

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

**October 13, 2014**

- 1. CALL TO ORDER (6:06PM), ROLL CALL, AND INTRODUCTIONS:** Members Present: Paul Sweeney, Suzanne Leif, Robert Leif, Vincent Noto, Erik Anderson, Reynaldo PISAÑO, Tom Fuller, Maria Riveroll, James Brown, Jerry Brent Moss, Sr., Reginald Womack and Steve Veach.
  
- 2. Approval of the Agenda – Changes to the Agenda:** 1) David Alvarez, Councilmember coming at 6:45PM; 2) Remove Gene Myers General Membership Application.  
**Motion to Accept Agenda as Revised: R.Leif/Noto MSC 12-0-0**
  
- 3. PUBLIC COMMENTS:** Louise Torio invited tour Mt Hope Cemetery Walking Tours “Permanent Victorians” this Saturday. Let her know if interestd.  
**Robert Leif:**
  
- 4. STAFF REPORTS:** **Fourth District Council (Luis Natividad):** no report.  
**Eighth District Council Office, (Martha Zapata) Excused.**  
**Ninth District Council Office (Julio Rivera):** Councilmember Emerald doing well under “customized cancer treatment, good prognosis”. Send all well wishes to the Council Office.  
Distributed Newsletter.  
**Civic San Diego (Sherry Brooks):** **Federal Promise Zone** new Federal Program. Civic San Diego is applying for the City of San Diego. This designation will enable our lower income neighborhoods to have prior to receive federal grants. 5 Zones were designated last year 5 more will be awarded this year. Civic San Diego will be requesting a letter of support at a later date. Also, she announced that Reese Jarret is the new Executive Director for Civic San Diego as a result of a nation-wide search.

**ACTION ITEMS:**

- A. Approval of the Minutes for July 14, approved at Sept. 8<sup>th</sup> meeting.**  
**Minutes of September 8, 2014, Motion to approve the Minutes as presented.**  
**S.Leif/Brown MSC 12-0-0**

**Minutes of Special Meeting of September 29, 2014, marked “with suggested revisions” and with the following revisions. Motion to approve the Minutes as amended.**  
**R.Leif/S.Leif MSF 3-7-2 (Tom Fuller and Erik Anderson abstained because they were absent that day).**

**Corrections/revisions to Sept. 29<sup>th</sup> Minutes:**

- 1. Under “Public Comments”, Marsha Lyon indicated that it was not before the City Council, it was before the Public Safety and Livable Neighborhoods Committee.**
- 2. Gene Myers: Minutes do not show that the Planning Group did not approve the Community Plan Update. The Chair explained that the order of the motions including failed motions, are in the order as presented at the meeting. We never voted to directly reject the Plan.**
- 3. Karen Bucey indicated it would work out better to re-write the Minutes listing only the Motions and add: “City Staff was concerned with the 17 points and will review them for implementation.” – add under Staff Report.**
- 4. Robert Leif: the record should show the essence of my Presentation.**

**Motion: To re-write the Minutes, show motions only, no details. Veach/Leif asked to include his presentation as appendices to the minutes. Maker of the motion declined the amendment.**

**New Motion: to re-write the minutes to include solely the Motions and results in their totality as presented previously with no addendums or appendices.**

**Veach/Brown MSC 7-3-2 (Tom Fuller and Erik Anderson abstained because they were absent that day)**

**SEPTEMBER 29<sup>th</sup> MINUTES WILL BE RE-WRITTEN.**

**B. 3433 Pickwick St Medical Marijuana Consumer Cooperative (MMCC), in Gateway Center West, Stockton Neighborhood, Project No. 368351; Application for Conditional Use Permit (CUP) and Site Development Permit (SDP); 3,500SF existing building in an I-1 Zone.** Presenter will be Paul Britvar, Owner.

Projects Committee Summary has all the details about the Project.

**Presentation from July 28, 2014:**

- Parking, security, and accessibility have been an issue.
- The Police Department has performed a review.
- There is no point of entry on either side.
- We will try our best to minimize the traffic impact to the area.
- We have on-site parking and a shuttle service for handicapped persons that need it.
- Structure has not been changed. The building takes up most of the site.
- The building is on an irregular site.
- We chose this site because it is away from traffic area. All churches are over 1000' away. Further, the residences are not in a residential zone. They just happen to be located in an industrially zoned area.
- The goal is that none of the cars involved with our operation is on the street.
- We will try our best to keep the traffic from impacting the area.
- We have an existing delivery service at present and that will continue to be part of the proposed MMCC.
- We are here to discuss the building, not the operation.
- We have met the parking requirements of the City.

