was ever built on it. The street already has narrow setbacks, so the request for a three-foot setback will not be odd with the rest of the street. There will need to be a new curb cut.

Around the block, the current parking survey shows that on average there is 0.54 parking spaces per dwelling unit, so the request for only one parking space at this location is also in keeping with what is already found within the neighborhood.

The proposed house would make the most of a tiny outdoor space with a modern design with a side stoop of the living room deck and two bedrooms upstairs. The building would be clad in non-rusting corrugated steel for an industrial look. The windows would be in a variety of shapes and sizes. The retaining wall would be redwood. The lot would be landscaped with drought-resistant plantings.

Comments from the Project Committee included the following:

- The variety of sizes and shapes of the windows give the building a “crazy” look. Please reconsider the window placement from the street view.
- Landscaping is very important to soften the hard lines of the proposed corrugated steel. Please do not skimp on the landscaping.
- Is the sewer easement meant to slope back from the street? Yes.
- There is no overhang over the door. Consider a small overhang to soften the hard lines and provide some slight shade and protection from rain when opening the front door.
- Exterior lighting should be top quality to help illuminate the area between the house and the garage. Please consider bringing back some examples of intended exterior lighting.
- There is a massive telephone pole right in front of this property. Consider seeing if the City of San Diego can estimate when this neighborhood will get underground wires and the pole will be removed. This will help with the look of the project.

Recommendation by the Project Committee for this project to go to the July Board Meeting on July 9, 2018.

4. ADJOURNMENT

The meeting was adjourned at 7:15 p.m.

Southeastern San Diego Planning Group

Notice of Cancellation

Monday, 9th of July 2018, 6:00 pm

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

Contact: rbernal@southeasternsdplanning.org 619-988-5958

1. **Call to order and introductions:**
2. **Adopt the Agenda**
3. **Meeting Minutes Review and Approval:** ~~4/9/2018, 5/14/2018 Meetings~~
4. **Public Comment:** The public may speak on matters not on the agenda up to 2 minutes.
5. **Reports**
 - A. Elected Officials Staff Reports
 - B. City Departments
 - C. Civic San Diego, Sherry Brooks
 - D. Chairs / CPC Report
6. **Information Items:**
N/A
7. **Consent Items:**
N/A
8. **Action Item:**
 - A. ~~Project No.: 592514 — Newton Ave. Variance (Between Goodyear St. and South 36th)~~
~~Variance for reduced setbacks and reduced parking for the construction of a two-story, 1,165 square foot single family residence with 257 square foot detached garage, on a vacant 0.04 acre site.~~
9. **Adjournment**

SOUTHEASTERN SAN DIEGO PLANNING GROUP – PROJECTS COMMITTEE

Meeting Location: Mountain View Community Center, 641 South Boundary St., San Diego CA 92113
Vice Chair: Steve Veach (SVeach80@aol.com, 619-238-4537)

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Monday, July 23, 2018 6:00 p.m. start

This Planning Committee 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, Vice Chair, representing Sherman Heights
Louise Torio, Projects Secretary, representing Sherman Heights
Jaime Capella, representing Mountain View
Oscar Gomez, representing Logan Heights
Vincent Noto, representing Sherman Heights and Grant Hill

City of San Diego Planning Department Staff: none

Civic San Diego: none

The Vice 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 COMMENTS (two minutes per public speaker, on non-agenda items only):

Louise Torio stated the next free interior tours of the Villa Montezuma Museum (owned by the City of San Diego) would be on Saturday, August 18, 2018, from 9:00 a.m. to noon. Register for a tour at www.SDRecConnect.com. See more information about the museum at www.VillaMontezumaMuseum.org.

3. INFORMATION ITEM

A. Project No. 587264, MP 3279, Conditional Use Permit (CUP) for a Marijuana Production Facility to be located at 3279 F Street, in Stockton

CUP for a marijuana Production Facility to operate within an existing 3,926 s.f. building located at 3279 F Street. The 0.16-acre site is located within the IL-2-1 Base Zone within the Southeastern San Diego Community Plan area in Council District 8.

Presented by: Benjamin Peterson, of Techne, 3956 30th Street, San Diego, CA 92104.

This is an existing commercial building that was built circa 1954 and that was last utilized to sell used appliances. The interior would be fitted for office spaces for the varying needs of a marijuana production facility (extracting THC), including a manager's office, a safe room, and extraction room, a post-processing room, and kitchen (this is not a grow facility, nor is it a marijuana dispensary, but it will make marijuana edibles and drinks in the production kitchen). They would install an air scrubber so that no one outside the building could smell the marijuana inside the building. There would be four employees per shift. They would create four new parking spaces (including one ADA space) and two motorcycle parking spaces in the front, along with bicycle parking. There would be new landscaping in the rear, and new trees in front and in back. The building exterior will be painted and new windows installed. There will be no exterior signage to identify this as a marijuana production facility.

It is expected the facility would be in operation from 6:00 a.m. through 12:00 midnight. There would be automatic door locks, and each employee would have their own key passcode. The front door would be secured with two doors, so that someone entering would pass one door before going through the next door. There will be floodlights around the building. Supposedly for marijuana production facilities the City doesn't require a security guard on premises.

Marijuana waste needs to be recycled, and there will be special waste removal from the site (it will not go into trash cans for weekly trash collection).

While marijuana dispensaries are more often attacked than production facilities, Project committee members expressed concern about having security features, even if not mandated by the City, to prevent theft of product. The group recommended internal and external security cameras.

There is opportunity to enhance the exterior of the building using Mid-Century Modern colors so that the location doesn't continue to be an eyesore. The front and rear exits should be well illuminated.

The fencing around the site should also be secure but attractive, so the facility becomes a visual benefit to the area (contrary to what it is currently).

The City may not have everything it needs to move forward (Missing Document: Applicant Correspondence Cycle: 10). The Vice Chair will check to see if this request for a CUP can go to the September 10, 2018 SSDPG Board meeting, or if it needs to come back to the September Projects Committee on September 24, 2018.

4. ADJOURNMENT

The meeting was adjourned at 6:45 p.m.

SOUTHEASTERN SAN DIEGO PLANNING GROUP

Final MINUTES

Monday, September 10, 2018, 6:00 p.m.

Meeting Location: Mountain View Community Center, 641 South Boundary St., San Diego CA 92113

Contact: Steve Veach (SVeach80@aol.com, 619-238-4537)

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<https://www.sandiego.gov/planning/community/profiles/southeasternsd/agendas>

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1. CALL TO ORDER, ROLL CALL, AND INTRODUCTIONS: (6:07pm) Oscar Gomez, Myron Taylor, Chelsea Klaseus, Steve Veach, Louise Torio, Vince Noto, Dale Huntington
2. ADOPT THE AGENDA
Motion to adoption the agenda and carry minute approval to October. MSC Torio/Klaseus 7-0-0
3. MEETING MINUTES REVIEW AND APPROVAL: Meeting Minutes from 4/9/18 and 5/14/18. There were no Board meetings in June and July, 2018. The group is dark in August.
 1. PUBLIC COMMENTS (the public may speak on matters on the agenda, for a maximum of up to two minutes)
Louise Torio, Friends of the Villa Montezuma. Four dates in 2018 where the Villa Montezuma is open and free to the public, next is October 20, 2018. Tours are from 9am-12pm on the half hour and people can register at RecConnect.com and can get more information at villamontezumamuseum.com. Also on October 27, 2018 at 12:30pm there will be a walking tour of the Mt. Hope Cemetery.
4. REPORTS
 - A. Elected Officials Staff Reports (Districts 4, 8, and 9)
*Council District 8 – Community Clean up on September 15, 2018 at 32nd & Commercial. CM Alvarez Celebration for 8 years of service on September 22, 2018. Get It Done App added trash and recycling reporting if carts are left out, encroachment, missed collection, and scavenging.
Council District 9 – Handed out newsletter, mentioned CMs were on legislative recess, and that on September 15, 2018 there is a cleanup at Southcrest Trails.*
 - B. City Departments.
SSDPG Planner Elizabeth Dickson mentioned the 2020 Parks Plan survey is available for community input.
 - C. Civic San Diego
 - D. Chair Report
September 22, 2018 there is a D8 reception at the Sherman Heights Community Center.

