



NORMAL HEIGHTS COMMUNITY PLANNING GROUP
4649 Hawley Boulevard San Diego, CA. 92116

Meeting Minutes – September 5th, 2017

Meeting Called to order at 6pm by Chair Jim Baross

Board Attendance (x means “present”):

X	Gary Weber	X	Nancy Lawler	X	Mark Lawler (in at 6:18)
X	Bill Conway (in at 6:15)	X	Ralph Enriquez	X	Scott Kessler
X	Jim Baross (C)	X	Ryan Zellers	X	Joseph Fombon (VC)
X	Caroline McKeown (T)	X	Dan Soderberg	X	Khalisa Bolling (in at 6:27)
		X	Thomas Lovell	X	Adam Deutsch (S)

C=Chair; VC= Vice Chair; T= Treasurer; S=Secretary

Administration Items

1. **Call to Order:** Board introduced themselves.
2. **Agenda Setting:** Items might be taken out of order. Adam suggests removing Action Item 11, on the grounds that one cannot continue to use something that’s no longer in use; additionally, the NHCPG already has plans that address the Mock building in relation to larger plans for Ward Canyon Park, which the city has already approved and only needs to fund and complete; furthermore, the action seems to call on us to advise the SDPD, which is not the function of this group.

Jim says he’ll take it under advisement, but it was requested by people in the community.

3. **Approval of April Minutes:** Adam distributed the minutes from August 1st to the board prior to this meeting, and took feedback via email, incorporated them into a new draft, and shared them again prior to this meeting. **M/S:Caroline/Joseph. All approved with the exception of Dan and Adam and Scott, who abstained because they weren’t at the August meeting.**
4. **Treasurer Report:** No change from last month. Total at \$1787.66 in our account, and \$750 of that is pre-approved for pint-glass production. Caroline asked if there is going to be funds for operating expenses for this next fiscal year. **No motion.**

Communications

5. Reports from Government Representatives:

- i. Officer Jenny Hall: Coming to check in. SDPD's investigating some thefts from open cars in the area, and recommends taking stuff out of your car, or at least out of view. They're also in communication with the city and county regarding homelessness. They can only respond to *criminal activity*, and being homeless is not a crime. The nonemergency line has a longer-than-they'd-like wait, but they're trying to address that. If you hit the * key, you can skip the initial messages/menus.

Ryan asks if having a shopping cart a crime, and it is (assuming the cart is owned by a retailer; it's possible one could fashion their own shopping cart, and have it as their own private property).

Caroline mentioned that social media buzz has been around Meade and Wilson, about a resident who's allowed people to tent in their yard. Code enforcement has an open case on that situation.

Adrian Johnson, who lives across the street from here, mentions parking challenges on this block. He's requesting some kind of presence at high traffic areas. Officer Hall can bring it up with the teams that might address that.

One resident asks about "holstered knives" individuals might be wearing. If there appears to be a threat, or if you're concerned, it's recommended to call the nonemergency number (unless there's an emergency in progress, knife's relationship to holster notwithstanding).

Jim asks about park curfews, and the processes by which police address those in parks that are closed between posted hours. Officer Hall explains that having a curfew allows police to at least be able to approach people in the park, regardless of what they're doing in there. Earlene Thom expresses concern over "selective enforcement" of a curfew, and different ways police might treat the homeless or those who are just outside of their homes.

Thomas asks about an increase of graffiti around ECB. She recommended sending photos via email for them to be cataloged.

- ii. Chloe Triplett from Chris Ward's Office: August has been a recess time, so they're preparing for the next council sessions, starting next week. They're addressing the issues with homelessness, and have a comprehensive memo online (https://www.sandiego.gov/sites/default/files/cd3_memo_032017_homeless_strategies.pdf) There's a meeting on 9/13 at 9am at the City

Building, 12th floor 202 C St. to address it, and it's open to the public. Washing stations have been put in as a response to a county declared State of Emergency that allowed those to be removed.

A monument honoring Confederate President Jefferson Davis was removed from Horton Plaza (historically, this is not the first time this particular plaque has been removed from somewhere in San Diego).

Next Coffee with Council Member event 5:30pm on Lestat's on Park (anyone get that date?)

Chloe's email will change soon, as she's recently had a name change.

Ralph asks about Deco bikes, and if Normal Heights might get a station. She can look into that, and follow up.

Dan reminds us that the Meade path over 805 isn't getting swept. They're talking to the city dept. about it. He also brought up that MTS ridership is down, and he suggests it might be because of homeless presence and harassment on the trolley's green line. Chloe relayed similar experiences, and assures us about efforts being made.

Thomas asks about what "state of emergency" means at the city and county level, but Chloe explains that it's a complicated set of circumstances to hash out.

iii. Scott from AABA: working on the prep for the street fair.

