



Little Italy Association of San Diego – Neighborhood Advisory Committee
Monday, February 7, 2022 at 5:30 pm
Zoom Virtual Meeting: <https://us02web.zoom.us/j/81687184875>
or call 1-669-900-6833 / Meeting ID: 816 8718 4875 / Password: 3898

AGENDA

- 1. **Zoom Meeting Protocol & Introductions / Chris Gomez**
All participants will be put on mute during the topic presentation and then the moderator will unmute the microphones to take comments/feedback. Please keep comments directed to the topic being discussed.

- 2. **Approval of AB 361 Continuing Virtual Meetings** *Action Item*

- 3. **Review of November 1, 2021 Minutes** *Action Item*

- 4. **Projects to Review:**
 - a. **Fish House at Cedar & State Streets / Billy Ramirez** *Action Item*

- 5. **Updates:**
 - a. **Sidewalk Vending Ordinance**
 - b. **ODO Security**
 - c. **Rescue Mission Unhoused Citizen Program**
 - d. **Discussion on MAD Increase**

- 5) **Other**

- 6) **Next Meeting:** _____

BROWN ACT. Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72-hours prior to a regular meeting. The Corporation posts all Board and Committee agendas at 2210 Columbia Street, San Diego, CA 92101 and on the LIA website. Action may not be taken on items not identified as such and posted on the agenda. Meeting facilities may be accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify Chris Gomez at 619-233-3898 or via email at chris@littleitalysd.com at least 48-hours prior to the meeting. **VIRTUAL MEETING / COVID-19.** Due to precautions associated with COVID-19 and following current state law (AB 361) regarding the Brown Act, all LIA Board and Committee meetings, until further notice, will be held by teleconference only. Members of the public can listen and participate in meetings over the phone and through the internet.

AB 361 Overview
9/30/2021

On September 16, 2021, AB 361 was adopted on an urgency basis (AB 361, section 9) meaning it has immediate effect. Shortly thereafter, Governor Newsome issued an executive order delaying implementation until October 1. After October 1 and through January 1, 2024 (when the bill sunsets), bodies subject to the Brown Act can continue to meet electronically (without the need to allow the public to participate from a physical location) after making specific findings and subject to added requirements.

Findings

A body subject to the Brown Act may continue to meet virtually when:

- 1) **it is meeting during a proclaimed state of emergency AND**
- 2) **either: state or local officials have imposed or recommended measures to promote social distancing OR the body is meeting to determine or has determined by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.**

Thereafter, at least every 30 days the body must make the following findings by majority vote:

- (A) The legislative body has reconsidered the circumstances of the state of emergency.
- (B) Any of the following circumstances exist:
 - (i) The state of emergency continues to directly impact the ability of the members to meet safely in person.
 - (ii) State or local officials continue to impose or recommend measures to promote social distancing

Additional Requirements

In addition to requirements established under the Governor's Executive Orders, public entities that continue to meet virtually must also:

- Allow real-time public comment; may not require public comments to be submitted in advance.
- Allow people to register (get in line) to give public comment during the entire public comment period for a given item.
- Suspend any action in the event of a service interruption. If there is a disruption (within the agency's control) that prevents broadcast of the meeting or prevents the public from providing comments, the body may not take actions until service is restored or those actions may be challenged.



Little Italy Association of San Diego – Neighborhood Advisory Committee
Monday, November 1, 2021, at 6:00pm
Zoom Virtual Meeting: <https://us02web.zoom.us/j/89792784889>
or call 1-669-900-6833 // Meeting ID: 897 9278 4889 // Password: 3898

ATTENDEES Jeri Keiller, Ted Keiller, Joyce Summer, Susan Ranft, LeAnna Zevely, Kathleen O’Toole, Jocelyn Marcus, Robin Dior-Cepeda, Davis Newton, John DeWitt, Barbara Dunning Marsha Lyon

STAFF Marco Li Mandri, Chris Gomez, Dianne Serna De Leon, Dominic Li Mandri, Paul Armstrong, Carla Vanegas

MINUTES

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Zoom Meeting Protocol & Introductions-Jeri Keiller	The meeting was called to order at 6:00 p.m. Chris Gomez went over the Zoom Meeting Protocol.	No action taken
2. Continuing Virtual Meeting Pursuant to AB 361	2. Chris Gomez reported that we received a document from our legal counsel, Chris Cameron. In light of the pandemic and the new guidance from the Governor in reference to the Brown Act and Virtual Meetings, the Board and Committee need to ratify a vote during each meeting that states that we will continue to meet via Zoom until The Board and Committee are comfortable with resuming in-person meetings.	Keri Keiller moved to accept the vote to continue meeting via Zoom. Kathleen O’Toole seconded the motion. Unanimously approved.
3. Community Updates/ Jeri Keiller	3. Jeri Keiller gave an update on events and new businesses.	3. No action taken
a. Events (Little Italy & Waterfront)	3.a. Jeri stated that the next LIA Board meeting will be on November 2, 2021, at 8:30am.	3.a. No action taken

<p>b. New Businesses & Development in Little Italy</p>	<p>Small Business Season will begin on November 27, 2021, and the Christmas Tree lighting will take place on Saturday, December 4, 2021.</p> <p>At the Waterfront Park, the Light the Night event will take place on Saturday, November 6, 2021. They expect to have approximately 2,000 people at this event.</p> <p>The Susan G. Komen finish Line will take place at the Waterfront Park on Sunday, November 21, 2021, and they expect approximately 3,000 people at this event.</p> <p>3.b. Jeri stated that a new restaurant, Coco Maya is under construction where Prep Kitchen used to be.</p> <p>Marco Li Mandri stated that Jonathan and Matthew Segal will be building a 24 Story, 5,000 square foot residential structure on Union and Cedar St. FAA has signed off on the project.</p> <p>The Body Beautiful Carwash has been sold to Kilroy, however there are no plans yet.</p>	<p>3. No action taken</p>
<p>4. Special Presentation</p> <p>a. Little Italy Unhoused Citizens Program/ San Diego Rescue Mission</p>	<p>4.a. Paul Armstrong and Carla Venegas presented on the new partnership with LIA to provide connective services to unhoused citizens.</p> <p>The Rescue Mission will be bringing on another employee to allow for coverage 7 days a week from 6:00 a.m. until 12 p.m.</p> <p>Chris Gomez added that the Rescue Mission is not security, they are not enforcement, they are here to help cultivate relationships to get the unhoused citizens of the streets.</p>	<p>4.a. No action taken</p>