New CPC rep will be Myron Taylor. Projects Committee will be Oscar Gomez, Myron Taylor, Steve Veach, and Louise Torio.

- E. CPC Representative Report
No report.

5. INFORMATION ITEMS: *None*

6. CONSENT ITEMS: *None*

7. ACTION ITEMS

A. Surfrider Foundation San Diego Chapter, Proposed Ordinance with the City of San Diego to Reduce Single-Use Plastic Waste

Presenter: Roger Kube, volunteer, Surfrider Foundation. Calls for the ban of polystyrene foam food service ware, fish and meat trays, egg cartons, and coolers in the City of San Diego. Additionally, it also mandates that plastic to-go utensils and straws be provided only upon request. This proposal has passed the City Council's Rules Committee and will now go before City Council.

Motion to support proposed ordinance. MSC Huntington/Klaseus 7-0-0

B. Petition for Angled Parking, L Street between 25th & 27th Streets, Grant Hill

Presenter: Billy Reyes, Assistant Traffic Engineer, City of San Diego. Review of proposed angled parking in Grant Hill.

Motion to support petition for angled parking. MSC Torio/Taylor 6-1-0 (Gomez)

C. Petition for Head-In Parking, L Street between 28th & 29th Streets, Grant Hill

Presenter: Lamont Pargo, Resident. Action requested by Billy Reyes, Assistant Traffic Engineer, City of San Diego. The SSDPG reviewed this at the March 12, 2018, Board Meeting. Per the March 2018 minutes: "No one was there to present item and there was discussion as to whether this was angled or head-in. Motion was made to not support with information made available." Vote was 9 -1-1. The SSDPG is being asked to hear this presentation and to review the item again after the presentation.

Motion to support petition for head-in parking. MSC Torio/Taylor 6-1-0 (Gomez)

D. Project No. 587264, MP 3279, Conditional Use Permit (CUP) for a Marijuana Production Facility to be located at 3279 F Street, in Stockton

CUP for a marijuana Production Facility to operate within an existing 3,926 s.f. building located at 3279 F Street. The 0.16-acre site is located within the IL-2-1 Base Zone within the Southeastern San Diego Community Plan area in Council District 8. See the recommendations from the July 23, 2018 Projects Subcommittee meeting.

Motion to support CUP with recommendations from Projects Committee. MSC Torio/Klaseus 7-0-0

E. Need a Vice Chair for the SSDPG

Ray Bernal's move out of the San Diego region, Vice Chair Steve Veach has assumed the role of Chair. We need a new Vice Chair to assist with the duties of the planning group.

Motion to vote Myron Taylor on as Vice Chair for SSDPG. MSC Huntington/Gomez 7-0-0

9. ADJOURNMENT (7:53pm)

Steve Veach, Chair 619-238-4537

SOUTHEASTERN SAN DIEGO PLANNING GROUP – PROJECTS COMMITTEE

Minutes

Monday, September 24, 2018, 6:00 pm

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

Contact: sveach80@aol.com, 619-238-4537

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

This Planning Committee 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, Vice Chair, representing Sherman Heights
Louise Torio, Projects Secretary, representing Sherman Heights
Vincent Noto, representing Sherman Heights and Grant Hill
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.

Louise Torio stated the last free interior tours for 2018 of the Villa Montezuma Museum (owned by the City of San Diego) would be on Saturday, October 20, 2018, from 9:00 a.m. to noon. Register for a tour at www.SDRecConnect.com. See more information about the museum at www.VillaMontezumaMuseum.org.

3. INFORMATION ITEMS:

A. Project No. 585345-Marijuana Production Facility, 3433 Pickwick Street, CUP Request
Conditional Use Permit (Process 3) for a Marijuana Production Facility (MPF) to operate within an existing 3,500-square-foot one-story building located at 3433 Pickwick Street. The 0.18-acre site is located within the IL-2-1 zone within the Southeastern San Diego Community Plan area in Council District 8. The project was initially heard at the February 26, 2018, Projects meeting (see those minutes).
Owner: Mike Norby. Presented by: Joe Esposito, Estrada Land Planning

The proposal is for a marijuana cultivation facility that will operate from 7:00 a.m. to 5:00 p.m. The product will be tracked and traced until sold. This site previously housed the Zion laundry. The MPF must have an armed security guard, the building must be alarmed, and the security video must be stored for at least 90 days. The facility will have an odor suppression system that can be expanded upon if odor is detected. August 3 was the last day for the public to file an appeal for the environmental clearance; no appeal was filed.

The building will be painted. The City requires the removal of the six-foot fence in the front; a new front fence (which may be wrought iron) will go up. As per requirements, there will be no outside identifying signage as to what is inside the building (the street number will be on the building). At the February 2018 Projects meeting the committee recommended that the applicant seek police department review for this MPF, even if it's not a dispensary and thus not mandated by the City; no police department review has occurred.

Most of the Development Services Department open issues have been closed. A question was asked if each MPF must be 1,000 feet away from one another. Only the dispensaries must be spaced apart from one another. Production facilities do not have this restriction. It was recommended that this project go to the full SSDPG Board for review on October 8.

B. Project No. 603679 – Marijuana Production Facility, 3443 Pickwick Street, CUP Request

Note the difference in the address: this is next door to the site for the project listed above. A Conditional Use Permit (Process 3) for a Marijuana Production Facility to operate in an existing 1,920 s.f. building at 3443 Pickwick Street. The 0.17-acre site is in the IL-2-1 zone, within the Southeastern San Diego Community Plan area in Council District 8. The project was initially heard at the February 26, 2018, Projects meeting (see those minutes). Presented by: Joe Esposito, Estrada Land Planning

This facility will operate seven days a week from 7:00 am to 5:00 pm. The same conditions listed in the project above apply to this project, however the two projects will stay separate and will not be combined. Fire suppression sprinklers will need to be installed. The Projects Committee said that the exterior can be made to look much better than it is now, and recommended the applicant bring back a rendering of the proposed exterior look. Because there are many open issues still from Development Services Department that are not yet cleared, the Projects Committee recommendation was for the applicant to get more issues cleared and they bring the project back to Projects. Mr. Esposito said that another resubmittal to the City was planned for September 25. He will keep the Chair informed when this project has progressed further through City review.