6. Reports from Community Groups

Normal Heights Rec Council: Dave Rodger: the Rec council is having meeting on the 4th Tuesday of the Month at 6pm at the Rec Center to address Adams Ave. Park, and the grass in that park.

Normal Heights Community Association: No updates from this group.

Normal Heights Urban Arts is tomorrow night at the Rec Council (always meeting the First Wednesday of the month!).

El Cajon Business Improvement District: Gary wants to report that there's a Developer Tour coming up in October, and Civic San Diego is looking at the corner of 40th and ECB, and would like us to invite Civic San Diego to this meeting to have them speak about what they intend to do. He's worried their plans might not be accessing the full potential of that piece of geography.

“Safe Neighborhoods”: John Hartley (who seems to be the sole member of this organization) would like to promote the use of the Mock Building in Ward Canyon Park. Jenny Hall reports that it’s not in use and there are no plans to use it.

It’s not clear when or where they hold their meetings. Hartley expresses that he’d like to start projects the used to do, but have ceased performing for the last 20 years or so (these are mostly things like community watch programs and social events that the Normal Heights Community Association does).

Caroline asks about where Safe Neighborhood meetings are held. There are no meetings scheduled at this time. There is not website or social media presence to follow for updates regarding this group.

Scott clarified that the building was taken from John Mock by the city years ago, and it’s been part of a park plan to have it removed it for a number of years. The community has put resources into advancing that plan, which Hartley seems to be working against.

7. **Communications from Web/Social Media/Other sources**: Uptick in car and home break-ins; there’s also frustration about people using the Adams Elementary Joint Use Park as an off-leash dog park.

8. **Non-agenda Public Comment (may be limited to 2 minutes each)**:

- i. Adrian Johnson says that the Adams Elementary joint use park is a dog park. Caroline pointed out that it’s not an off-leash dog park. He’s also concerned about the school’s construction and is curious about the plans; Caroline offered to send him the plans, but he says he’s read the plans...
- ii. Dave mentioned more pavement being put in for storage containers on the School St. side of the park. It’s not something we have a plan for at this time.

Action Items

9. **A planned dwelling on 39th St. North of Circle Drive**: The parcel owner and architect spoke about their intention to build a residence on that space, in a Craftsman Style, just under 2000 sq ft., and presented plans to a committee prior to this meeting. The committee (Jim, Adam, and Gary) found no issues with the plans.

Caroline asked about environmental review, and the parcel owner explained details. Joseph asked about why this is coming to us, and it’s because of the slope of the land on the parcel, a “steep hillside review.” Gary appreciates them coming (though the city likely doesn’t care), and he’s happy that it’s being proposed in a style that meets

the style of the neighborhood, with appropriate landscaping and aesthetics from the view of the freeway.

We can raise concerns, or approve or oppose this project at this time. The subcommittee's recommend is to approve. **M/S:Joseph/Ryan:** To approve the project, pleased to know about the Craftsman Style of building to fit with the neighborhood character. **All approved.**

10. **Action on Adams Ave. Rec Council Proposal:** Shall the NHCPG make a recommendation regarding the Adams Ave Recreation Council proposal to initiate a curfew for the Adams Ave Park? **M/S:Nancy/Ryan:** To support a 12am to 6am curfew at Adams Ave. Park and Ward Canyon Park.

Joseph wants to know if this will do much, or will it just move people to other areas. Scott mentions that generally people aren't sleeping in the Adams Ave. Park at night (but certainly do during the day). Resident Peter Oliver lives near the Ward Canyon park, and says people are sleeping in there, and he supports the curfew. Dave Rodgers mentions that this is part of a larger regional plan for consistent policies across parks city-wide. Earlene is concerned about where they'll sleep once they're removed from the parks. Another resident suggests that this is not a solution to the problem, and it seems we're attempting to criminalize homelessness, and wants a larger community effort. Jim explained that the purpose of this group is to discuss land use. Caroline expressed that every place she's ever lived has had curfews in parks, and was surprised that we didn't have them here. Ralph suggested one might be looking at the stars in the middle of night, and we might not want to discourage that; he doesn't think we're addressing the issue properly. Ryan mentioned that there's an issue with the current process of enforcement, which is much more time-consuming, and doesn't mitigate the issues, and a curfew could help. Thomas is ask for clarification about our role in this, and Jim explained that they're coming to use to support the efforts of the Rec Council.

All in favor except Bill, Joseph, and Ralph. Motion passed.

