

SOUTHEASTERN SAN DIEGO PLANNING GROUP (SSDPG) MINUTES

Meeting Location: Neighborhood House, 841 S. 41st Street, San Diego, CA 92113

October 8, 2012, 6:00 p.m. – 7:55 p.m.

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.

1. CALL TO ORDER, ROLL CALL, AND INTRODUCTIONS

Reggie Womack, Vince Noto, Reynaldo Pisano, Maria Riveroll, Paul Sweeney, B.D. Howard, James Lawrence, Jerry Guzman

Absent: Liliana Garcia-Rivera, Robert Leif, Andrea Carter

2. APPROVAL OF TODAY'S AGENDA October 8, 2012 (ADDITIONS, CHANGES, OR OMISSIONS)

a. Motion by Pisano, seconded by Sweeney MSC (8-0-0)

3. APPROVAL OF September 10th, 2012 MINUTES

a. Motion by Womack, seconded by Pisano MSC (8-0-0)

4. PUBLIC COMMENTS (two minutes per public speaker, on non-agenda items only)

Jim Brown owner of the Weber Bakery has plans to restore the building. The building will be faithfully restored to its original glory. It will contain artist live/work space. There will be a small café along with office space. The owner is asking that the Southeastern San Diego Planning Group to write a letter of support for this project.

5. STAFF REPORTS

a) Bruce Williams District 4- passed around the Council Presidents' newsletter. This includes information about the new convention center. This week is fire prevention week. The San Diego Fire Department will have an open house until October 13. There will be an event at the Lincoln Park Fire Station. There is a traffic flow update regarding Ocean View Boulevard. Not all of the information regarding Ocean View Boulevard has been sorted out. There will be stop signs put at San Pasqual and Ocean View Boulevard. It has not been determined whether crosswalks or pedestrian lights will be installed. The stop signs should be installed in 45 to 60 days.

b) Martha Zapata District 8- Picnic tables and charcoal grills have been placed in Southcrest Park. The community of Barrio Logan has been working on the design for the gateway to the community. The community of Barrio Logan has been giving their input. When it is finished it will hopefully be something that everyone is happy with.

November 13 at 10:30am there will be a grand opening for some new apartments in the community. There will be a Dia Los Muertes community celebration in Sherman Heights coming soon. The group consisting of business owners on Imperial Avenue have been meeting for the last four months for breakfast. They meet every third Wednesday of the month at 8:00 AM.

c) Drew Ector District 9- District 9 covers Southcrest, Mount Hope, and Mountain View. Drew is Marti Emeralds Committee Consultant for Public Safety and the Neighborhood Services Committee. She has worked to reactivate fire stations, and get more money in order to put more fire fighters on the street.

d) Ricardo Flores for Congresswoman Susan Davis' Office: Did not attend.

6. CONSENT ITEMS: There are no consent items for this meetings agenda.

7. Action Items:

a) **34th & J Street Residences, 3402-3424 J Street Project No. 128129, Stockton Neighborhood:**

Application for a Site Development Permit and Map Waiver application to waive the requirements of a Tentative Map and under grounding overhead utilities in order to demolish an existing single-family home and construct 12 residential units on a 0.80 acre site at 3402 J Street in the MF-3000 Zone of the Southeastern San Diego Planned District within the Southeastern Community Plan Area. The site is also located within a 100-year and 500-year floodplain area, and is considered within a Special Flood Hazard Area (due to 100-year floodplain). Owner is Brian Revelli. Project Manager is P.J. Fitzgerald, Development Services. Architect Dan Linn presented.

Presentation (included exchange regarding committee concerns):

- Detached houses and at some point, condos; each is a 3BR, 2 ½ Bath unit.
- Each house will have undergrounded utilities. The service from the property to the street must be undergrounded.
- Wood frame, stucco, fire-proof roofing.
- Has to be above 100 year flood plain level; had to have final grading just above 100-year flood plain level.
- Each house is 13-1400sf livable space, plus a 400sf garage. 3 open parking spaces for guests. The Project complies with the off-street parking requirements.
- Common area has no formal tot lot.
- Storm water management issues have complicated this project. There is an underground cachement basin to collect the urban run-off from the site.
- House on site was built circa 1940's; no historic significance.
- 4 different colors will be used on structures.
- Each house will be wired for all typical services, i.e., cable TV, internet.
- A HOA (Homeowners' Association) will be established.

Committee Concerns and Recommendations:

1. Recommend Certified Property Management Plan for the entire Project working with HOA.
2. Make it an affordable project through the Housing Commission.
3. A bond should run with the Project to make sure all the utilities will be undergrounded in the future. *(The utilities are undergrounded according to the Utility Co.'s schedule).*
4. Recommended heat pumps, which are dual-purpose, heating and air conditioning.
5. Please provide a color palette for the Planning Group meeting.
6. Implement SDPD Recommendations.
7. All issues on the PTS should be cleared.
8. Bathrooms and kitchens, air exhaust should be twice the City standards.
9. Build 3' above the 100-yearflood plain.

Motion by Pisano, seconded by Womack, MSC (8-0-0) The Motion includes the recommendations made by the projects committee along with the Police Department recommendations. One Board member did not like combination C on the color palette. There should be a gate protecting the entire property.

- b) CIP Health and Safety Prioritization Emily Costanzo, TRACE Teacher based at ECC, Market St. and Imperial Avenue Issues – Motion from Projects

1 through 5 on the list are the Boards' recommendations for CIPs. Item five is suppose to be funded and it is a \$775,000 project. The other item is the traffic controls. Those are the five recommendations that can be recommended. There are development impact fees when projects come forward and the funds are accessed to that project. Motion is to make sure items 1 to 5 will go forward to the CPC (Community Planners Committee). These projects include: 1) Villa Montezuma; 2) Traffic controls at Ocean View Boulevard and the Home Depot Development (Market place) and San Pasqual, 3) Signalization at 29th Street and Ocean View Boulevard; 3) Willie Henderson Sports Complex needs upgrades and parking lot lights; 4) We should emphasize Project #5150 on the existing list regarding the tot lot on Mountain View "Mountain View Park Area Upgrades"

Motion by Pisano, seconded by Womack, MSC (8-0-0)

- c) Elections To The Board: Step 1: Approve General Memberships for Xavier Aguirre and Georgette Gomez, STEP 2: Elect Mr. Aguirre and Ms. Gomez to the Board.

Ms. Gomez is on the Historic Barrio CPC in Sherman Heights. She has been working on various projects throughout area. Ms. Gomez lives in City Heights, and would like to be here as a representative of the Historic Barrio CPC. Georgette also works with the Environmental Health Coalition.

Ms. Gomez

Motion by Pisano, Seconded by Lawrence, to make Gomez a general member MSC (7-0-1)

Motion to place Georgette Gomez on the board of directors by Pisano, seconded by Lawrence MSC (7-0-1)

Mr. Aguirre

Mr. Aguirre is a small business owner in the area.

Motion by Noto, Seconded by Pisano, to make Mr. Aguirre a general member MSC (8-0-0)

Motion to place Mr. Aguirre on the board of directors by Pisano, seconded by Noto, MSC (8-0-0)

8. SUBCOMMITTEE REPORTS AND ANNOUNCEMENTS (two minutes per Board member)
 9. PLANNER'S REPORT
 10. CHAIR'S REPORT: Appeal on Eck Metals, will be heard tomorrow on the 10th Floor in the City Council Chambers, 202 C Street, between 2:00 PM and 5:00 PM.
 11. BOARD MEMBER COMMENTS (two minutes per Board member on non-agenda items only)
- ADJOURNMENT: by **7:45 p.m.**