C. Project No. 585438 - MPF 3385 Sunrise Street, Suite B, CUP Request

A Conditional Use Permit (Process 5) for a marijuana production and distribution facility to operate a 3,372 s.f. lower floor, Suite B, of an existing two-story building located at 3385 Sunrise Street; 3407 E Street property for shared parking of 3385 Sunrise Street; and CUP and SDP Amendment to the approved MMCC at 3385 Sunrise Street. The 0.17-acre site is located within the IL 2-1 zone within the South Eastern San Diego Community Plan area in District 8. Presented by Sapphire Blackwood, JD, of Grassroots Resources, and David Smith of Coffee Engineering, among others.

There is currently a marijuana dispensary at this location, and this project proposes a MPF on the lower level of the building. The project proposes a street vacation of E Street. This project will have 8 spots including ADA parking. As a production facility, it is not open to the public. There will be three guards on site at all time. This facility will have a maximum of nine employees; with that number of employees it's projected that there would be 37 daily trips. The site will have an air filtration system and all security features as per State mandate. There will be no cash on site and no marijuana sales. Product grown here will be distributed to dispensaries for sale, including the dispensary upstairs on this site. Biologists and chemists will work here 24-hours to guarantee that there are no contaminants in the oil produced here.

The applicants said that the environmental has been cleared. There will be a new commercial driveway. There is a landscape plan that will add seven trees, plus shrubs and drought-tolerant planting for water conservation.

Committee and public comments included the following:

- There are still open issues from City review by Development Services. When does the applicant expect the remaining issues to be cleared?
- The photo boards brought by the applicants used photos that didn't show current site conditions. The committee requested that any images shown to the group use current photos.

- Will there be noise from the compressors? The applicant says that the building is insulated so from the outside there should be no noise from the compressors.
- How will the delivery of tanks be handled? How safe will this delivery be? Applicant said that there is industrial parking, so there should be no safety issues with the delivery of tanks.
- There is a vintage Craftsman bungalow house on the site that the applicant has purchased. This vintage house is older than 45 years old but has not yet gone through City of San Diego Historic Review. The committee recommended that this house be saved and adaptively reused as part of the project site. It should be painted in Craftsman period-appropriate colors.

The applicant was asked to return to the Projects committee in October, when more open issues could be closed with the City, and to bring photos that show the current site conditions. In addition, the Projects Committee would like to see any renderings of proposed exterior treatments of the buildings, including the vintage residential building. The next Projects meeting will be on October 22, 2018.

- D. Project No. 578650 - Craft Distillery, 2655 Imperial Avenue, Neighborhood Use Permit**
 A Neighborhood Use Permit for an artisan food and beverage producer within an existing 5,520 s.f. building, located at 2655 Imperial Avenue. The 0.37-acre site is located in the CN-1-4 zone within the Community Plan Implementation Overlay Zone-A in the Southeastern San Diego Community Plan area. The project was initially heard at the April 23, 2018, Projects meeting (see those minutes). Presented by Alonso Gonzalez, Pacific Property Real Estate & Development, and Juan Quemado, architect, on behalf of the owner, Malic Bedford.

This project and the following project were presented together.

Since the April 2018 Projects meeting the owner has taken the committee's feedback and pared back to a core business of distilling craft alcohol and selling food at the restaurant. The proposal is still to upgrade the existing restaurant at La Fachata and create distilleries at two locations: the restaurant on 25th Street and the warehouse at 2655 Imperial. Ideas no longer a part of this project: no craft beer, just craft spirits; no dog run; no outdoor coffee cart; and no museum/gift shop for personalized beer items since all would not fit the site. This streamlining has shifted focus now back to the primary business. The owner believes that San Diego is saturated with over 200 microbreweries but there are less than 30 distilleries in the region. There will be no live museum and no entertainment permit. The proposal is to have the restaurant open for breakfast at 6:00 am and close at midnight. Seating capacity at the restaurant would be 50 people. The owner doesn't expect to need to hire separate security, but if the situation warrants it, he will hire security.

At the restaurant on 25th Street they have reconfigured the parking to now have eight parking spots, including 2 ADA. They will replace the driveway, so there will also be more street parking. With six to nine employees, they have a nearby parking lot where employees can park. When the restaurant gets a 74 license for distilling it will relinquish the 41 license for beer. The current restaurant operator will "step up its game" to meet the needs of this project.

For the microbrewers on Imperial, the corrugated fence will be removed since it gets tagged, and a more open fence will replace it. The Projects Committee did not recommend using climbing vines that will obscure a view to the street; instead, applicant should consider a continuous shrub. The SDPD should comment on this aspect of these projects. The City wants the driveway at the Imperial Avenue site closed and all business operations to be done from the alley in back, since such a driveway is not permitted under the current code. In order for large trucks to come onto the site, the driveway will need to remain open on Imperial Avenue. The Projects Committee supported that the driveway stay open.

The 2nd cycle review was planned to be resubmitted on September 25.

The Projects Committee recommended that both projects to go to full SSDPG Board at the October 8, 2018 meeting.

- E. **Project No. 578664 - Craft Distillery, 20 25th Street, Neighborhood Use Permit**
A Neighborhood Use Permit for an artesian food and beverage producer in a 2,283 s.f. existing restaurant located at 20 25th Street. The 0.15-acre site is located within the Community Plan Implementation Overlay Zone, Type-A in the CN-1-4. The project was initially heard at the April 23, 2018, Projects meeting (see those minutes). This project and the one above were presented together with the same owner. See comments above.

4. ADJOURNMENT

SOUTHEASTERN SAN DIEGO PLANNING GROUP

MINUTES

Monday, October 8, 2018, 6:00 p.m.

Meeting Location: Mountain View Community Center, 641 South Boundary St., San Diego CA 92113
Contact: Steve Veach (Sveach80@aol.com, 619-238-4537)

City of San Diego Southeastern San Diego Planning Group website:
<https://www.sandiego.gov/planning/community/profiles/southeasternsd/plan>
Agendas and Minutes:

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1. CALL TO ORDER, ROLL CALL, AND INTRODUCTIONS
(6:07pm) Oscar Gomez, Vince Noto, Chelsea Klaseus, Steve Veach, Myron Taylor, Alli Urguby, Reggie Womack
2. ADOPT THE AGENDA
Motion to adopt the agenda. MSC Klaseus/Noto 7-0-0
3. MEETING MINUTES REVIEW AND APPROVAL: Meeting Minutes from 4/9/18, 5/14/18, and 9/10/18. (There were no Board meetings in June and July, and the group doesn't meet in August.)
Motion to approve 4/9/18 Minutes – MSC Klaseus/Not 6-0-1 (Womack absent)
Motion to approve 5/14/18 Minutes – MSC Klaseus/Taylor 6-0-1 (Womack absent)
Motion to approve 9/10/19 Minutes – MSC Klaseus/Gomez 5-0-2 (Womack, Urguby absent)
4. PUBLIC COMMENTS (the public may speak on matters on on the agenda, for a maximum of up to two minutes)
GroundworkSD – mentioned the City Council meeting call to action to bring attention to the funding needed for the Chollas Creek watershed and restoration projects, left flyers
Bob Leif – read an article in the LA Times about housing and shared the content with the group
Myron Taylor, ACCE – there is a community clean up on September 13th at Logan Ave and 28th Street
5. REPORTS
 - A. Elected Officials Staff Reports (Districts 4, 8, and 9)
Council District 8 – Handed out a flyer about a pilot program for ADU “granny flat” designs for residents put on by Councilmemeber Alvarez, Public Architecture, and New School of Architecture. Also there is a Homeless Storage Center Committee meeting on 10/17/18 at COMM22.
 - B. City Departments – *None*
 - C. Civic San Diego – *None*
 - D. Chair Report – *None*
 - E. CPC Representative Report – *No meeting*
6. INFORMATION ITEM: Water and Sewer Group 841, currently in design, will replace approximately 3,137 linear feet of sewer mains and 1,893 linear feet of water distribution mains

in the Mountain View community. Scheduled to begin construction November 2019. Presented by Kyle Nelson, Civil Engineer with the City of San Diego.