<p>b. Off-Duty Officers (Friday & Saturday Evenings) Marco Li Mandri</p> <p>c. Little Italy Fish Shop/ Billy Ramirez</p>	<p>4.b. Chris stated that the Off-Duty Officers are working out, and we hope to extend it.</p> <p>4.c. Marco stated that Billy Ramirez from the Fish Shop was unable to here, however, we will reschedule his presentation. He will be opening the Fish Shop in one of Little Italy's Historic Homes.</p>	<p>4. b. No action taken</p> <p>4.c. No action taken</p>
<p>5. Community Enhancement Grant: PATH Little Italy</p>	<p>5. Nothing to report</p>	<p>5. No action taken</p>
<p>6. Non-Agenda: Public Comment & Announcements</p>	<p>6. Nothing to report.</p>	<p>6. No action taken</p>
<p>7. Other</p>	<p>7. Nothing to report</p>	<p>7. No action taken</p>
<p>8. Adjournment</p>	<p>Meeting Adjourned</p>	<p>7. No action taken</p>

Minutes taken by Dianne T. Serna De León, LIA Staff

Jeri Keiller
Neighborhood Advisory Committee
Little Italy Association of San Diego
2210 Columbia Street
San Diego, CA. 92101

Feb. 4, 2022

Re: The Fish Shop

Neighborhood Advisory Committee

As neighbors of the proposed The Fish Shop, we would like to welcome them to the neighborhood. Over the 35 years that we have lived and worked in downtown, it has been a pleasure to see Little Italy and East village grow into a dynamic place to live and work.

A critical lesson has been learned in the process: successful urban planning and livable neighborhoods not only include sun access, pedestrian scale at the street, noise attenuation, but also odor mitigation.

From repeated personal experience, the proper design of the filtration system of kitchen odors from any restaurant in a dense urban neighborhood is a critical concern that must be addressed before approvals are granted. The promise of “working with the neighbors after the restaurant is open” has been tried in the past and has proved to be extremely problematic for the neighbors and not cost effective for the restaurant owners.

The insertion of a new restaurant into the neighborhood, especially into a “Residential Emphasis Zone” must be contingent on the design including a scrubber filtration system. It must release the odors at a location that does not depend on a consistent wind current to send it past the adjacent neighbors’ windows.

The regulations for granting an NUP state: *Further, the intent is that each use be developed so as to fully protect the public health, safety, and welfare of the community. To provide this protection, conditions may be applied to address potential adverse effects associated with the proposed use.*

Unless properly treated, the air pollution caused by the grilling and frying of fish is unhealthy. Therefore, the establishment of serious pollution control devices must be specified and verified before a Neighborhood Use Permit permit is granted.

Thank you for considering this recommendation in your discussion.

Best Regards,

Rob Wellington Quigley and Kathleen Hallahan



WELCOME TO THE FISH SHOP

1775 GARNET AVE, SAN DIEGO, CA 92109 | (858) 483-4746 | THEFISHSHOPS.COM
HOURS OF OPERATION: OPEN DAILY AT 11AM

HOW TO ORDER

1 PICK A FISH

- | | |
|---------------------------------------|--------------------|
| AHI (seared rare) | MAHI MAHI |
| ALBACORE (seared rare) | RED SNAPPER |
| DIVER SCALLOPS | SALMON |
| JUMBO SHRIMP | SEA BASS |
| SLIPPER LOBSTER
(taco only) | SWORDFISH |
| | YELLOWTAIL |

SEASONAL CATCH AVAILABLE

ASK ABOUT OUR DAILY SPECIALS!

2 PICK A MARINADE

grilled fish only

FISH SHOP SEASONING
A Cajun dry rub with brown sugar that is a little sweet with a mild spice

BLACKENED SEASONING
A dry rub combination of herbs & spices that creates a spicy and smoky finish

CHIPOTLE GLAZE
A sweet and smoky glaze with a medium spice

TERIYAKI GLAZE
A sweet and tangy glaze

LEMON BUTTER
Butter with a hint of lemon

GARLIC BUTTER
Butter with a hint of roasted garlic

SALT & PEPPER

PLAIN

3 PICK A STYLE

grilled or fried

TACO //
Shredded cabbage, pico de gallo, mixed cheeses and house cilantro white sauce on your choice of flour or corn tortilla

ALL TACOS COME A LA CARTE
Want to make it a meal? CHECK OUT OUR SIDES!

SANDWICH //
Toasted white, wheat, or sourdough, house tartar sauce, pickled red onions and lettuce, served with fries

SUB: // onion rings, seasonal veggies, macaroni salad, green salad, coleslaw or mixed grain rice 4.00
// seaweed salad 5.50

	TACO	SANDWICH	SALAD	PLATE
AHI (seared rare)	6.50	17.00	19.00	26.50
ALBACORE (seared rare)	6.00	12.00	14.00	20.00
DIVER SCALLOPS	8.00	22.00	25.00	34.00
JUMBO SHRIMP	6.50	17.50	19.00	29.00
SLIPPER LOBSTER	7.00	—	—	—
MAHI MAHI	5.50	13.25	16.00	22.50
RED SNAPPER	5.50	11.00	13.00	18.25
SALMON	5.50	13.00	14.50	21.50
SEA BASS	6.00	14.50	16.00	24.25
SWORDFISH	6.25	15.75	17.25	24.75
YELLOWTAIL	5.50	12.00	14.50	18.25

Fresh fish is seasonal and subject to price changes due to availability

KIDS MENU AVAILABLE

CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH, OR EGGS MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS.



