

## LINDA VISTA PLANNING GROUP

- NOTICE OF PUBLIC MEETING -

Monday, February 27, 2017

5:30 – 7:45 P.M.

Linda Vista Library

2160 Ulric Street, San Diego, CA 92111

**BOARD MEMBERS:** Noli Zosa (Chairman), Howard Wayne (Vice Chairman), Tisha Rocha (Treasurer), Margarita Castro, Dottie Perez, Keith Warner, Kim Heinle, Jennifer Carroll, Felicity Senoski, Victor Ochoa, Kimberly Weber (arrived tardy)

**ABSENT:** Lauree Camarato (Secretary) Jo-Ann Carini, Vicki Van Dyk, John Nielsen

### ~ GENERAL MEETING MINUTES ~

#### Call to Order:

5:30

- Pledge of Allegiance (Doug Beckham)
- Roll Call of Planning Group Members (K. Heinle)
- Approval of Draft Agenda
  - Motion to approve Draft Agenda by H. Wayne, second by K. Warner. Motion carried.
- Approval of January 23, 2017 Meeting Minutes
  - Motion to approve Jan 23, 2017 meeting minutes by V. Ochoa, second by Tisha. Motion carried. (Abstained: K. Warner and M. Castro)

#### Reports by Government Representatives:

5:35

- Police Department/Fire Department: None.
- Congress & State Legislature (Senate/Assembly): None.
- County & City: Mayor, City Attorney, City Council, Planning Dept, Development Services, Board of Supervisors
  - Councilmember Zapf's Office, Adrian Sevilla: D2 submitted budget for FY17-18, but not much growth expected with City's budget shortfall (e.g., City departments asked to cut at least 3%). Charger's broken lease could be used for Police Retention Bonuses, maintaining Rec Center and Library hours, youth literacy programs, and Connect-2-Careers programs at Library; plan to use TOT funding for Penny for the Arts and for Code Enforcement for short-term vacation rentals; January 2017 was Human Trafficking Awareness month
  - State Senator Toni Atkins' Office, Ryan Tribucco: New to position; SB270 Anti-Human Trafficking bill for hotel training on reporting; SB2 will provide sustainable, ongoing funding for affordable housing; call (619) 645-3133 for more information
- SANDAG: None.

#### Non-Agenda Items and Public Comment (2 minutes per person)

Mr. Shirmosky (?): Candidate for D2; focus on housing, transparency, and inclusion for all

Mr. Beltran: Non-ADA compliant curbs on Corsica St. and Borana (D7); Kim will connect with Councilmember Sherman's Office

Ms. Beinert: CDC and Town Council have officially merged, "LV Town Council/CDC"; LV Historical Walking Tour brochures distributed and promoted, plaques to be installed soon

Ms. Heinle: Announcement on One Linda Vista: Community Resilience to Domestic Violence event at Montgomery Middle School on 03/08/17 from 6:00-7:30pm

Ms. Kaye: Announcement on Linda Vista Multicultural Fair & Parade on 04/22/17 with parade Grand Marshal from Rady's Children's Hospital

**Chairman's Report:**

- ELECTION OF LINDA VISTA PLANNING GROUP DURING MARCH LINDA VISTA PLANNING GROUP MEETING.

**Pure Water San Diego:** Update on Pure Water's interest in putting pump station at Humane Society several months back. LVPG was not informed that such pump station would require sewer water. They'll return in future months to update LVPG. Gratitude expressed for Boys and Girls Club fundraiser last week at Dirty Birds restaurant; over \$350 raised.

**Committee Reports & Updates** (as requested):

**5:55**

- Bylaws & Elections – Howard Wayne: Only Kim Heinle and Margarita Castro are not up for re-election for LVPG. Applications must be submitted to Howard by the end of 02/27/17 meeting. The election will be held concurrently with March 2017 meeting, with ballots closed at 6:30pm. Proof of connection to Linda Vista is required. Applicants will have up to 5 minutes to speak. Discussion on whether elections are held concurrently or prior to meeting; there's a discrepancy in the by-laws. Howard confirmed in January 2017 meeting that applications will be held *concurrently*. Applicants will be given time at the beginning of the meeting for their presentation. Community is welcomed to vote for applicants. CORRECTIONS TO MINUTES: There are 19 positions available; not 18. Discussion on whether applicants *shall* or *may* attend three (3) meetings prior to applying. With by-laws discussion, it's not required, but encouraged.
- Graffiti – Janet Kaye: Connected with UCSD Preuss Charter School. Six students who are all Linda Vista residents came out on 03/26/17 to paint seven of over 15 tags in Linda Vista. Documentation of tagging (gang affiliation, photos, etc.) goes to SDPD Gang Suppression Unit.
- Landscape Maintenance Assessment District – Tisha Rocha: None. Treasurer's report: \$236.84 as of 01/31/17.
- Morena Blvd. Planning Area Study (ad hoc) – Howard Wayne: None.
- Riverwalk Development (ad hoc) – Felicity Senoski, Jennifer Carroll: Carla Alexander, Assistant Construction Manager with Hines in attendance; no comment. Riverwalk had first subcommittee meeting on 02/17/17 with approximately 12 in attendance. Hines presented on development project with focus on transit-oriented development, Climate Action Plan, and green space. Public concerns expressed about density concentration north of Friars Rd. Reporter from San Diego Reader was present; Jennifer disseminated published article. Flood concerns reiterated by public at LVPG.
- Traffic & Transportation – Kim Heinle: LV Intersection Mural Network has application for Montgomery Middle School mural in review phase by City of San Diego Arts and Culture Commission; decision to be made 03/03/17 and 03/24/17. Intersection mural for Linda Vista Elementary School has RFQ open for local artists through 02/28/17.
- Zoning/Land Use – Margarita Castro: Request made that Chairman Zosa raise concern of ministerial approval of condos in Linda Vista at next meeting with City and request that the LVPG be at least notified of planned units and development. Reference to new development at 7406 North Judson Rd. Development will be three stories housing eight units; one is low income and two ADA accessible. City's report does not indicate parking. Concern expressed about infill.

