

**SOUTHEASTERN SAN DIEGO PLANNING GROUP (SSDPG)
MINUTES**

November 19, 2012, SPECIAL DATE

1. **CALL TO ORDER, ROLL CALL, AND INTRODUCTIONS:** Members Present: Paul Sweeney, Vincent Noto, Reynaldo PISAÑO, Maria Riveroll, James Lawrence, Jerry Guzman, Xavier Aguirre, Georgette Gomez.

2. **APPROVAL OF TODAY'S AGENDA (ADDITIONS, CHANGES, OR OMISSIONS):**

Motion: Noto/Lawrence

MSC 8-0-0

3. **APPROVAL OF October 8, 2012 MINUTES** – Continued.

4. **PUBLIC COMMENTS:** None.

5. **STAFF REPORTS: Eighth District Council Office, (Martha Zapata):** 1. Grand Opening of affordable housing units at Cesar Chavez and Logan (all units filled within 48 hours), 2. Dec. 11th official opening ceremony for Northgate Store by Chicano Park, 3. Job Fair on Nov. 23rd for the store.

“Ninth” District Council Office (Drew Ector) – Beginning December 3, the Ninth District – our new Councilmember is Marti Emerald. The neighborhoods that will be in the Ninth District are: Mt. Hope, Mountain View and Southcrest.

Fourth District Council Office, (Bruce Williams): 1. Distributed Council President Young's Newsletter; 2. Code Enforcement is tracking the owners of many properties that require weed abatement.

6. **BOARD COMMENTS AND SUBCOMMITTEE REPORTS AND ANNOUNCEMENTS:**

PISAÑO indicated that our priority CIP list has been sent to the appropriate staff through CPC Chair. Joe LaCava. The list was sent to the 4th, 8th, and 9th Districts Council Offices. Also, a copy of the list was sent to Park & Rec since many of our requests involved parks. (See attached)

7. **INFORMATION ITEMS:**

A. **CALTRANS STATUS REPORT: An update regarding the High Occupancy Vehicle lanes, including the operation of a Bus Rapid Transit, along State Route 94.** Report by current Project Manager Andrew Rice from CalTrans.

Presentation:

- Construction of the HOV lanes continues on Hwy 94, between 805 and 5 - one in each direction.
- Begin project in Sherman Heights and end the project on 805 just south of the 805-94 interchange.
- Left lane connectors will be eliminated.
- You will not be able to access Market from south 15.
- If you are coming down eastbound 94 to 15 SB, you must go to Oceanview to reach Costco (on Market).
- East bound ramp on 32nd access to 94 will be eliminated.
- The other alternative is to build the HOV lanes elevated. 805 over Home, over 15 and empty out at 28th Street.
- The EIR is being prepared now.
- We understand that we want to leave the area enhanced, with landscaping, bike lanes and other amenities.
- HOV use is free if there is more than one person in the car or if you have an electric car. Sandag sells “FastTrack” passes which allow you to pay the toll by the use of a transponder.

- The third alternative is a “no-go” option.
- 3-miles of HOV construction will cost approximately 500-600 million dollars.
- Sandag has the traffic studies regarding the use of mass transit. We also have a partnership with MTS.
- No stations between 805 and downtown.
- Rapid transit station may be built by the Jackie Robinson Y. We want to create viable alternatives to car travel.
- Federal and State funds will be used for this project, however, these funds can always be shifted. Projected completion date is 2020.

Committee Concerns and Recommendations:

1. Presently, it is very dangerous to access south-bound 15 from east-bound 94
(Response: on east-bound 94 you must go to Oceanview Blvd.)
2. Mt Hope is completely inaccessible. This is a negative impact on Market Street users.
(Response: the only way to avoid that is to go to the elevated HOV alternative).
3. Traffic is very heavy on Market St. *(Response: Removing the access should alleviate the traffic, but it will impact Oceanview Blvd.)*
4. The elevated lanes will come into 28th Street. *(Response: We will make some improvements to avoid any negative impacts).*
5. Market Street is a main street to access downtown. *(Response: We would never build that type of freeway. It does not meet standards. It is too tight.)*
6. Big economic impact to Market Street in the Mt. Hope Area.
7. The cost is way out of hand and we cannot justify it.
8. As an example, at 905 and Heritage there has been a very negative impact to the businesses.
9. In your exploratory discussion, have you discussed the possibility of widening 47th Street from Market to Imperial? Also, possibility of putting a pedestrian walk way at Jackie Robinson Y. *(Response: Many meeting coming up to discuss all possibilities).*

Board Request: Please send us responses to our comments from the Engineering Department.

