

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:
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Volunteer Website: <http://www.southeasternsd.org>
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Monday, February 26, 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
Robert Leif, representing the Business Community
Vincent Noto, representing Sherman Heights and Grant Hill

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):

Robert Leif discussed the February 23, 2018, meeting at the Sherman Heights Community Center about the Mayor's proposed use of the currently empty warehouse at 20th and Commercial for a storage facility for the belongings of homeless people, and the strong negative feedback City staff received from residents, business owners, churches, and students who live and work nearby.

3. INFORMATION ITEM

A. Project No. 586214, G3 Residences, 3060 and 3062 G Street – Tandem Parking

Neighborhood development permit (NDP) for a deviation to request two tandem parking stalls for the construction of two new detached single dwelling units.
Presented by: David Pearson, Lead Architect, PALO Architecture & Design. Lee Schwartz, owner.

The owner built the two buildings on either side of this lot. The site is 25 feet wide and 125 feet deep, with an alley behind. There will be two “urban courtyard” type houses on the lot. The front house will be 1,400 s.f. and the back house slightly smaller. The project is near 94 and close to Market Street in the transit area zone. The proposal is to have two parking spots within a garage, and two outside the garage area. The request is for support to have each home have tandem parking to get four cars in the block and so as not to block the each other’s homeowner’s vehicles. The final project would be for sale (one owner would own both houses; this is not a lot split).

Recommendation by the Project Committee to support tandem parking request and to bring to the full Board on March 12, 2018.

B. Project No. 585345, Marijuana Production Facility, 3433 Pickwick Street

Conditional Use Permit for a Marijuana Production Facility to operate within a 3,500-square-foot building. Presented by Joe Esposito of Estrada Land Planning. Mike Norby, owner.

A marijuana production facility cannot have marijuana sales, nor is it open to the public. There are strict distance requirements as to where such a facility can be located (away from churches, parks, schools, playgrounds, etc.). The other City requirements include security, lighting, and no identifying signage for the facility. Within the City of San Diego 40 such facilities will be allowed. This is on the site of a former commercial laundry. The parking in the front of the building will be kept and an ADA parking spot will be added. The City wants the current front fence removed. The two front overhead doors to be closed. The City wants the dedication of three additional feet to the City right of way in front (the applicant has agreed to this). There will be odor control so that from the outside of the building it will not smell like marijuana.

The applicant proposed a security guard on site during operating hours only. The building will be alarmed. The product grown will have a track-and-trace system to trace it back to this specific facility for quality control. No environmental cleanup is needed at this site. The applicant is considering solar cells for the site. Distribution of the product to places of sale will be done by a licensed distributor, not by the facility. Those hired by this facility to trim and harvest will be experience in the work.

The Development Services checklists show many outstanding issues. There is no Police Department review of the site because it is not required since it is not a marijuana dispensary.

Projects Committee recommendations included having a 24-hour security guard, getting review by the Police Department even if this is not a dispensary, and coming back to the Projects Committee when more of the 80+ open issues from Development Services are closed. Applicant will send future information to the Chair so he may determine when this project is ready to come back to Projects.

C. SN# 15-847481, Petition for Angled Parking, 3385 Sunrise Street

Petition for angled parking near an existing marijuana dispensary located at 3385 Sunrise Street presented by David Smith of Coffee Engineering.

Currently five cars can park on the street. Applicant seeks angled parking to go up to nine street parking spaces, including an ADA parking space. Applicant would also like a 15- to 20-minute parking zone, so people can go to the dispensary and leave during business hours of 7:00 a.m. to 9:00 p.m. The average sale takes about 15 minutes, and

the applicant doesn't want the additional future parking spaces to be taken up motor homes or other vehicles left on the street long term. The petition in support of the angled parking was signed by those at a nearby business. There are residences nearby; no residents were asked to sign the petition.

Projects Committee recommended asking the nearby residents to sign the petition, even if those residents have off-street parking. The Committee also asked if there was traffic data from the City for that street. The applicant can provide this. The Committee suggested requesting that four of the potential nine angled spaces have a time limit during business hours, and leave five spaces without time limits.

Recommendation by the Project Committee to support the angled parking request at the full Board on March 12, 2018.

4. ADJOURNMENT

The meeting was adjourned at 7:35 p.m.