WELCOME TO THE FISH SHOP

1775 GARNET AVE, SAN DIEGO, CA 92109 | (858) 483-4746 | THEFISHSHOPS.COM
 HOURS OF OPERATION: OPEN DAILY AT 11AM

MORE FISH DISHES

FISH SHOP LUMPIA

(2) 9.00 | (4) 14.50 | (6) 17.50
 Seafood egg rolls served with jasmine rice and sweet chili dipping sauce

CRAB CAKE

Served with a caramelized onion & horseradish remoulade

MAKE IT A SANDWICH 17.75

MAKE IT A SALAD 19.75

FISH N' CHIPS

Grilled or Fried Alaskan Cod served with fries and cocktail & tartar sauce

SHRIMP N' CHIPS

Grilled or Fried Shrimp served with fries and cocktail & tartar sauce

SMOKED SALMON SANDWICH

In-house Smoked Salmon, capers, pickled red onions, lettuce, tomato, tartar sauce, your choice of toasted white, wheat, or sourdough, served with fries

MAKE IT A SALAD 17.50

SHRIMP COCKTAIL

Poached Shrimp served with cocktail sauce

SASHIMI OF THE DAY

Your choice of Raw Ahi or Albacore

FRIED CALAMARI

Tossed with spicy cherry peppers, served with cocktail & tartar sauce

14.00

16.00

17.00

16.75

12.00

12.50

13.00

OYSTERS

½ Dozen 17.00
 Fish Shop Dozen (14) 32.00
 Served Raw in the half shell

FISH SHOP OYSTER SHOOTER 5.25

Raw Oyster served spicy or non-spicy, topped with cocktail sauce & horseradish, served with a beer chaser and garnished with a Poached Shrimp

FISH SHOP STEW

Small 7.50 | Large 14.00
 Assorted Fresh Fish simmered in a house-made tomato broth

CLAM CHOWDER

Cup 6.50 | Bowl 9.75
 Classic Clam Chowder

MAKE IT A BREAD BOWL 13.00

FISH SHOP CHOWDER

Cup 6.50 | Bowl 9.75
 Classic Clam Chowder with Andouille Sausage

MAKE IT A BREAD BOWL 13.00

SHRIMP CEVICHE

Small 10.00 | Large 14.25
 Raw Shrimp cured in lemon juice, served with warm chips

MAHI MAHI CEVICHE

Small 10.00 | Large 14.25
 Raw Mahi Mahi cured in lemon juice, served with warm chips

FISH SHOP FAVORITES



FISH SHOP SHRIMP

Shrimp marinated in Fish Shop Seasoning, sautéed & served with chipotle aioli dipping sauce 12.00



COCONUT SHRIMP

Shrimp coated in our house-made shredded coconut batter, deep fried golden and crispy, served with jasmine rice & sweet chili dipping sauce 9.75



AHI POKE

Fresh Raw Ahi, marinated in soy sauce, ginger, crushed red pepper and sesame oil, served with crispy wonton chips 17.00



POKE BOWL

Fresh Raw Ahi marinated in soy sauce, ginger, crushed red pepper, and sesame oil, topped with Sriracha aioli & avocado lime drizzle, served over jasmine rice and seaweed salad with cucumbers & wontons 18.25



SPICY DORADO TACO

Mahi Mahi grilled & marinated with Fish Shop Seasoning, topped with slaw, Sriracha aioli & avocado lime drizzle, on your choice of flour or corn tortilla 6.00



TKO TACO

Mahi Mahi grilled & marinated with Fish Shop Seasoning, topped with shredded cabbage, mixed cheese, house cilantro white sauce and tropical salsa, on your choice of flour or corn tortilla 6.00



PINEAPPLE EXPRESS TACO

Mahi Mahi grilled & marinated with Fish Shop Seasoning, topped with pineapple habanero BBQ sauce, lettuce, pineapple relish and toasted shredded coconut, on your choice of flour or corn tortilla 6.00



ELOTE TACO

Mahi Mahi grilled & marinated with Fish Shop Seasoning, cilantro white sauce, light cabbage and an elote Pico (corn, red bell pepper, jalapeño, blackened seasoning, mayonnaise, cilantro), topped with cotija cheese 6.50

Every taco sold will provide a nutritious meal to help end childhood hunger in San Diego through All About The Kids®