7. CONSENT ITEMS: None

8. ACTION ITEMS

- A. Project No.: 592514 - Newton Ave. Variance (Between Goodyear St. and South 36th)
Newton Avenue Residence located in the Federal Promise Zone requests deviations for reduced setbacks, reduced parking, increased FAR, and increased retaining wall height through a Neighborhood Development Permit for construction of a two-story, 1,165 sf single-family residence with 257 square foot detached garage, on a vacant 0.04-acre site. The project was reviewed at the June 25, 2018, Projects meeting (see those minutes). Presented by: David Pearson, PALO Architecture.
Motion to support project. MSC Womack/Noto 7-0-0
- B. Project No. 585345, Marijuana Production Facility (MPF), 3433 Pickwick Street
Conditional Use Permit (Process 3) for a MPF to operate within an existing 3,500-sf one-story building located at 3433 Pickwick Street. The 0.18-acre site is located within the IL-2-1 zone within the Southeastern San Diego Community Plan area in Council District 8. The project was reviewed at the February 26, 2018, Projects meeting (see those minutes). Presented by: Joe Esposito, Estrada Land Planning.
Motion to support project. MSC Taylor/Womack 7-0-0
- C. Project No. 578650 - Craft Distillery, 2655 Imperial Avenue, Neighborhood Use Permit
A Neighborhood Use Permit for an artisan food and beverage producer within an existing 5,520 sf building, located at 2655 Imperial Avenue. The 0.37-acre site is located in the CN-1-4 zone within the Community Plan Implementation Overlay Zone-A in the Southeastern San Diego Community Plan area. The project was reviewed at the April 23 and September 24, 2018, Projects meetings (see those minutes).
Presented by: Alonso Gonzalez, project consultant.
Motion to support project. MSC Klaseus/Urguby 7-0-0
- D. Project No. 578664 - Craft Distillery, 20 25th Street, Neighborhood Use Permit
A Neighborhood Use Permit for an artisan food and beverage producer in a 2,283-sf existing restaurant located at 20 25th Street. The 0.15-acre site is located within the Community Plan Implementation Overlay Zone, Type-A in the CN-1-4. The project was reviewed at the April 23 and September 24, 2018, Projects meetings (see those minutes). Presented by: Alonso Gonzalez, project consultant (both projects have the same owner).
Motion to support project. MSC Gomez/Noto 7-0-0
- E. Project No. 585438 - MPF 3385 Sunrise Street, Suite B, Conditional Use Permit
A Conditional Use Permit (Process 5) for a marijuana production and distribution facility to operate a 3,372 sf lower floor, Suite B, of an existing two-story building located at 3385 Sunrise Street; 3407 E Street property for shared parking of 3385 Sunrise Street; and CUP and SDP Amendment to the approved MMCC at 3385 Sunrise Street. The 0.17-acre site is located within the IL 2-1 zone within the Southeastern San Diego Community Plan area in District 8. The project was initially reviewed at the ~~September 10~~ September 24, 2018 Projects meeting (see those minutes).
Presented by: Sapphire Blackwood, JD, of Grassroots Resources.
Motion to support the project. MSC Taylor/Womack 7-0-0

9. ADJOURNMENT (7:57pm)

Steve Veach, Chair 619-238-4537

Southeastern San Diego Planning Group (SSDPG)

Projects Committee Minutes

Monday, October 22, 2018, 6:00 pm start

Meeting location: Mountain View Community Center, 641 So. Boundary St., San Diego, CA 92113
Contact Chair Steve Veach: sveach80@aol.com, 619-238-4537

City of San Diego Southeastern San Diego Planning Group website:
<https://www.sandiego.gov/planning/community/profiles/southeasternsd/plan>

Agendas and Minutes:
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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 Committee 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, Vice Chair, representing Sherman Heights
Oscar Gomez, representing Logan Heights
Louise Torio, Projects Secretary, representing Sherman Heights
Vincent Noto, representing Sherman Heights and Grant Hill
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.

Louise Torio stated the Friends of the Villa Montezuma, Inc. (FOVM) give a free walking tour of Mount Hope Cemetery (the annual "Permanent Victorians" tour) on Saturday, October 27, 2018, at 12:30 p.m. RSVP for the tour to FOVM@VillaMontezumaMuseum.org, or see more information at www.VillaMontezumaMuseum.org.

3. INFORMATION ITEMS:

- A. Project No. 585635, MPF 3279 National Avenue, Conditional Use Permit
Conditional Use Permit for a Marijuana Production Facility to operate within an existing 3,390-square-foot building. The 0.16-acre site is located at 3279 National Avenue within the IL 3-1 base zone, Transit Priority Area, and Special Flood Hazard Area (100-year flood plain), within the Southeastern San Diego Community Plan area and Council District 8. The project is located in the Promise Zone in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. Presented by: Alan Austin, Austin & Associates, El Cajon, CA. Owner: Aaron Magagna.

This is an existing marijuana production facility located in the Promise Zone that has been operating for about one year. The facility sells to retail dispensaries; it does not sell

directly to the public, as per law. It now needs a conditional use permit. The driveway must be rebuilt to ADA standards. An ADA parking space will be off the front. This business has a business tax certificate in advance of the City wanting them to have a CUP. The Notice of Right to Appeal (NORA) has been issued.

Comments from the SSDPG and the community included the following:

- The City is allowing this marijuana production facility because it is in the federal Promise Zone, but how can the federal Promise Zone be used when marijuana is still federally illegal? All applicants with projects related to marijuana production in California understand that they proceed at their own risk if the federal government decides to intervene in the State of California decisions.
- Extra safety and security precautions should be taken. While there is no exterior signage to identify the business so it is less of a target for thieves than a marijuana dispensary, it still could be targeted.
- The location of this marijuana production facility is not far from schools like Emerson-Bandini and Rodriguez Elementary School. As a community we fight the oversaturation of liquor licenses and drug use, which leads to high crime. To bring a marijuana production facility here will create more crime. The small increase in job creation doesn't outweigh the negatives. We need to protect our children.
- Near Rodriguez Elementary there are 135 documented alcohol- and drug-related crimes and five alcohol licenses. The Promise Zone wasn't created to get approval for marijuana production facilities.
- Because the State of California has made marijuana production facilities and dispensaries legal, and the City of San Diego has adopted ways to incorporate these now-legal businesses, the local planning groups (which provide a recommendation to the City and are not decision-making bodies) have no ability to block or deny such businesses.

