

SOUTHEASTERN SAN DIEGO PLANNING GROUP (SSDPG)

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

MINUTES

January 10, 2010 6:00 p.m. – 7:55 p.m.

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

Robert Leif (Chair), representing the Business Community
Reynaldo Pisaño (Vice Chair), representing Mount Hope
Reggie Womack (Treasurer), representing Stockton
B.D. Howard (Secretary), representing Sherman Heights
Liliana Garcia-Rivera, representing Sherman Heights
James Lawrence, representing Logan Heights
Vincent Noto, representing the Business Community
Paul Sweeney, representing the Business Community
Louise Torio, representing Sherman Heights
Ivette Vela, representing Grant Hill
Jerry Guzman, representing Sherman Heights
Yesenia Zepeda, representing Grant Hill

City of San Diego Planning Department Staff: Karen Bucey

Board Members Not at Meeting: Ben Rivera

2. APPROVAL OF TODAY'S AGENDA (ADDITIONS OR OMISSIONS)

Motion by Torio, second by Sweeney, to approve today's agenda. MSC: 11-0-0 (With a continuation of November Minutes until the February meeting)

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

Chris Gommel came to speak in support of the San Diego Clean Elections Initiative. Clean elections will permit neighborhood candidates to get public financing, and even out the playing field in elections with insider candidates.

Josh Von Wolfolk: Made comments regarding the electric car and 220 volt service to homes so that residents can charge up their cars in the planning area. If the chargers are solar it has to be done at work because it does not work so well at home.

4. CHAIRS' REPORT: No report.

5. STAFF REPORTS

A. **Mayor's Office**: No report.

B. **Council District 4 report by Bruce Williams**: No report.

C. **Council District 8 report by Melina Meza**: Introduced herself as the new council representative for Councilmember David Alvarez. Will be covering the areas of Golden Hill, Logan Heights, Southcrest and Shelltown. Martha Zepata: Memorial Stockton, Sherman Heights, and Grant Hill.

Board Comments: Martha Zepata representative for David Alvarez is married to James Lawrence.

D. **Congresswoman Susan Davis' Office report by Ricardo Flores**: Congresswoman Gifford served on the Armed Services Committee with Susan Davis. Please keep her in your prayers. Congresswoman Davis accomplished the second stimulus that she voted for. There have been 111 Congresses since our country was founded. Susan Davis will be able to have more time at home because of the Republican Congress schedule. Finally, "Don't Ask Don't Tell" was something that Susan Davis worked to repeal.

Board member Comments: In the future Congress members should stream their speeches for their safety, after what happened in Arizona.

Public Comments: Regarding what happened in Arizona, Congress should not rush to judgment regarding making a new law. There needs to be more funding set-aside for the mentally ill.

E. **Congressman Bob Filner's Office**: No report.

F. **SEDC report by Nancy Lytle**: Jerry Grooms is the new head of SEDC. The report from the governor's office proposes to eliminate redevelopment by July 2011. There will be a scoping meeting for the widening of the 94 and 805, and there is a draft letter by SEDC that they will present at the meeting. This project will affect our Gateway Center west project. This will wipe out an opportunity we had at our Gateway Center redevelopment areas. We wanted to fully understand all about displacement. It makes the area particularly vulnerable to environmental impacts. How will this project be linked to the orange line. It is in the 2050 regional plan. We will continue to examine the 805 proposal.

Board Comments: Ask Caltrans to give a big presentation with simultaneous language translation. The longer on ramps and same side exits will equal imminent domain. Chair Comment: The off ramp on the left side of 94 (Martin Luther King) and 15 appears to be a significant hazard, which indicates that from past experience that CALTRANS proposals and designs should be carefully scrutinized.

G. **CCDC report**: None.

H. **Planning Department report by Karen Bucey**: January 27th at Metropolitan operations center at 9192 Topaz Way in Kearny Mesa there will be a code compliance workshop explaining what code compliance does and their process.

Plan-It San Diego is the planning departments monthly newsletter. The state strategic growth fund awarded \$1 million to start the community planning update process for

Southeastern San Diego Planning Area. Southeastern San Diego Community Plan update is one of the City's number one priorities.