SIDES

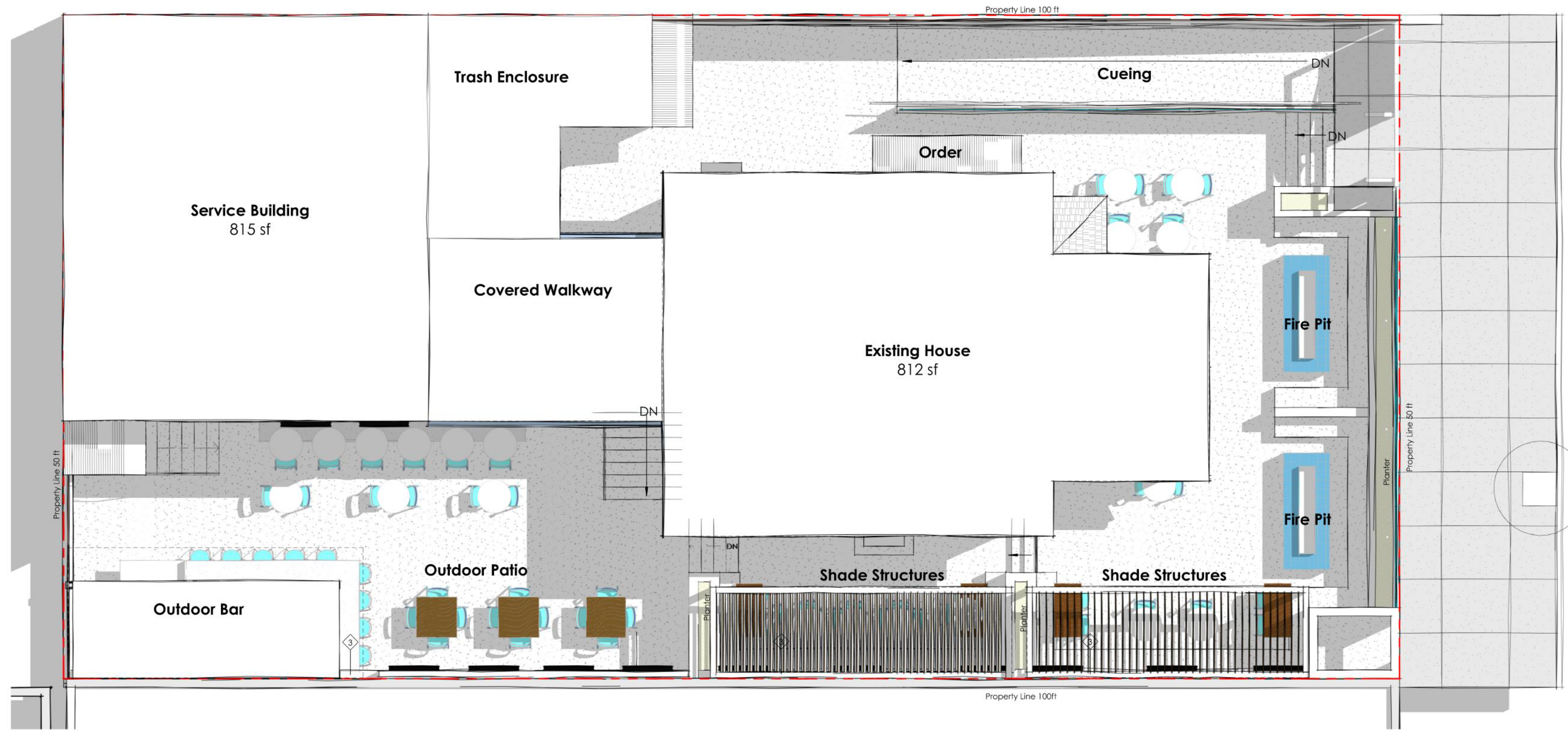
SMALL/LARGE

FRENCH FRIES	4.00/6.00	COLESLAW	4.50/6.50
ONION RINGS	4.50/8.00	MACARONI SALAD	4.50/6.50
MIXED-GRAIN RICE	4.75/7.50	SEAWEED SALAD	6.00/8.50
JASMINE RICE	4.50/5.50	GREEN SALAD	4.50/6.50
SEASONAL VEGETABLES	4.50/6.50		