The Projects Committee recommended that this project go to the full SSDPG Board on November 19, 2018.

B. Project No. 603679, MPF 3443 Pickwick Street, Conditional Use Permit

Conditional Use Permit (Process 3) for a Marijuana Production Facility to operate in an existing 1,920 s.f. building at 3443 Pickwick Street. The 0.17-acre site is in the IL-2-1 zone, within the Southeastern San Diego Community Plan area in Council District 8. The project was initially heard at the February 26, 2018, Projects meeting (see those minutes). Presented by: Joe Esposito, Estrada Land Planning.

This small building has been cleaned up. This business is for cultivation only (no manufacturing) and is not open to the public. The only signage is the address; again, nothing on the exterior identifies the business. New landscaping will be out front. The project will give three feet to the City right of way (ROW), so the ROW will be 10 feet. The property will have six-foot tall wrought iron gates. There will be five parking spaces; two parking spaces will be used by the facility next door (owned by the same owner). This is in an industrial area, and the project is not seeking any variances. There will be two employees at this facility.

These production facilities are not set up for a certain number allowed per Council District; they are City-wide. When an area meets the criteria, that location will experience a clustering of these facilities. The City already has 37 such businesses, and apparently will allow 40 within the City.

Comments from the SSDPG and the community included the following:

- This location is near the rehab center for Father Joe's and Metamorphosis, where people are coming to get help to end their drug use. Please do not locate these marijuana production facilities in our community.
- Our community has already been negatively affected by alcohol. This is not the best place for marijuana production. People are trying to get help here. Let's work with the City to clean up that building and solve drug and alcohol problems in a more constructive way. Would like to see the owners show up.

The Projects Committee recommended that this project go to the full SSDPG Board on November 19, 2018.

- C. Project No. 607413, 1959 Harrison Avenue, Neighborhood Development Permit (PROCESS 2) Neighborhood Development Permit to construct three dwelling units with off-street tandem parking, with one existing dwelling unit to remain, located at 1959 Harrison Avenue. The 0.16-acre site is in the RM-3-7 base Zone in the Southeastern San Diego Community Plan area. Council District 8.
Contact: Stephen Kirby.

A deviation is requested for tandem parking since this is not in the tandem parking zone. The front four parking locations will be within the garages. The back four parking spots will be outside the garage. [Note: The original house structure will be in front, with a large addition in the back that will eliminate the back yard. Each unit will be three bedrooms with two baths. These will be rentals and the owner will not live onsite. The housing project is not before the SSDPG; only the tandem parking.]

Comments from the SSDPG and the community included the following:

- While the actual housing part of the project is not before the SSDPG, please do not build the units cheaply. Any owner should build a quality project in our region and consider if the project is one in which they themselves would want to live. How these projects look influence how residents feel about their community.
- We will need to support tandem parking to get enough resident off-street parking.
- The residents here will have guests visiting them. The street already has angled parking on one side. To accommodate more parking the project owner should see if the City can install angled parking on both sides of the street.

The Projects Committee recommended that this project go to the full SSDPG Board on November 19, 2018.

4. ADJOURNMENT

Southeastern San Diego Planning Group (SSDPG)

BOARD Minutes

Monday, November 19, 2018, 6:00 p.m. start

Meeting location: Mountain View Community Center, 641 So. Boundary St., San Diego, CA 92113

Contact Chair Steve Veach: sveach80@aol.com, 619-238-4537

City of San Diego Southeastern San Diego Planning Group website:

<https://www.sandiego.gov/planning/community/profiles/southeasternsd/plan>

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1. CALL TO ORDER, ROLL CALL, AND INTRODUCTIONS

Steve Veach, Chair, representing Sherman Heights

Dale Huntington, representing Mount Hope

Louise Torio, Projects Secretary and Board Secretary today, representing Sherman Heights

Vincent Noto, representing Sherman Heights and Grant Hill

Myron Taylor, representing Logan Heights

Alli Urguby, representing Sherman Heights

[not in attendance: Jaime Capella, Oscar Gomez, Chelsea Klaseus, and Reggie Womack]

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. ADOPT THE AGENDA

Motion by Torio, seconded by Huntington, to adopt the agenda. Approved 6-0-0, with all in attendance supporting.

3. MEETING MINUTES REVIEW AND APPROVAL: Meeting Minutes from past meetings tabled until the SSDPG Secretary is back in town.

4. PUBLIC COMMENT: The public may speak up to two minutes on matters not on the agenda.

Robert Leif mentioned graffiti and the controversy as to whether it is art.

5. REPORTS

A. Elected Officials Staff Reports (Districts 4, 8, and 9) – No reps in attendance

B. City Departments – no report from City Planner Elizabeth Dickson

C. Civic San Diego - no rep in attendance

D. Chair Report – Steve Veach reported that there will be no Projects Meeting in November

E. CPC Representative Report – Myron Taylor said that the City has a survey for parks in San Diego and is seeking feedback on how you utilize parks, and what you want to see (www.Cityofsandiegoparksplan.com). Please complete the survey.

6. INFORMATION ITEMS:

A. 21 Shipping Container Micro Units Proposed for 2941 Imperial Avenue

Link to a newspaper article: <http://www.sandiegouniontribune.com/news/homelessness/sd-me-homes-containers-20181022-story.html#share=email~story>

This is not an official project, so it is presented for INFORMATION ONLY.

Michael Copley of Makana Properties is seeking initial input from the community. When this is an official project it will officially be presented to the SSDPG and the planning group would then officially review the project.

Copley used a display board to show renderings of the potential concept and to show other shipping container housing projects done in Los Angeles. A shipping container housing project has not been done in San Diego before. The concept would be for mixed use and some of the housing units would be rented to homeless veterans. The shipping containers would be two 8-foot x 20-foot containers to make a double wide housing space. The containers are made into housing off site in a factory, where windows are cut in, the containers are insulated, electrical is installed, then drywall, and finally they are fitted with air conditioning and heaters before being painted. The unofficial proposal includes 800 square feet of commercial space. There would be an elevator in the "silo" part of the building design to get to the second and third floors. It would be a "green" project with potentially all solar power. Parking would be in the back of the lot. The current configuration of this proposed project shows only five parking spaces off the alley. In initial conversation with the City, the City wants to see at least 8 tandem parking spaces. At this time, the developer believes that a parking variance would be the only variance sought. Currently the plan is for 21 housing units: 10 deed-restricted rentals for homeless veterans, 1 rental for very low income, and 10 rentals at market rate. The property would be gated, and residents would need their key fobs to enter. The contractor would be Doug Holmes, Copley's business partner.

Comments from the SSDPG and the community included the following:

- Would these units be for sale? Reply: No, rental only. Makana Properties would own the units.
- What are the walls filled with for insulation, and is there any data on how this would burn? Reply: the walls are welded together and a fire-rated spray insulation is applied before the drywall is put on.
- The proposed commercial space in the front of the project isn't very large. What type of business do you envision going in here? If the property is gated and fobbed, how would people get to this business? Reply: Copley is aware that there is already a coffee house (Imperial Grounds) across the street and says he wouldn't put in a competing local business. If the space isn't suitable for a business, it may become something else, like a community room for the units on site.
- These shipping containers have hard surfaces that can easily be graffitied. How will they stay clean? Reply: the containers can be coated with anti-graffiti product and the buildings will be well maintained.

