

SOUTHEASTERN SAN DIEGO PLANNING GROUP

BOARD Minutes Monday, May 13, 2019, 6:00 p.m.

Meeting Location: Mountain View Community Center, 641 South Boundary St., San Diego CA 92113
Contact: Steve Veach (SVeach80@aol.com, 619-238-4537)

City of San Diego Southeastern San Diego Planning Group website:
<https://www.sandiego.gov/planning/community/profiles/southeasternsd/plan>

Agendas and Minutes:
<https://www.sandiego.gov/planning/community/profiles/southeasternsd/agendas>

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

Steve Veach, Chair, resident
Louise Torio, Projects Secretary and Board Secretary today, resident
Jaime Capella, resident
Oscar Gomez, resident
Dale Huntington, resident
Robert Leif, property owner
Aaron Magagna, business owner
Vincent Noto, resident
Lamont Pargo, resident
Myron Taylor, resident
Kerry Wesson, resident
Reggie Womack, resident
[not in attendance: Chelsea Klaseus, resident]

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 issue in this area.

2. ADOPT THE AGENDA

Motion by Torio, seconded by Leif, to adopt the agenda, minus the approval of Board meeting minutes from recent past meetings since the Board Secretary was not in attendance. Approved 14-0-0.

3. MEETING MINUTES REVIEW AND APPROVAL

Meeting Minutes from 2/11/19, 3/11/19, and 4/13/19 tabled until the Board Secretary returns.

4. PUBLIC COMMENTS

Sara from Habitat for Humanity spoke about the greater Logan Heights home rehabilitation program and outreach efforts to find qualified homeowners. Homeowners must own their own home (not be renters) and be willing to put in sweat equity.

Myron Taylor discussed planned graffiti abatement scheduled for May 18 in Logan Heights from 9:00-11:00 a.m., sponsored by the San Diego Police Department Central Division. Dixieline Lumber has donated the paint and supplies.

Louise Torio announced that the next interior tours of the Villa Montezuma Museum located in the Sherman Heights Historic District at 20th and K Streets would be on Saturday, June 1, from 9:00-noon. Guests may register for a tour time for this City of San Diego event at www.SDRecConnect.com. The Friends of the Villa Montezuma, Inc. (FOVM) will give the tours. See more at www.VillaMontezumaMuseum.org.

Torio also said that the next City meeting regarding the Transitional Storage Center and issues associated with the City's homeless storage facility located at Commercial at 20th Street in Logan Heights would be on Wednesday, May 15, at 6:00 p.m. at the Sherman Heights Community Center.

5. REPORTS

A. Elected Officials' Staff Reports (Districts 4, 8, and 9)

Eddie Padilla, rep for D8, said that Council Member Moreno will hold evening office hours on July 25 from 6:00-7:00 p.m. (location is still TBD). The City engineer approved a crosswalk at Balboa Elementary School in Shelltown. The City proposal for a safe parking lot for homeless people living in their cars to park that was planned to be located at Family Health Center in Barrio Logan has been canceled by the City due to neighbor opposition. SSDPG members said that the graffiti on our freeway bridges, specifically on Island Avenue from the East Village to Sherman Heights, is extensive and needs to be removed. A house near Island, between 25th and 26th Streets, has been graffitied. A homeless camp at 20th & G Streets in Sherman Heights, on both City land and Caltrans land, needs to be removed.

Districts 4 and 9: no representatives.

B. City Departments: Elizabeth Dickson said all who registered for the in-person Community Orientation Workshop (COW) for May 18, 2019, will get an email with more details.

C. Civic San Diego: Sherry Brooks attended in support of the information item about Space4Art. Civic San Diego will help fund the project with New Market Tax credits. Also, on May 30 Civic San Diego will host a Lunch & Learn at City Heights Copley/Price YMCA.