- Representative Committees:
- **Community Planners Committee** – Noli Zosa
  - Linda Vista Collaborative – Kim Heinle: 02/15/17 meeting had 35+ attendees and featured Legal Aid Society of San Diego’s Attorney Bernie Probus to discuss housing challenges in Linda Vista. Next meeting 03/15/17.
  - Mission Bay Park – Kimberly Weber: None. Will give update on Fiesta Island in March 2017.
  - Mission Valley River Preserve – Felicity Senoski. Friends of Mission Valley Preserve hosting debris Clean Up Day on 03/04/17 at 9am, beginning at baseball field on Hotel Circle Place. Regular monthly meeting will be held at 9am on 03/11/17 YMCA Garden to discuss trail work that will continue into summertime. Eagle Scout built and donated kiosk to be placed at entrance to the garden; installation pending due to the rain. Seeking volunteers for Mission Valley River Preserve.
  - Tecolote Canyon Advisory Committee – Kimberly Weber: Will give update on Sewer Project for Tecolote Canyon Advisory Committee in March 2017.
  - Linda Vista Recreation Council – Doug Beckham: Starting time at 5:30pm on 2<sup>nd</sup> Tuesday of each month. Skate Park will open May 2017.
  - Linda Vista Town Council – John Nielsen: Carrie Beinert speaking on behalf. Next Town Council meeting on 03/16/17 at American Legion. New start time is now 6:00pm for networking and 6:30pm for the meeting.

### Action Items

**6:15 pm**

**1) HISTORIC ROUTE 101** – Dave Potter gave a presentation to seek the endorsement designating Morena Boulevard as Historic Route 101 and approval of the location of two northbound and two south bound signs along Morena Blvd. LVPG will vote whether or not to endorse the designation.

Mr. Potter presented history of Route 101 and its importance, significance, and promotion they bring to the area. Looking at four northbound and four southbound signs in Linda Vista and Bay Park, totaling \$723.22. Grant submitted to Clairemont Town Council for financial support; will submit one to Linda Vista Town Council, too. Support received from civic bodies at local and City level; reiterated by Kimberly Weber of Morena Business Association (MBA). Mr. Potter will meet MBA for support. Kim & Kimberly will go with Mr. Potter to look at the locations for the signs and will report back with Mr. Potter at March 2017 meeting on sign locations.

**Motion to endorse designation of Morena Blvd. as Historic Route 101 by V. Ochoa, second by K. Weber. Motion carried by a vote of 10-0-0.**

**6:30 pm**

**2) 7-11 CUP for Beer and Wine License at 6110 Friars Rd** – Steve Laub presented community feedback he has received to LVPG and will gather more feedback from the LVPG and more community members. LVPG will decide whether to continue this item for a future meeting or vote to endorse this project.

Mr. Laub with Land Solutions and Ms. Christy Duncan with 7-11. 7-11 is no longer pursuing 24-hours; new landlord will upgrade lighting and parking; and hours of operation switched from 24/7 to 6:00am-12:00am. Reviewed comments from 2016 LV Planning Group meetings, met with Park Place Estates to further discuss; never heard back from Friars Village and University of San Diego. Re: traffic concerns, all plans fully vetted by City traffic engineers. Re: abundance of liquor stores, the census tract in question is

below ABC's permitted allowance. Reiterated the difference in products sold at 7-11's from those of potential nearby merchants. City of San Diego Police provided several suggestions to 7-11, and gave approval. Re: potential for crime and violence, the census tract in question is well below the City's average for alcohol-related crime rate.