8. ACTION ITEMS:

- A. Little Lamb Land Preschool, 619 Morrison Street, Project No. 234061, Mount Hope Neighborhood.**
CUP Application to amend existing CUP 89-0789 for existing church at 4168 Market Street –that operates Day Care Center- to expand to adjacent property to the north, a single family house on .14 acre –from 619 Morrison east to 4196 Market Streets. The Project Manager is Tim Daly, Development Services. Presented by Dr. James Harrison.

EXCERPT FROM SUMMARY OF PROJECTS COMMITTEE held on Oct. 22, 2012:

Presentation:

- Site is in the Mount Hope Planned District, Sub district I and Subdivision II.
- Will install automatic and manual fire alarm system in the existing building at 619 Morrison Street.
- Child care Center will hold 18 children, ages 2-5 years old.
- Maximum number of employees is 2.
- The house on Morrison will be used as an annex to the Child Care Center next door.
- Hours of operation are Monday – Friday 6:30AM to 6:00PM.
- Chain link fence along 42nd Street, will be replaced with child-safe wrought fencing. (This is corner at 42nd and Market
- Needs to re-submit Landscape Plans to meet Standards.

- There will be 32 off-street parking spaces.

Documents Provided:

1. Project Assessment Letters and PTS Reports dated July 17, 2012 and October 11, 2012, respectively.
2. Set of Plans (3 sheets).
3. SDPD Preschool Security Assessment dated October 5, 2012.
4. Deneen Powell Atteller Inc. response letter dated October 22, 2012.
5. Landscaping Plan dated October 18, 2012.
6. CEQA Notice of Exemption dated September 26, 2012.

Committee Concerns:

1. On PTS issued July 12, 2012, on page 4 or 7, Items 10,11, and 12 must be addressed and cleared as to the City requiring 43 off-street parking spaces instead of 32. (Response: the issue has been cleared).
2. Committee lacks the documentation that the parking issue is cleared.

Committee Consensus:

Forward to the Full Board with a recommendation of support with the following conditions:

1. All PTS issues are cleared.
2. Mount Hope Planned District Ordinance Standards are met for landscaping, walls and fencing.
3. SDPD Recommendations are implemented.
4. All bathroom and kitchen fans shall be 2 times the City Standard for air exhaust.
5. Remodeling of the gas station building at the corner of 42nd and Market must meet City Code.

Presentation:

- Wish to change residential zoning to commercial.
- All of the Planning Group's concerns have been addressed and cleared.

Motion – as forwarded by the Projects Committee:

Recommend approval of the Project with the following conditions:

1. All PTS issues are cleared.
2. Mount Hope Planned District Ordinance Standards are met for landscaping, walls and fencing.
3. SDPD Recommendations dated Aug. 1, 2011 and Oct. 5, 2012, are implemented.
4. All bathroom and kitchen fans shall be 2 times the City Standard for air exhaust.
5. Remodeling of the gas station building at the corner of 42nd and Market must meet City Code.
Pisaño/Sweeney MSC 8-0-0

The Group complemented Dr. Harrison on the improvements

B. Special Election to the Board: 1. Accept vacancy – Ben Rivera, 2. Approve General Membership for James Brown; 3. Elect James Board to the Board. 7:10PM to 7:25PM

1. Formally accepted Ben Rivera's retirement.
Motion: to declare Ben Rivera's vacancy due to the fact that we have not been able to reach him. Pisaño/Noto MSC 8-0-0
2. General Membership – James Brown had submitted an application and met all the membership requirements.
Motion: Approve General Membership.
Pisaño/Sweeney MSC 8-0-0

Board requested that a representative from the City Attorney's Office be invited to our next meeting to discuss the Brown Act and all its caveats.

9. PLANNER'S REPORT – None.

10. CHAIR'S REPORT: Every member is to attend a COW Workshop (Community Orientation Workshop) in order to be indemnified. (Later, in my conversation with Kelly Broughton, when I requested a Representative from the City Attorney's Office.) He advised me that the City Attorney has declared that he is not the Planning Groups' Attorney. This information regarding the Brown Act can best be had at the COW. (Electronic form of the COW is available on the City's website – www.sandiego.gov)

ADJOURNMENT

Maria Riveroll, Chair (619) 264-5373