Commercial and Imperial Master Plan: It has potential for mixed-use because of its proximity to the trolley line. This would be a good way to improve business opportunities in the area.

March is election time; the committee should explore whether or not to set up an election subcommittee.

Public Comment: Go to New York before San Diego starts to improve on their mass transit. Don't move people, move ideas.

Chairs comments: Go to Berlin; their system works. Board comment: When the group was separated by Encanto, we were supposed to start under the new bylaws because this was a new group. Since the Southeastern San Diego Planning group was effectively created in 2001, the length of all terms of Group members, who were members at that time should be calculated from that time forward .

Ms. Bucey justified asking the Chair, Robert Leif, Ph.D. to step aside in the selection of the consultant for the redevelopment of Commercial-Imperial corridors because of he is a property owner, which could be a potential conflict interest.

Does this potential conflict of interest apply to other property owners who own property in the Commercial-Imperial corridor. There is still no word from the City Attorney regarding whether this is a conflict of interest. Ms. Bucey stated that the City did not want property owners involved in the consultant selection process for the planning firm consultant. Ms. Bucey stated that there is no conflict for property owners of the corridors participating in the discussion. On issues of Land Use, community planning group members may participate on broad issues. But if it is a specific property then a property owner may not participate as stated by Court opinions.

Robert Leif was asked to step aside because of a potential conflict of interest.

The Chair stated that he hoped that the quality of work on the corridor would be much better than the recent work on Barrio Logan, where a project map was recommended prematurely. The selection of the project map was primarily based on the belief of the majority of the Stakeholders' Committee that a major contributor to childhood asthma was air pollution from industry. This belief induced a strong desire to minimize industrial land and maximize affordable housing. The Chair stated that neither the representatives of the City nor their consultants had the technological expertise to advise the stakeholders about airborne pollution, which would have permitted the stakeholders to make a decision based on the facts. The City had neither called in any experts to educate the stakeholders and the responsible City officials nor sufficiently monitored the air to determine the present sources of particulate matter. The vote was also prior to receipt of economic analysis data. It must be noted that there are over four times as many jobs in the Barrio Logan area as residents. The Chair stated that the proposed decrease in acreage for industrial use is in direct opposition to President Obama's attempts to increase US manufactured exports.

I. **Police Liaison Officers**: No report.

J. **Other**: None.

6. CONSENT ITEMS: **None**

7. ACTION ITEM:

A. Pezzi Residence, Project No. 200974

Site development permit and variance to demolish existing garage and construct a new 420 sq. ft. garage with a second story 320 sq. ft. companion unit with reduced setbacks on a 0.07 acre site with an existing historically designated single-family residence in the Sherman Heights Historic District. John Eisenhart, Architect, presented.

Motion made at Southeastern San Diego Planning Group meeting on January 10, 2011:

Made by Reynaldo Pisaño Seconded by Louise Torio MSC 11-0-0

Move that the Planning Group recommend conditional support for the Pezzi Residence Project No. 200974, as follows:

1. With 3 Variances.
 1. Side setback 3" at two car garage (*4'-0" required.*)
 2. Rear Setback 3" at two car garage (*5'-0" required*)
 3. Existing Residence = 1,760sq. ft.
Additional space proposed :
 - a. Conversion of existing attic space in 1889 residence to livable area. 305 sq. ft. (per code compliance).
 - b. New two car garage. 420 sq.ft.
 - c. Second floor guest unit. 320 sq. ft.

2. With 1 Deviation.

Proposed 2,761 s.f. = a floor area ratio of 0.82. *deviation MF3000 with special neighborhood characteristics is 0.50 F.A.R. or 1,692 sq. ft. MF 3000 zone has a 1.00 F.A.R.*

3. Implement Police Department Review and Recommendations dated December 27, 2010.
4. Support Notice of Environmental Exemption – CEQA Exemption, dated September 9, 2010.
5. Propose that Development Impact Fees (DIFs) of \$5,559.00 or any other amount assessed be spent on the Villa Montezuma Museum Restoration.
6. All Project Tracking System (PTS) Issues, attached to the third Letter of Assessment, dated September 22, 2010, be cleared.
7. All bathrooms and kitchen fans should be double the cubic feet minutes air exhaust.