**SERVING
 COLD
 LOCAL
 DRAFTS**

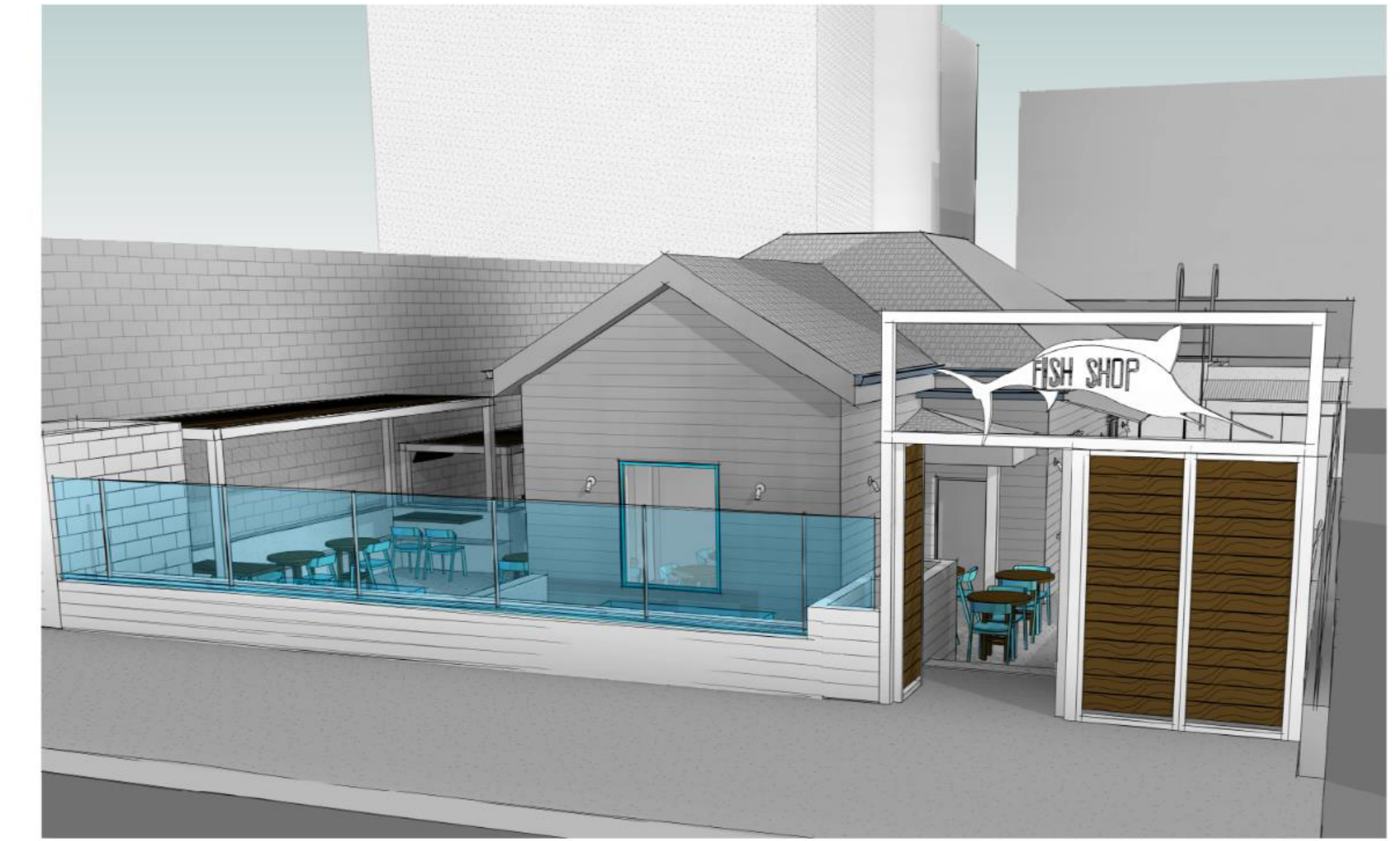
KIDS MENU AVAILABLE

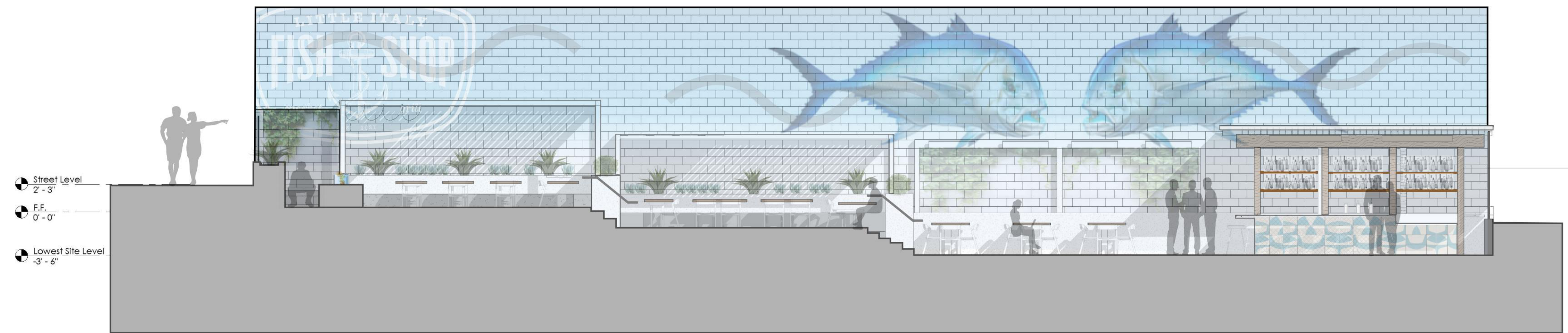
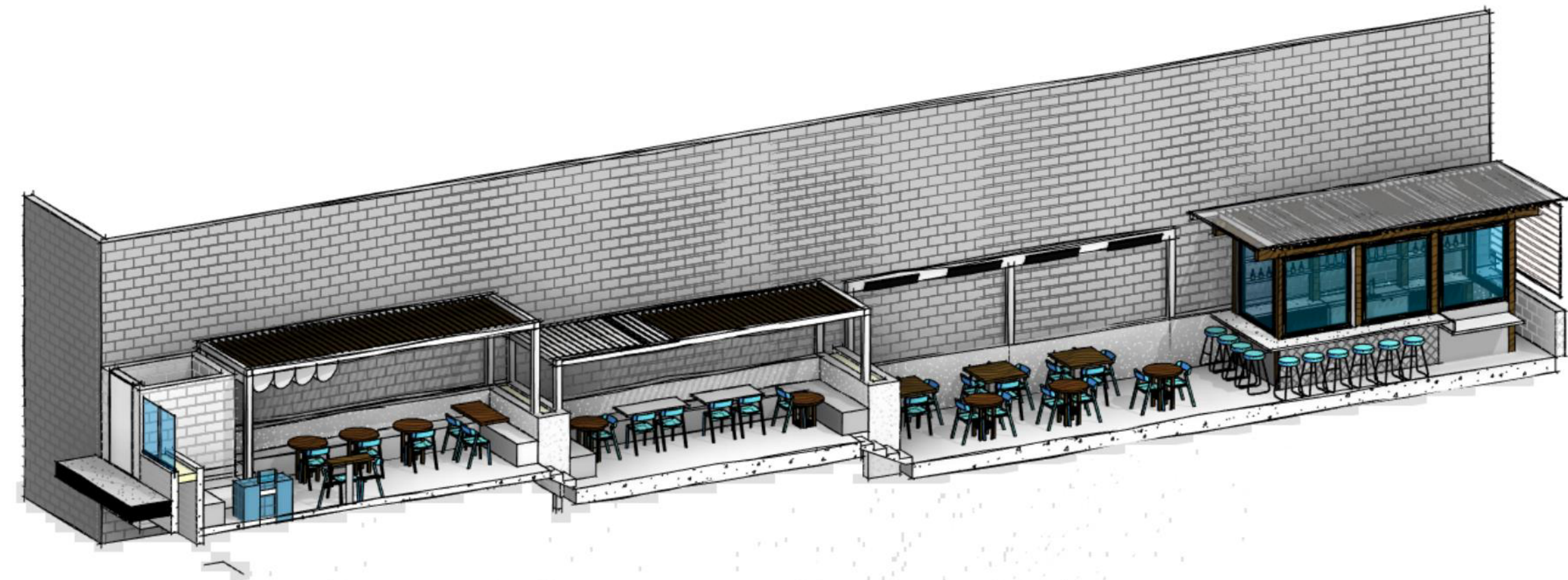
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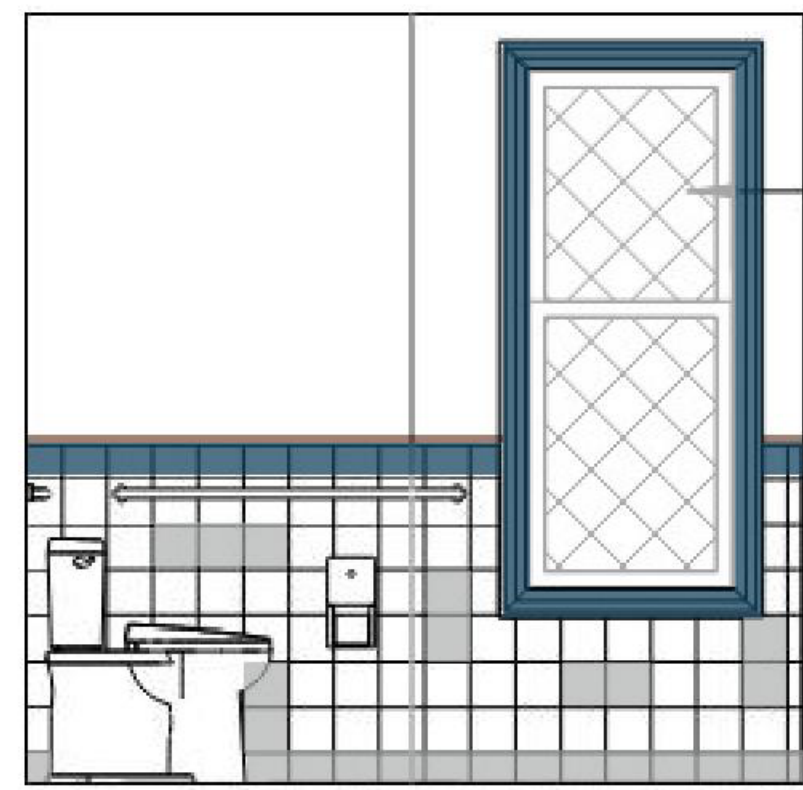
① Site Plan - Proposed Design
3/16" = 1'-0"