D. Chair Report: Community Orientation Workshop (COW), May 18, 2019, 8:45 a.m. – noon, or see link below for the electronic online version (E-COW), which takes approximately 45 minutes. Taking the COW or E-COW provides defense and indemnification (legal protection and representation) of SSDPG members pursuant to Ordinance No. O-198333 NS. All new members must either attend the COW or take the E-COW to be indemnified to serve on the SSDPG. Please send your proof of COW to the Chair. <https://www.sandiego.gov/planning/community/resources>

The Projects Committee will meet on May 20 (the third Monday) because May 27, the fourth Monday, is Memorial Day.

E. CPC Representative Report: Myron Taylor couldn't attend so the alternate, Robert Leif, represented the SSDPG. It is time for planning groups to prioritize CIP project in their areas. City should give feedback to planning groups if it rejects any proposals. The CPC discussed the issue of a mom who wants only children at playgrounds to keep them

safer for kids, but the City said prohibiting people from being in the area who do not have children is unconstitutional. Church parking lots may be used for low-income housing or for “safe” parking for homeless people living in cars, and we may not be able to prevent this type of land usage.

Myron Taylor spoke about the 5-year CIP survey conducting to see what planning groups want to see in their areas. We are in the Promise Zone and the Opportunity Zone for potential project. CIP prioritization for our area will be discussed at the May 20 Projects Committee and at the June 10, 2019, Board meeting. See the latest Public Facilities Plan for our region here:

<https://www.sandiego.gov/facilitiesfinancing/plans/southeastern>.

6. INFORMATION ITEMS:

A. Space4Art, future project (new construction) at 2529 Market Street, Grant Hill

Space4Art is a nonprofit organization that intends to build a cutting edge, multidisciplinary arts center where artists live, work, share their work, and provide project-based STEAM (science, technology, engineering, arts and math) education for local children in an innovative environment. This proposed Arts Center Complex will have a gallery, an amphitheater, metal- and wood shop, event center and outdoor terrace, pop-up gallery(es), live/work studio spaces for rent, school rooms, street- and pathway trees, planter boxes, benches, and more. Board members Emily Knapp and Martha Zapata will present.

Space4Art board members Emily Knapp and Martha Zapata presented. For eight years this organization has been located on 16th Street in the East Village and provided live/work lofts and gallery space for artists. Space4Art owns the lot, and is working with Civic San Diego to put together this capital stack. The new project at 2529 Market Street may be ready to break ground either by the end of this year or early next year. Space4Art may seek a letter of support for the project in the future.

The plan is to build 50 affordable live/work units and 50 work-only units for working artists. They are here today to expand their community engagement.

Comments from the SSDPG and the community include the following:

- From the renderings of the proposed building, what are the white areas and what is wood? Some of these area are intended to be corrugated metal. Space4Art worked with a local high school to conceptualize it and create an affordable building. It is intended to be modular, using steel shipping containers.
- If it will be locked in as “affordable” for only 10 years, consider having that extended to 30-50 years of affordable. When art comes in, often areas are gentrified and rental rates go up. Help the area be pro-revitalization with locking in long affordable rental rates.
- The rendering anticipates building an amphitheater. How will the project contain noise? Where will guests to events park? Build in areas for Uber/Lyft pick up, scooters, bikes, etc. Use the alley as the main access to parking on the site. The area already is densely populated and parking is difficult. Space4Art anticipates that guests will use mass transit due to its central location on Market Street between 25th and 26th Streets. In the future they can return to share more detailed plans with the SSDPG.

- Considered putting murals or art on the blank building, so others don't graffiti, or consider having something on the fence specifically so people can graffiti.
- The City Planner was asked if this project was definitely going to come back before the SSDPG for input. If the project is a Process 1, it will NOT come before us for comments. The SSDPG encouraged Space4Art to come back if indeed the project was a Process 1.

B. Community Outreach for the SSDPG

The group discussed on how to best reach out to the community to get feedback. The City Planner said that it was ok for the SSDPG to create an ad hoc committee to bring recommendations to the entire group. The City can provide up to \$500 per year for each planning group to use toward meeting group needs. The ad hoc committee meetings can be announced at the monthly and put on the agenda. No action should be taken at these meetings. Reggie Womack offered to spearhead this committee.

7. **CONSENT ITEMS:** None
8. **ACTION ITEMS:** None
9. **ADJOURNMENT:** at 7:10 p.m.