- If the City wants at least 8 parking spaces, and you plan to ask for a variance to install only 5 parking spaces, but you plan to have at least 10 market rate units which might have two adults living in them, then this project does not have nearly enough parking. It's unrealistic to think that anyone paying market rate rents would be okay with having no parking space on site. Parking is already a bad problem in the area. How will this project not add to the already problematic lack of parking? Reply: this project is not far from mass transit. Copley anticipates residents to use mass transit and not necessarily have cars.
- This is a great potential project and a creative way to build housing quickly. San Diego should do more innovative design solutions like this.

The SSDPG looks forward to this becoming a "real" project in the future and returning for official input.

B. COMM22 Final Development Phase: 70-unit Moderate Income Apartment

The project will consist of adaptive reuse of the warehouse building and new construction on the vacant portion of the adjacent lot at the southwest corner of 22nd and Commercial. The location is in Logan Heights on the south side of Commercial Street between 21st and 22nd Streets, directly north of the COMM22 Senior housing project. Presented by Jeff Williams of BRIDGE Housing.

Bridge Housing completed the COMM22 project with MAAC and the San Diego Unified School District in 2015, and the residential units are full. Habitat for Humanity is currently building 11 townhomes (4 units are done). Space has been rented to the County (10,000 s.f.) for a school for teenage moms. The public art of the giant robot is easy to spot. The 1929 warehouse will be an adaptive reuse project with 70 units for those with moderate incomes. It's expected that the design by the M.W. Steele Group will be done in 2019, and construction will take place in 2020. There will be micro units in the small building, with a shared courtyard and community room. Parking for these units has already been built under the existing COMM22 project. The former warehouse exterior will be repainted and the windows will be replaced. There are extreme grade differentials with the loading dock, so the main entrance will be between the two buildings.

Comments from the SSDPG and the community included the following:

- The COMM22 project really turned out great. We expect nothing less with the adaptive reuse of the warehouse building.
- What will be the cost of the units? The area needs people with money to support local businesses.
- Paseo at COMM22 and Victoria (for seniors) at COMM22 went through the City of San Diego Crime-Free Multi-Housing Program to keep illegal activity out of rental properties. The property is very well managed.
- Victoria at COMM22 is subsidized for seniors and has social and intergenerational activities. More of our aging population needs senior day care. Have you considered adding senior day care to the project? Senior day care is not planned at this site at this time.

- For the extreme grade differential in the front of the building, consider using this area for mosaic art like at the Cesar E. Chavez/25th & Commercial Trolley Station across the street. Mosaic art tends not to attract graffiti and that corner of the building could be enlivened with something colorful and attractive there, especially if there will be no building entrance at that corner.

7. **CONSENT ITEMS:** None

8. **ACTION ITEMS:**

A. Project No. 585635, MPF 3279 National Avenue, Conditional Use Permit

Conditional Use Permit for a Marijuana Production Facility to operate within an existing 3,390-square-foot building. The 0.16-acre site is located at 3279 National Avenue within the IL 3-1 base zone, Transit Priority Area, and Special Flood Hazard Area (100-year flood plain), within the Southeastern San Diego Community Plan area and Council District 8. The project is located in the Promise Zone in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. Reviewed at the October 22, 2018, Projects meeting. Owner: Aaron Magagna.

This business is entitled to stay in operation until November 2019. To comply with the City's new, updated process for MPFs it needs a Conditional Use Permit to function beyond that time (this business was previously conforming under the old rules. The applicant seeks a recommendation of support for a 5-year CUP. There is no selling to the public at a MPF.

There are three issues/deviations:

1. Towards the east, the Iglesia Pierto Seguro Church at 840 S. Gregory is 762 feet "as the crow flies" from this location but is over 1,000 feet away through the actual path of travel.
2. Towards the west, Rodriguez Elementary at 825 S. 31st Street is 711 feet away as the crow flies but is 1,135 feet away through the path of travel to the far corner of the school.
3. This MPF must be 100 feet from residential property. The property backs up to a junkyard. Half of the junkyard is zoned residential, although there is no residence on that property. The junkyard property owner is in support of the MPF.

The MFP owner surveyed 500 feet around the business and got approval signatures from 52 nearby property owners (9 didn't answer or weren't home). The City has not verified the signatures and will not verify them (signature verification is not required).

The building has 12-point locking doors, 16 cameras on 24-hours per day with a 90-day back-up (there is no security guard).

Employees of this MPF spoke in support of the project, saying that not a particle of what is produced on site can leave the building. The employees must understand the science of growing. They don't promote what they grow. All shop locally.

Comments from the SSDPG and the community included the following:

- A resident spoke about the deaths of 118 young men in the community and wants to see profits made from MPFs used to do good in the community. After having met with the owners, this resident is now in support of the project.

- SSDPG Dale Huntington doesn't support MPFs and is concerned about the amount of marijuana-related business coming into our region.

The Projects Committee made the following recommendations for conditions at the meeting of October 22, 2018, Project meeting:

- Extra safety and security precautions should be mandated (see conditions in the motion).

Motion by Taylor, seconded by Noto, to support a 5-year CUP with the MPF having a 24-hour, 7-day security guard on site and extra exterior light over what the City requires. The motion passed 5-1-0, with Huntington voting against the motion.

- B. Project No. 607413, 1959 Harrison Avenue, Neighborhood Development Permit (PROCESS 2) Neighborhood Development Permit to construct three dwelling units with off-street tandem parking, with one existing dwelling unit to remain, located at 1959 Harrison Avenue. The 0.16-acre site is in the RM-3-7 base Zone in the Southeastern San Diego Community Plan area. Council District 8. Reviewed at the October 22, 2018, Projects meeting. Presented by Stephen Kirby.

This project is in the multi-family zone, so the three units are allowed. Before the SSDPG is only the deviation to allow for tandem parking.

The Projects Committee made the following recommendations for conditions at the meeting of October 22, 2018, Project meeting:

- That the SSDPG support tandem parking to get enough resident off-street parking.
- To accommodate guest parking the project owner should be proactive and see if the City of San Diego can install angled parking on both sides of Harrison Avenue.

In addition, the following recommendation was made at the Board meeting:

- That in the lease/rental agreements the owner of the project mandate that the garages be designated for vehicle parking ONLY and not for storage.

Motion by Torio, seconded by Urguby, to support this Neighborhood Development Permit for tandem parking with the above three recommendations. Motion passed unanimously, 6-0-0, with all in attendance voting in favor.

- C. The City of San Diego: Convert existing angle parking to head-in parking on Webster Avenue between S. 28th Street and S. 29th Street. No presenter, so item CONTINUED.
- D. The City of San Diego: Convert existing angle parking spaces to head-in parking on L Street between 31st Street and 32nd Street. No presenter, so item CONTINUED.

9. ADJOURNMENT: at 7:42 p.m.

SOUTHEASTERN SAN DIEGO PLANNING GROUP

MINUTES

Monday, January 14, 2019, 6:00 p.m.