State Street

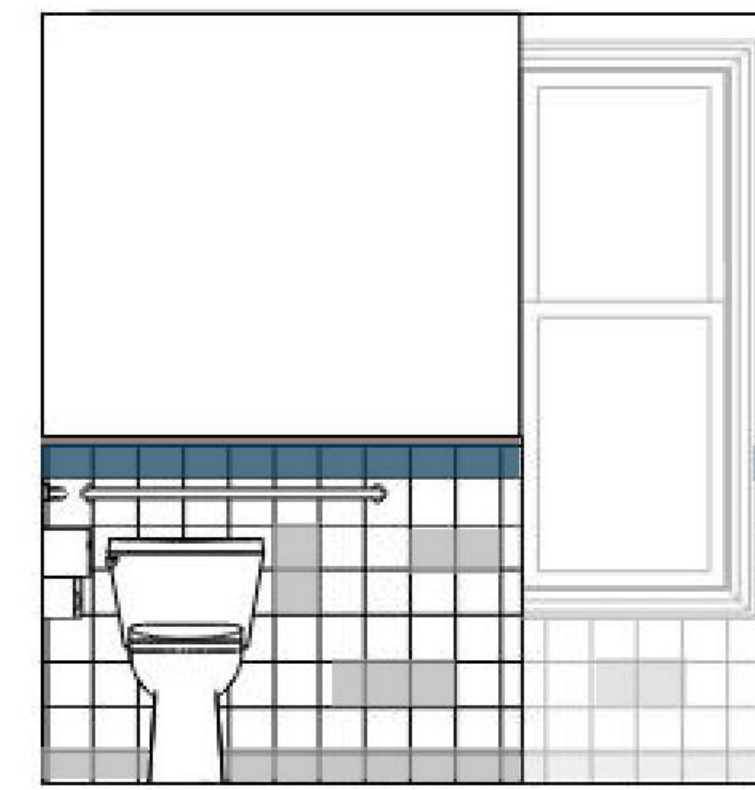
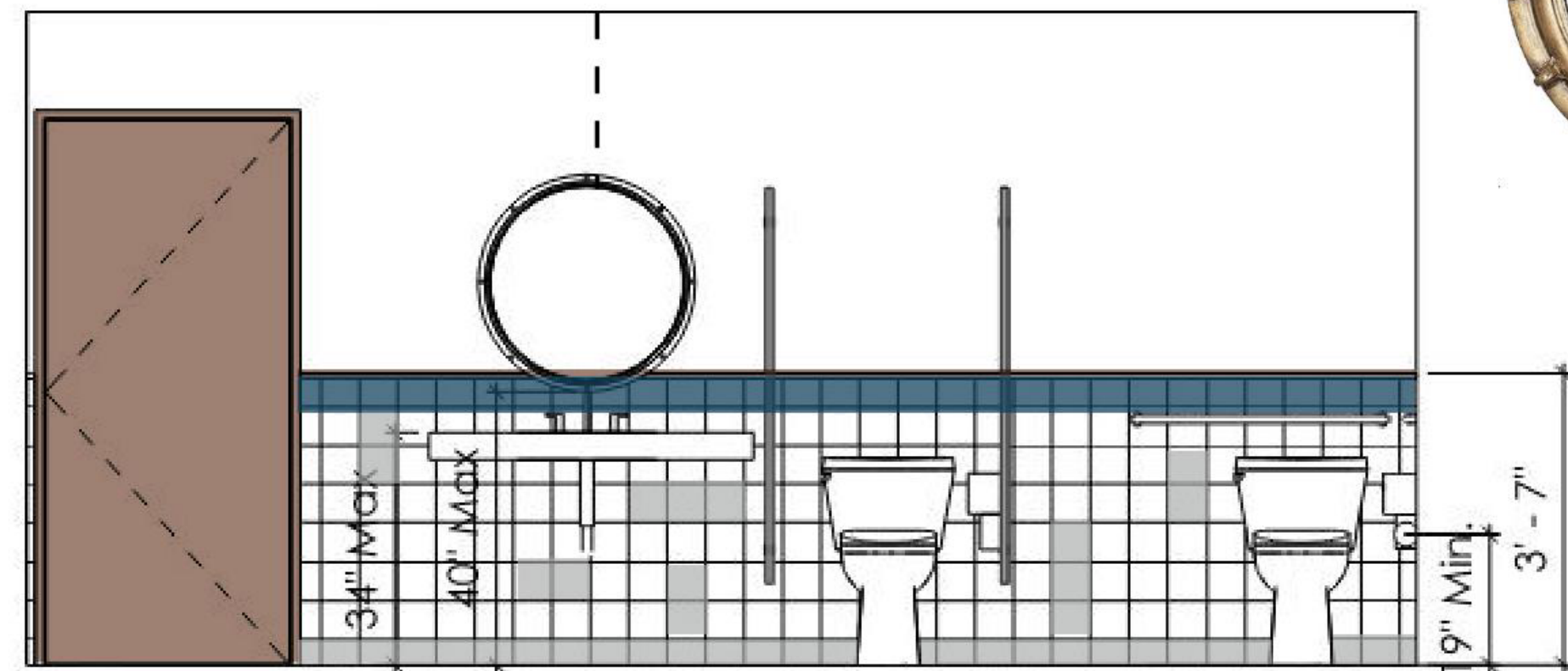