Presentation:

- The site is in the Sherman Historical District and Zoned MF-3000, with Special Neighborhood Character (SNC). SNC properties are subject to the development regulations of SF-5000 zones. The primary dwelling is a designated

Historical
Jeanne

Dwelling, Individually Resource (HRB Site No. 160). The Owner is Pezzi, resident of the primary house.

- The Proposal is a Process 4 Planned Development District Permit with 3 Deviations/Variations, and a Demolition Permit to demolish the existing damaged garage, and construct a 420sf garage with a second story, 320sf companion unit.
- The Companion Unit will include a lounge, kitchen and bath. It will have reduced set-backs and tandem parking on .07 acres.
- The Owner is also applying for a Process 1 Southeastern San Diego Historic District Permit.
- Two years after the Owner purchased the property a fire on the north side of 2020 Market Street damaged the north of this property. The paint was scorched on the main house.
- The damage included the garage with an un-permitted dwelling unit with 1 bedroom over the garage. The Owner was not aware of the illegal status at the time of purchase. The status was determined at the time of the fire

investigation.

- The reconstruction process in a Zoning Code Violation Correction Application includes:
 - 1) Agreement with the City Attorney that the Owner shall reside in the primary house, or companion unit and that the property cannot be sold separately or conveyed separately and only one unit may be rented if the owner does not live on the property.
 - 2) Replacement of the damaged curb on the street frontage with curb and gutter according to City standards.
 - 3) Replacement of the damaged portion of the driveway adjacent to the site on 20th Street.
 - 4) Encroachment maintenance and removal agreement for existing pavers.
 - 5) Correction of the illegal deck on the main house.
- Variances Application include:
 - 1) Floor Area Ratio (FAR) – for 0.75 where 0.50 is allowed.
 - 2) Rear yard set-back - proposed attached garage will have 3” in rear yard set-back where 5’ is required.
 - 3) Side yard set-back – Proposed attaché garage will have an interior side set-back of 3’ where 4’ are required and also a garage is only allowed into the interior side yard when it is detached.
 - 4) Tandem Parking - proposing 3 off-street parking spaces: 2 for the primary house and 1 for the companion unit.

Documents Provided:

1. A-1 Site Plan
A-2 Roof and Floor Plans
A-3 Elevations
A-4 Building Sections, north-south and west-east
A-4 Site Photos
2. Southeastern San Diego Planned District Ordinance Check List, dated April 12, 2010
3. Project Assessment Letter and Project Tracking System (PTS) dated April 5, 2010

Documents Needed:

1. Police Department Review and Recommendations

2. Environmental Document

Committee Concerns:

1. The material for the siding of the companion unit..*Response: beveled lap wood siding*
2. Size of the companion unit - ..*Response:350sf total - Kitchen 9x10', BR 8x5', Lounge 11x15' Garage is 9'2" x18'.*

Board comments: The attic area will only be for the residents. The City made the process a year long and cost the applicants a lot of money. This is a project was want to see for the neighborhood.

Public Comment: This is a good project, and all that the applicant is doing is putting back what was there before.

8. INFO ITEMS: None.

9. BOARD MEMBER COMMENTS (two minutes per Board member on non-agenda items only)

The big Caltrans scoping meeting regarding the widening of the 94 freeway, which is going to be Sherman Heights community meeting on Wed. from 5 to 8. This is the opportunity to give feedback to Caltrans. People want safer ramps.

There was a discussion about code enforcement of a 3ft height rule for fences in the present Commercial Imperial Corridor and other actions that would decrease employment. It was stated (Reference) that a California Court ruled that business could have 15 feet fences.

The Friends of Villa will have its Valentines tea on Sat. Feb 12 11-1:00 PM.

10. SUBCOMMITTEE REPORTS AND ANNOUNCEMENTS: None.

ADJOURNMENT: by 7:55 p.m.