Meeting Location: Mountain View Community Center, 641 South Boundary St., San Diego CA 92113
Contact: Steve Veach (SVeach80@aol.com, 619-238-4537)

City of San Diego Southeastern San Diego Planning Group website:
<https://www.sandiego.gov/planning/community/profiles/southeasternsd/plan>

Agendas and Minutes:
<https://www.sandiego.gov/planning/community/profiles/southeasternsd/agendas>

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1. CALL TO ORDER, ROLL CALL, AND INTRODUCTIONS: (6:08pm) Oscar Gomez, Dale Huntington, Myron Taylor, Steve Veach, Louise Torio, Reggie Womack, Jaime Capella, Alli Urguby, Chelsea Klaseus
2. ADOPT THE AGENDA.
MSC Torio/Huntington 9-0-0
3. MEETING MINUTES REVIEW AND APPROVAL: Meeting Minutes from 11/19/18. (There were no Board meetings in June and July, and the group doesn't meet in August).
Motion to approve 11/19/18 Minutes. MSC Torio/Urguby 5-0-4 (Gomez, Womack, Capella, Klaseus)
4. PUBLIC COMMENTS (the public may speak on matters on the agenda, for a maximum of up to two minutes)
Louise Torio, Friends of the Villa Montezuma. State of the City is at Balboa Theatre on March 23rd at 6:00pm. On January 23rd at 6:00pm there is a HSCC Meeting at Comm22.
5. REPORTS
 - A. Elected Officials Staff Reports (Districts 4, 8, and 9)
Council District 4 – Rep shared contact info and the Committee Councilmember Montgomery will be on and chairing.
Council District 8 – Eddie handed out a Report from Councilmember Moreno, mentioned "office hours" at a café.
Council District 9 – Handed out newsletter, announced the State of the District will be held January 23rd at Fair 44. Councilmemeber Gomez will have weekly office hours at the City Heights Rec Center from 2:30-6pm.
 - B. City Departments. *Elizabeth Dixson spoke about the working on the Kearny Mesa and Mira Mesa Community Plan and updating the Housing Element.*
 - C. Civic San Diego. *None.*

D. Chair Report

A Grand Jury Report came out, reminded people to complete the COW or eCOW if needed

E. CPC Representative Report. *None.*

6. INFORMATION ITEMS:

A. AC Water & Sewer Group 1024A. In the Mountain View community. The City of San Diego will provide information about this upcoming water work. Presented by Mirko Lazovic, Assistant Civil Engineer with the City of San Diego Public Works Department, Right of Way Design Division.

7. CONSENT ITEMS: *None*

8. ACTION ITEMS

A. Project No. 603679, Marijuana Production Facility (MPF), 3443 Pickwick Street Conditional Use Permit (Process 3) for a MPF to operate within an existing 1,920-sf building located at 3443 Pickwick Street. The project was reviewed at the February 26 and October 22, 2018, Projects meetings (see those minutes). Presented by: Joe Esposito, Estrada Land Planning.
Motion to support. MSC Torio/Taylor 7-2-0

9. ADJOURNMENT (6:52pm)

Steve Veach, Chair 619-238-4537

Southeastern San Diego Planning Group (SSDPG)

Projects Committee Minutes

Monday, January 28, 2019, 6:00 pm start

Meeting location: Mountain View Community Center, 641 So. Boundary St., San Diego, CA 92113
Contact Chair Steve Veach: sveach80@aol.com, 619-238-4537

City of San Diego Southeastern San Diego Planning Group website:
<https://www.sandiego.gov/planning/community/profiles/southeasternsd/plan>

Agendas and Minutes:
<https://www.sandiego.gov/planning/community/profiles/southeasternsd/agendas>

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

This Planning Committee 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
Jaime Capella, representing Mountain View
Oscar Gomez, representing Southcrest
Louise Torio, Projects Secretary, representing Sherman Heights
Vincent Noto, representing Sherman Heights and Grant Hill
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.

Louise Torio stated that on January 23, 2019, there was a meeting of the advisory board for the homeless storage facility located at 20th and Commercial, and on January 24 there was an SDPD Central Division Police Captain meeting. Residents at both meetings reported an increase in issues with homeless individuals.

Robert Leif wants to see more rapid transit come to our area.

3. INFORMATION ITEM:

A. PTS 618785, Ocean View Apartments, 4460 Ocean View Boulevard
Request for support of a Map Waiver for a 14-unit condominium project consisting of two 2-bedroom and twelve 3-bedroom units. Presented by David Smith, Coffey Engineering.

A single-family house was formerly on this site. A Map Waiver is required in order for the condos to be sold as condos and have each of the 14 parcels owned. Only the Map Waiver is before the SSDPG, not the project itself.

Background on the project:

- ✓ The single-family home was demolished in 2018 and the construction of the condo townhomes have started.
- ✓ There will be two 7-unit buildings, each unit 3-storeys tall with a balcony and two bathrooms. Pricing will be market rate. All units will have a 2-car garage.
- ✓ Drainage will have water drain into the planters in front, then to the permeable driveway where a sump pump system will regulate the amount of water to drain.
- ✓ There will be two pedestrian gates for this fully gated community. Residents will need a fob to gain access.
- ✓ The townhomes will be set back so they are not directly looking down into the neighboring back yards.
- ✓ There will be two common areas in back, with picnic tables and barbecues.

Comments from the SSDPG and the community included the following:

- While the project isn't before the SSDPG, the fenced area in front for garbage cans and recycling bins can easily be breached by those looking to take recycling. Consider adding something to the top of the fencing to make it more difficult for those looking to jump into this area.
- Consider having a short picket fence or some other decorative barrier to show that the lawn is private property. This would prevent people from walking their dogs on the area or from lounging.

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

4. ADJOURNMENT

SOUTHEASTERN SAN DIEGO PLANNING GROUP

MINUTES

Monday, February 11, 2019, 6:00 p.m.

Meeting Location: Mountain View Community Center, 641 South Boundary St., San Diego CA 92113
Contact: Steve Veach (Sveach80@aol.com, 619-238-4537)

City of San Diego Southeastern San Diego Planning Group website:
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1. CALL TO ORDER, ROLL CALL, AND INTRODUCTIONS: (6:03pm) *Oscar Gomez, Dale Huntington, Vince Noto, Chelsea Klaseus, Steve Veach, Louise Torio, Reggie Womack*
2. ADOPT THE AGENDA
*Motion to strike the 1/14/18 Minutes approval and adopt the agenda.
MSC Torio/Klaseus 7-0-0*
3. MEETING MINUTES REVIEW AND APPROVAL: Meeting Minutes from 10/8/18. ~~and 1/14/18.~~
Motion to approve 10/8/18 Minutes. MSC Torio/Klaseus 5-0-1 (Noto)
4. PUBLIC COMMENTS (the public may speak on matters on the agenda, for a maximum of up to two minutes)
Kerry Wesson, resident of Sherman Heights, spoke about his desire to get Grant Hill and Sherman Heights Historic District signs implemented as well as asking to revive the freeway cap park over I-5 and SR-94
Louise Torio, Friends of the Villa Montezuma. Four dates in 2019 where the Villa Montezuma is open and free to the public, next is March 23, 2019. Tours are from 9am-12pm on the half hour and people can register at RecConnect.com and can get more information at villamontezumamuseum.com.
5. REPORTS
 - A. Elected Officials Staff Reports (Districts 4, 8, and 9)
*Council District 4 – Eric Henson was in attendance but the normal Council Representative will be Karen Montufar-Federico
Council District 8 – Eddie handed out the District 8 Newsletter
Council District 9 – Gloria handed out the 2018 Achievements and Highlights newsletter. Spoke about the Chollas Creek, addressing quality of life issues, and mentioned that they are looking for people living in the South District who are interested in Boards and Commissions.*
 - B. City Departments. *None.*
 - C. Civic San Diego. *None.*

①

D. Chair Report

Made announcement that if anyone was interested in becoming a member of the community or joining the board to sign in and fill out the application. Election will be held in March before the regularly scheduled SSDPG meeting

E. CPC Representative Report

Bob Leif was in attendance, as was Myron Taylor.