#### **Board Concerns:**

- F. Senoski: Argues that Police Vice report is misleading. (1) Premises are *not* within 100' of a residentially zoned property; (2) Signs saying "No Loitering. No Drinking on Premises." etc. will be made with 2"-letters, which isn't visible; (3) It is not clear who monitors loitering on premises or graffiti removal.
- D. Perez: suggests 7-11 be located closer to incoming Riverwalk development on Friars Rd.
- J. Carroll: Expressed that the following concerns previously raised by community have not been addressed: (1) Hours of liquor sale; (2) Parking spaces; (3) More than enough off-site liquor sale locations in nearby vicinities (12 named); (4) We may not have a homeless concern in that census tract now, but we don't want to attract it; (5) Traffic concerns.
- M. Castro: ABC license has not yet been approved. 136 complaint letters received again 7-11's development. Reminder of LV Planning Group's 2016 13-0 vote against 7-11.
- H. Wayne: If additional use permit were *not* issued, would 7-11 still pursue development?

#### **Community Concerns:**

- Mr. Albert: Resident of Friars Village. Requests LV Planning Group consider 7-11's (lack of) value added to community, especially vis-à-vis health concerns.
- Ms. Sheppard: Resident at Park Place Estates. Presented 25 residents' concerns about 7-11, and their request for LVPG to vote down a 7-11. Names submitted to Secretary for minutes.
- Owner, Del Mesa Liquor: Reiterated concerns about parking and hours of operation.
- Mr. McGibbons: Resident of Park Place Estates. Secretary missed comment.
- Mr. Sandor: Resident of Courtyards. Concern expressed about quantity of liquor stores in condensed area.
- Ms. Halter: Assistant VP of Wellness at USD. Opposed to CUP given alcohol and presence on campus among students.
- Ms. Larios: Founder of Turnaround Youth Foundation. Expressed concern that alcohol at 7-11 would be hazard and temptation for youth and teenagers to get involved in.
- Name inaudible: Resident. Concern expressed about parking.

#### **7-11 Responses:**

- 7-11 v. Del Mesa Liquor? Differences in 7-11 and Del Mesa Liquor products; former has an expanded list of products, including fresh produce; former receives less in revenue from liquor sales.
- Letter signs for No Loitering? Could put larger letters on signs.
- Graffiti? Code enforcement is responsible for graffiti.
- Another location? No property available. Landlord at site is also currently interested in 7-11.
- Hours of alcoholic sales? 7-11 will comply with Police recommendations.
- Parking spaces? Center has enough parking spaces to accommodate. Four spaces will be designated in front of store and four behind that will not interfere with parking in rest of the lot.
- Intersection being too dangerous? Alcohol sales do not generate more traffic.
- Will 7-11 move forward if CUP not approved? Yes. There are 7-11 sales without alcohol sales.
- Value to community? Neighborhood commercial bring products and goods to the community.

- Force-feeding LVPG? 7-11 heard the concerns last time and has returned to provide a courtesy to LVPG to answer concerns or new questions.
- Wait until Riverwalk Development and relocate? No. 7-11 is interested now.

Motion to reaffirm LVPG 2016 vote on 7-11's proposed CUP for sale of beer and wine license by M. Castro, second by K. Warner. Motion carried by a vote of 10-0-0.

**6:45 pm**

**3) University of San Diego Master Plan Update** – Representatives from USD gave a presentation on the 20-year Master Plan Update. Questions and comments to follow. LVPG will vote whether or not to endorse the Master Plan Update.

Prior to USD's presentation, H. Wayne recuses himself from the vote and F. Senoski excuses herself from the meeting.

Review of USD Master Plan revision and timeline, environmental impacts, and traffic and transportation impacts. Master Plan proposed red light installation at Colusa St. and Linda Vista Rd. that would be paid by USD; it's a condition of the Plan's approval. Support reiterated for light by Board member Jennifer and community member Mr. Beltran. Master Plan's proposed developed projects are not funded and will only be developed if funding is raised.

**Community Questions/Concerns:**

- Mr. Shipp: Speaking on behalf of Linda Vista resident Ginger LaGuardia and expressing her concerns as an owner of a family residence directly amid USD's development. USD responded with process through which they have addressed Ms. LaGuardia's concerns.

M. Castro, chair of Zoning and Land Use Committee, recommends the approval of the USD Master Plan with the non-binding recommendation that USD, Ms. LaGuardia, and the City of San Diego continue the conversation to address Ms. LaGuardia's concerns.

Motion to approve the USD Master Plan by M. Castro, second by D. Perez. Motion carried by a vote of 8-0-1 (H. Wayne abstained).

**Suggested Items for Next Meeting Agenda:**

- Appointment of new Zoning and Land Use chairperson
- Reconsideration of Pure Water vote

**Adjournment**

**7:45 pm**

Motion to adjourn the meeting by K. Warner, second by V. Ochoa. Motion carried.

\*\* Next Meeting is scheduled for Monday, March 27th, 2017 at 5:30 P.M. at the Linda Vista Library.