

**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](mailto: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.SDRRecConnect.com](http://www.SDRRecConnect.com). See more information about the museum at [www.VillaMontezumaMuseum.org](http://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 issued 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 25<sup>th</sup> 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 25<sup>th</sup> 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 2<sup>nd</sup> cycle review was planned to be resubmitted on September 25.

The Projects Committee recommended that both projects 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 25<sup>th</sup> 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**