6. INFORMATION ITEMS:

A. City of San Diego Nuisance Abatement Unit

Gabriela Brannan, Chief Deputy City Attorney, Community Justice Division, discussed the Nuisance Abatement Unit and how residents can report code compliance issues.

B. Fiscal Year 2020 Affordable Housing Fund (AHF) Annual Plan

J. Jasmine Kotlarz, Manager, Special Programs & Compliance at the San Diego Housing Commission, provided information on the AHF and AHF annual plan process, and requested input on the use of affordable housing funds in Fiscal Year 2020.

C. Sewer Group Job 830, From South 37th - South 38th Street, Franklin Ave. & Milbrae St.

Sewer Group Job 830 is part of the City's program to upgrade its systems and replace aging and deteriorated pipelines that have reached the end of their effective service life. Presented by Maryam Liaghat Associate Civil Engineer and Jamal Sherzai, Project Engineer-Civil, City of San Diego Public Works – Engineering.

7. CONSENT ITEMS: *None*

8. ACTION ITEMS

A. PTS 618785, Ocean View Apartments, 4460 Ocean View Blvd., Map Waiver

Applicant requests support for a map waiver for a 14-unit condominium project consisting of four 2-bedroom and ten 3-bedroom units. (The project itself is not before the SSDPG, only the map waiver.) See the minutes from the presentation to the Projects Committee on January 28, 2019. Presented by David Smith, Coffey Engineering, Inc.

Motion to support map waiver request. MSC Torio/Huntington 7-0-0

B. Angled Parking on K Street Between 26th Street and 27th Street

The City of San Diego is proposing to convert the existing parallel parking spaces to angle parking on K Street between 26th Street and 27th Street. This new parking configuration would be installed on the north side of K Street and would add approximately 26 parking spaces and 1 disabled parking space. The City mailed notices to 38 owners and tenants of K Street living between 26th and 27th. According to the City, two addresses were vacant; four residents objected to the installation 32 did not object. Requested by Billy Reyes, Assistant Traffic Engineer, Transportation Engineering Operations Division, City of San Diego (no presentation from City).

Motion to support petition for angled parking. MSC Torio/Noto 6-1-0 (Gomez)

9. ADJOURNMENT (7:24pm)

Steve Veach, Chair 619-238-4537

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

Contact: sveach80@aol.com, 619-238-4537

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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

SOUTHEASTERN SAN DIEGO PLANNING GROUP

ELECTION MEETING MINUTES

Monday, March 11, 2019, 6:00-6:30 p.m.

Meeting Location: Mountain View Community Center, 641 South Boundary St., San Diego CA 92113
Contact: Steve Veach (SVeach80@aol.com, 619-238-4537)

City of San Diego Southeastern San Diego Planning Group website:
<https://www.sandiego.gov/planning/community/profiles/southeasternsd/plan>

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1. Introductions of Candidates: All candidates introduced themselves.
2. Election of Board Members.
 - Per ARTICLE 5, Section 3, voting was by secret written ballot.
 - Per ARTICLE 5, Section 4, the election became final after announcing the election results at the conclusion of the noticed, regular March monthly meeting. [New members shall be seated in April at the start of the regular meeting in order to allow their full participation as elected members at the April planning group meeting.]
 - Per ARTICLE 5, Section 5, voting was open for a period of at least 30 minutes.
3. Adjournment, with regularly scheduled March 2019 Board meeting to follow.

For more details about SSDPG elections, see pages 6-8 of the SSDPG bylaws posted on the City of San Diego website here:

https://www.sandiego.gov/sites/default/files/southeastern_san_diego_cpg_bylaws.pdf

The following new members were elected to the SSDPG:

- Robert Leif, Property Owner
- Aaron Magagna, Local Business Owner
- Lamont Pargo, Resident
- Kerry Wesson, Resident

SOUTHEASTERN SAN DIEGO PLANNING GROUP

MINUTES

Monday, March 11, 2019, 6:30 p.m.

Meeting Location: Mountain View Community Center, 641 South Boundary St., San Diego CA 92113

Contact: Steve Veach (SVeach80@aol.com, 619-238-4537)

City of San Diego Southeastern San Diego Planning Group website:
<https://www.sandiego.gov/planning/community/profiles/southeasternsd/plan>

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1. CALL TO ORDER, ROLL CALL, AND INTRODUCTIONS: (6:30pm) *Oscar Gomez, Dale Huntington, Jaime Capella, Reggie Womack, Myron Taylor, Steve Veach, Louise Torio, Alli Urguby, Chelsea Klaseus,*
2. ADOPT THE AGENDA.
MSC Torio/Huntington 9-0-0
3. MEETING MINUTES REVIEW AND APPROVAL: Meeting Minutes from 2/11/19
Motion to approve 2/11/19 Minutes. MSC Torio/Klaseus 6-0-3 (Capella, Taylor, Urguby)

PUBLIC COMMENTS (the public may speak on matters on the agenda, for a maximum of up to two minutes)

Louise Torio, Friends of the Villa Montezuma - The Storage Facility is going back before City Council and encouraged people to show up to speak. Four dates in 2019 where the Villa Montezuma is open and free to the public, next is March 23, 2019.

Tours are from 9am-12pm on the half hour and people can register at RecConnect.com and can get more information at villamontezumamuseum.com.

Myron Taylor – May 18th there is a COW from 8:45am – 12pm for new board members. Can also do eCow. There is a class on Brown Act Compliance form 6-7pm.

Dale Huntington, City Life Church – On Sunday there will be an Easter Egg Hung at Chollas Mead Elementary

4. REPORTS
 - A. Elected Officials Staff Reports (Districts 4, 8, and 9)
Council District 4 – None.
Council District 8 – March 26th Councilmember Moreno will have community hours at Imperial Grounds Coffee Shop. There is a clean up on April 27th at Memorial Park. The Storage Facility extension is up for a vote and Councilmember Moreno will be voting no.
 - B. City Departments. *None.*
 - C. Civic San Diego. *None.*

D. Chair Report

None.

E. CPC Representative Report

Myron Taylor reported that there was discussion around getting rid of housing height limits and that the CPC opposes it.

5. INFORMATION ITEMS: *None.*

6. CONSENT ITEMS: *None.*

7. ACTION ITEMS

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. See the minutes of the Projects Committee meeting of February 25, 2019.

Motion to support map waiver. MSC Torio/Klaseus 9-0-0

8. ADJOURNMENT (7:25pm)

Steve Veach, Chair 619-238-4537