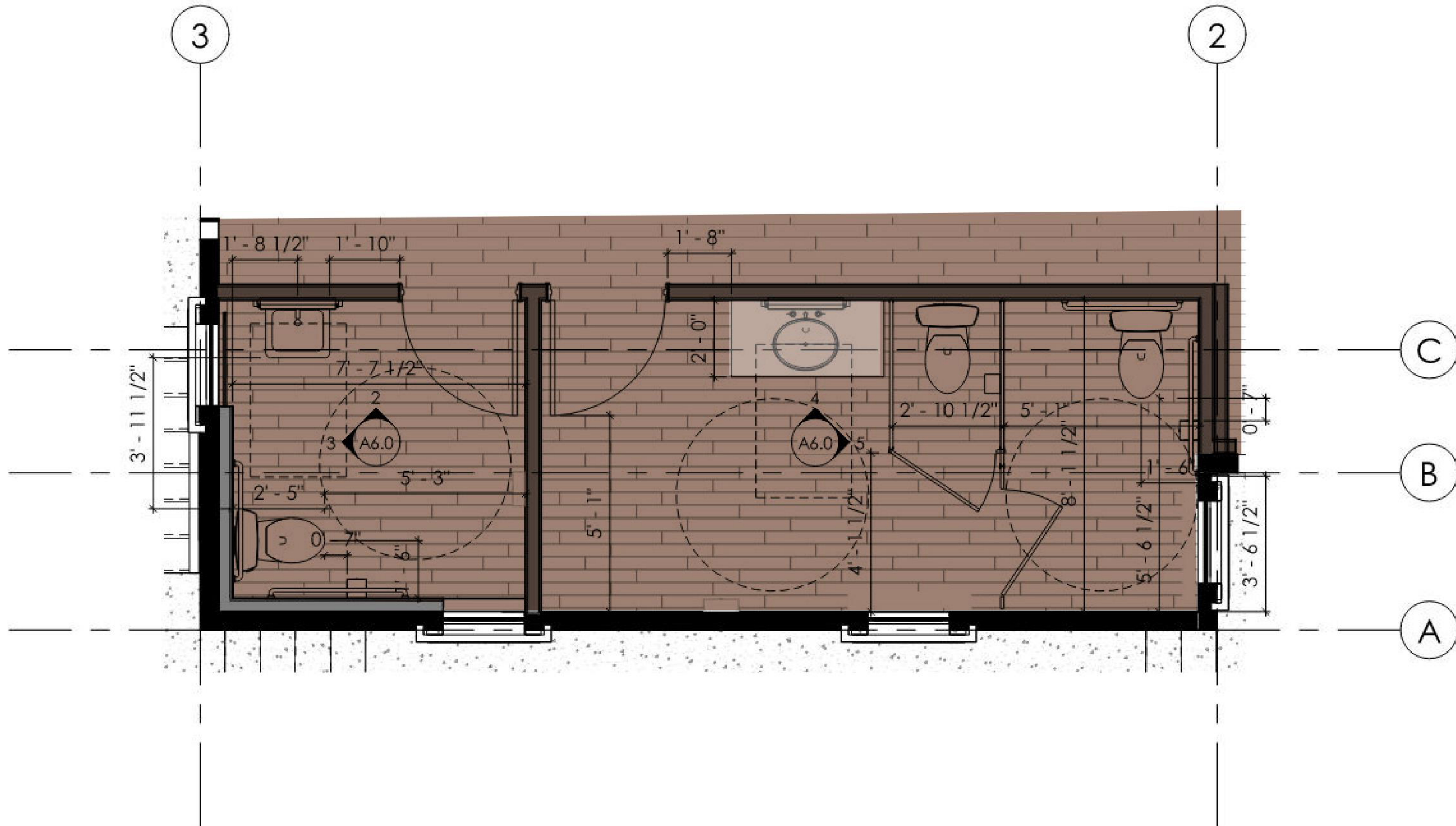
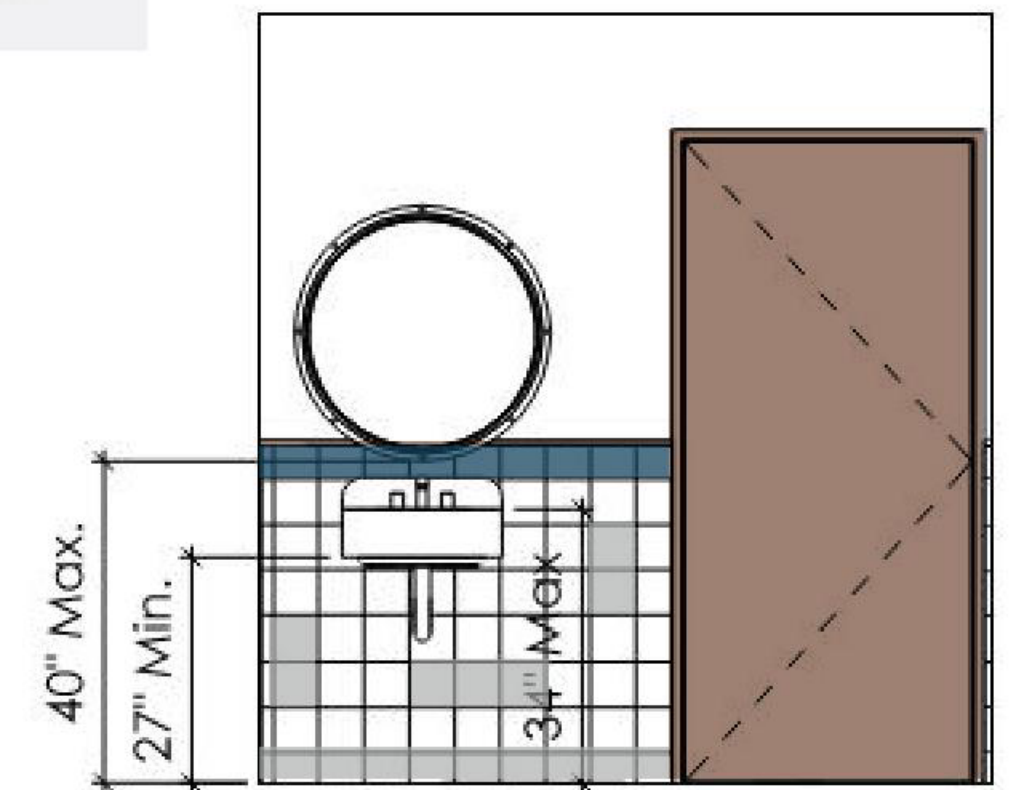
	<p>Weathered Wood:</p> <ul style="list-style-type: none"> - Table tops - Canopy infill - Bar structure - Exterior fences 		<p>Woven fabric:</p> <ul style="list-style-type: none"> - Chair back - Front of pick up area inside 		<p>Outdoor Bar: Concrete Tile</p>		<p>Outdoor White Steel Structure:</p> <ul style="list-style-type: none"> - Shade Canopies - Heater posts
	<p>Metal Standing Seam Roof:</p> <ul style="list-style-type: none"> - Bar roof 		<p>Solid Surface Countertops:</p> <ul style="list-style-type: none"> - Interior pick up/order - Outdoor drink area - Bathroom sinks 		<p>Outdoor Bar: Cast in place concrete counter top</p>		
	<p>Board formed concrete:</p> <ul style="list-style-type: none"> - Front wall/planter - Fire pits 		<p>Bathrooms:</p> <ul style="list-style-type: none"> - Stacked wall tiles - Wood-look floor tile - Grey partitions 				
	<p>Other planters/seat backs:</p> <ul style="list-style-type: none"> - White Cement Plaster or light Grey - Seats - cast-in-place concrete 						