**Concerns from area business owners:**

1. The street is a dead end and there are many 53' trucks coming in and backing out.
2. There is no additional parking to be had.
3. You have no wheelchair access onto that site.
4. There is a traffic congestion problem on E Street. Father Joe's Collection Vehicles and SDG&E Vehicles keep that street very busy.
5. On E Street, you cannot pass the vehicles.
6. On Pickwick Street, there is no way to turn around. They have to back out.
7. Someone at the location told a concerned citizen that he is selling already.
8. *Response: we have not taken over the business yet. We will be sharing the parking with SOS (at the end of the street – Pickwick) and we will be sharing parking also at the Medical Transport business.*
9. The business owners challenged that remark because SOS does not have any parking for their business. SOS is 600' away from the site, no sidewalks and no street lights.
10. There are times that you cannot move on Pickwick for 20-30 minutes, you just have to wait for the trucks to load or unload.
11. All members of the area business community present were in opposition.

**Committee Concerns:**

1. There is a Federal Law against the distribution and use of marijuana.
2. This is the 21<sup>st</sup> Century and this is coming.
3. Has the exterior lighting been enhanced?
4. You need to work out some issues with SOS.
5. Traffic is an issue definitely.

6. Make sure that you have battery back-ups for all your lights.
7. The parking sounds like a disaster.
8. Need to see an MOU (Memorandum of Understanding) between the Zion MMCC and SOS regarding shared parking.  
*Response: the parking is not an issue.*
9. There are 20 open issues, 11 new issues on the PTS (Cycle Issues) from Cycle 2.
10. There is strong opposition from the Community.

**Back-up Material Provided:**

1. 1-page site plan, dated June 24, 2014
2. Project Assessment Letter and Project Tracking System Report (PTS), dated July 23, 2014.
3. San Diego Police Department (CPTED) report dated June 9, 2014.
4. Steps of the MMCC Application (9 pages), not dated.

**Consensus of the Committee:**

**Forward the Project to the Planning Group Board upon receipt of the NORA or any draft Environmental Document with a recommendation of denial.**

**These are the conditions if the City moves forward to Hearing:**

1. Clear all Cycle Issues;
2. Implement the Recommendations from the San Diego Police Department;
3. Recommend draught-resistant landscaping.
4. Solar power is a must.
5. Exhaust fans shall be twice the City Standards.
6. How other municipalities have dealt with MMCCs.
7. MOU with SOS about the parking.
8. Traffic Engineering will be asked to do a study of Pickwick Street and E Street.

***We interrupted the presentation to accommodate Councilmember Alvarez.***

**Guest Speaker: David Alvarez, Councilmember for the Eighth District:**

- Environment Committee (my Committee) voted to go to Level 2 limiting Water use to certain hours and certain days of the week. We are trying to avoid Level 3, which would prevent the issuance of building permits. A billion dollar project has been proposed to recycle water (toilet to tap). This water shortage is a dire situation.
- We had 2 propositions on the ballot regarding the water issue.
- We want more trees in the community to improve our environment.
- Asked Staff to come back with information on water consumption.
- Sandag needs to upgrade our trolley system, however, they make those decisions.
- Our goal is to provide trees to the underserved communities.
- We are looking for sources of groundwater. Committee Members reminded him of the Mt. Hope Cemetery Well and the artesian well on 33<sup>rd</sup> and E Streets.
- Solar Energy available in Southeastern San Diego to qualifying residents.

**3433 Pickwick Project Presentation:** continued:

- Presented a "Shared Parking Agreement" that has not been registered yet, however, it has been notarized, meaning that the signatures are legitimate.
- Member of the audience queried the Applicant as to the previous illegal dispensary he operated.
- There has been an Appeal to the Environmental Determination filed, as a result of the NORA (Notice of Right to Appeal).

*Upon hearing this, the Chair stopped the presentation and asked the Applicant to return after they had an outcome of the Appeal.*

One of the neighboring business owners from Pickwick Street, commented that there are concerns regarding safety issues. Mrs. Wright was invited to express her concerns when the Committee hears this Project.

**C. Presentation of Possible New General Members: Patricia Dueñas, and Gene Myers.**  
**Correction in agenda** Ballots were collected in writing. **Results: 13-0-0**

**INFORMATION ITEMS:**

**A. Planner's Report:** none.

**B. Chair's Report:** none.

**ADJOURNMENT: 7:53PM**

*Maria Riveroll, Chair (619) 264-5373*