Apply frosted window film for privacy

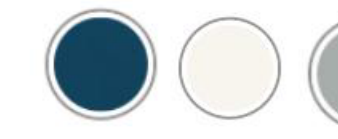


Wash Basin Style Sink



daltile 12x48 Emerson Wood Brazilian Walnut EP03

FLOOR TILE



daltile 4x4 ColorWheelClassic Mix White, Galaxy, Desert Gray

WALL TILE



Corian - - Cloud White

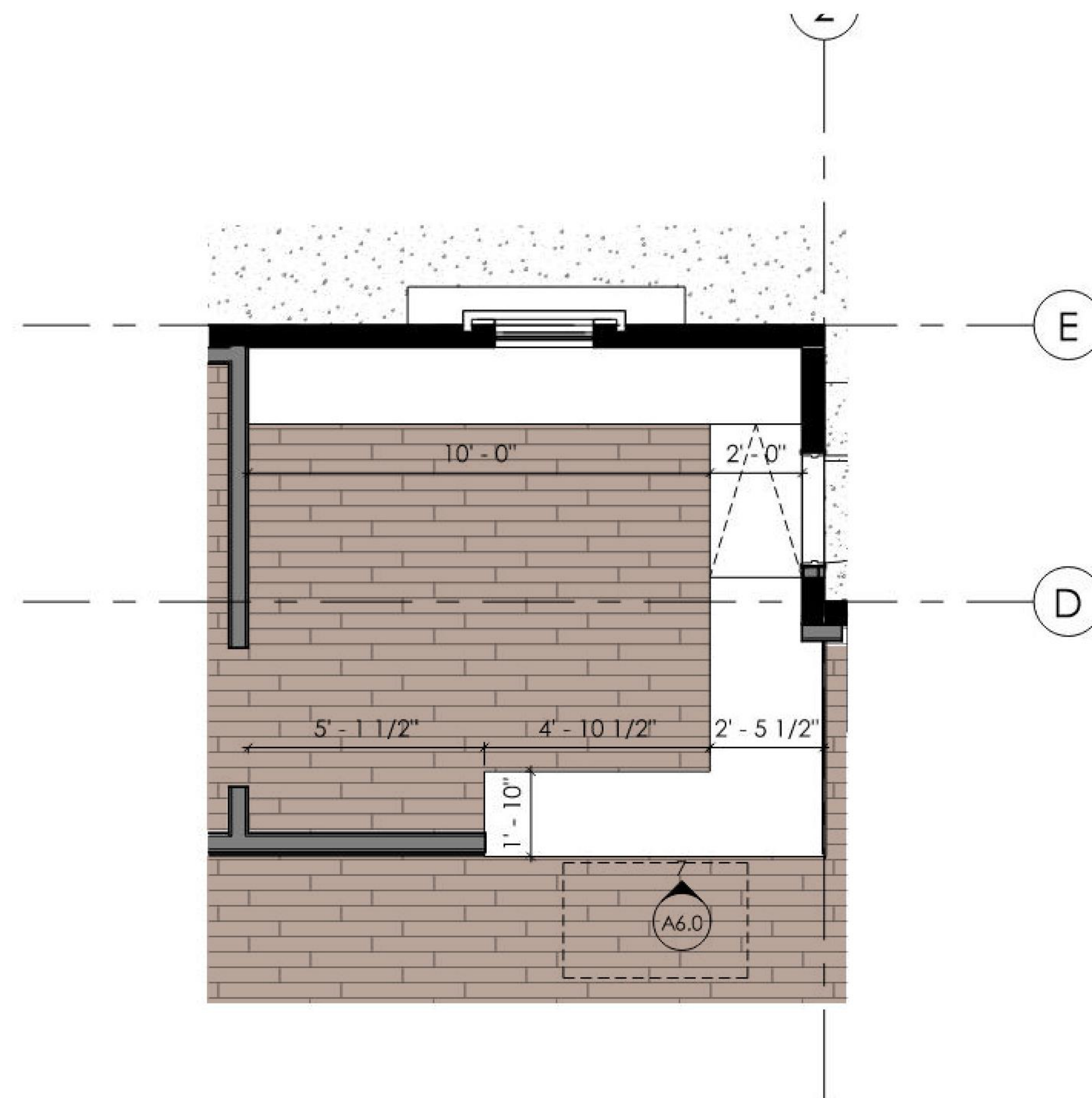
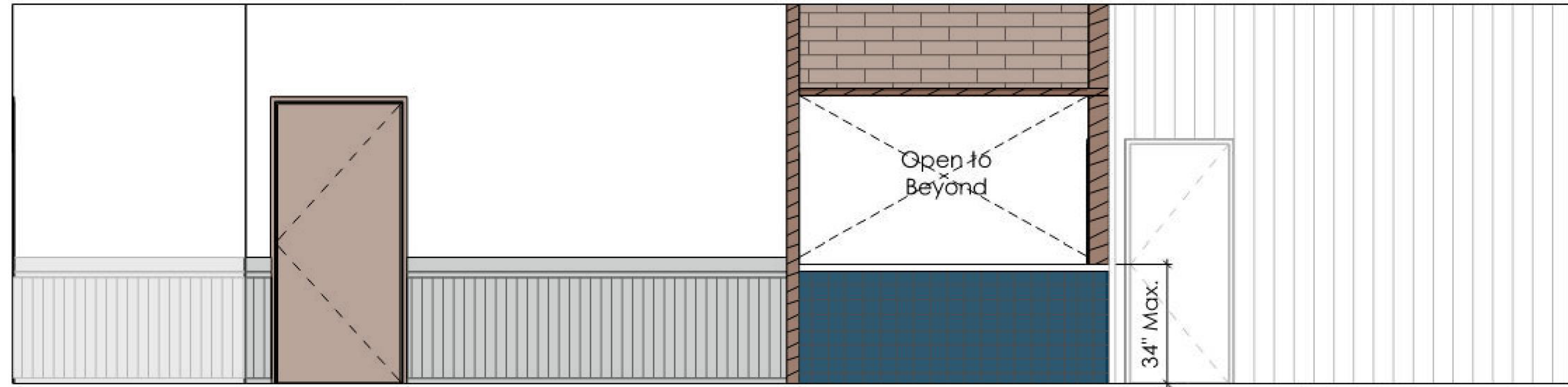
COUNTERS

Beadboard Sheet Paint Color TBD with Chair Rail

WAINSCOTT

Bobrick MetroSeries Floor Anchor Mouse

TOILET PARTITIONS



House Interior Concept

Scale= 1/4" = 1'-0"