11. **The Mock Building in Ward Canyon Park:** Shall the NHCPG "Support the continued use of the Police Storefront (Mock building) located in our Ward Canyon Neighborhood Park for as long as possible? John Hartley suggests the building promotes neighborhood safety. He recalls programs they did there in the past, but those programs have "fallen apart." He acknowledges that the building has fallen apart (both literally, and metaphorically). He wants the police back in the neighborhood, rather than down on College Ave. He says the park is safer with the police there. He's under the impression that the building is under the Rec Council. He wants the police back in the building.

Caroline suggests we reject this, as we've already stated that our goal is to have the park plan completed, with a building that can be used by the police to have eyes on the park. We already have a priority list including the removal of this building.

Joseph rejects this based on the fact that use cannot “continue” the use if it’s ceased. Caroline raises a question about the fact that Hartley has been leasing an office space in that building, and is concerned about a conflict of interest because of that lease agreement (i.e.: is the motivation for police presence or to maintain the space he’s been allowed to use in the past?).

Scott reminds us that the building should have been knocked down years ago.

Gary just wants *just something* to happen; he wants to see numbers: how much will a new building cost? How much would major renovations cost? If we can rehab it to put windows park-side, fine, but we need numbers, or we need to execute our plan to remove it.

Chloe mentions that the completion of Ward Canyon Park is a priority, and that includes the removal of that building. Councilmember Ward’s office is concerned about unlicensed volunteers doing unauthorized construction labor on that building, wherein someone was hurt. The SDPD hasn’t been in the building for over 3 years, and they have no plans to return. Real Estate Assets Management has reviewed Safe Neighborhood’s/Hartley’s lease for that building, and it seems that if PD isn’t in there, other leases are not valid. City staff is looking into the logistics of that use, but is concerned about the liability that’s been created by the unauthorized work on the building. Chloe clarified that the Councilman has no view on this, but has done the research with the appropriate offices.

Dave says that Park & Rec has no control over the building, and it is all in the hands of the City.

We’re all in favor of police presence in the park, however, as for the language of this item, as a motion, we’re not in favor of that. Gary wants the cost of demolition for the building, cost of a new building, and the cost of rehabilitating the building.

M/S:Caroline/Thomas Support the completion of Ward Canyon Park according the plans that we’ve already agreed to, and have been approved by the city.

Joseph would like to hear more data and read the lease Hartley has had. Hartley doesn’t have a copy of the lease.

Vote on the motion: All approved, except Gary, who opposes it “because it’s mush.”

- 12. Filling a Board Vacancy:** The Board may appoint a qualified community member to complete the vacated term of office of Rebecca Schwartz Lesberg. Adam notified those who are qualified to come tonight to be considered.

Rose Kelly and Zephen Specht presented views, experience, and qualifications they'd like us to know.

M/S:Caroline/Dan : Appoint Rose to the board.

Joseph wants to clarify that general elections happen in March of every year to take over seats in April. **Vote: All in favor.**

Information/Discussion Items

13. **"Soccer City" Presentation:** Nick Stone of Goal San Diego Committee, the committee behind the initiative to redevelop the Qualcomm Stadium site, explains their plan for the site. This presentation didn't seem to address previous votes on this taken by the city, nor the reports from the City Attorney or IBA office regarding concerns about this project. It was also about the site, rather than speaking about impacts or opportunities for Normal Heights, and did not address land use in Normal Heights.

Jim asks about the process for getting this approved, and it will be a ballot measure in 2018. A ballot measure would allow them to skip environmental review. Stone promises a bike/walking path over the 8 to the River Park.

Gary informs Stone about the history of the efforts to the Fenton Parkway project. Stone says that he cannot guarantee a path from Normal Heights to the River Park.

Dave Rodgers asks questions about the previous city council events; he also asked about SDSU's involvement; Stone explains the dynamics from Goal SD's point of view.

Another resident asks about the sustainability/incorporation of "living building"/net-zero elements and premium building standards, but Stone cannot commit to that.

Adam asks about whether this presentation takes into account concerns raised by the City Attorney (<http://docs.sandiego.gov/cityattorneyreports/RC-2017-1.pdf>) or IBA (https://www.sandiego.gov/sites/default/files/17_26_san_diego_river_park_and_soccer_city_initiative_complete_rpt.pdf) reports, and Stone says the lease requires a Major League Soccer team to sign on within 7 years, or the land reverts back to the city.

Rose asks about CEQA and other environmental review; Stone says the lease helps mitigate that.

Thomas asks about housing units, and the total was 4800, with 480 for student housing; there's not a clear number for affordable housing.

Bill asks about housing being built on land they own, and walked through a process; Stone said that they'd start with leasing the land, and do preparation, including blowing up the existing stadium.

Jim thanked Stone for the presentation.

14. Update on the pint glass, Community Directory, and other handout projects: they've been ordered and will be here by the Adams Ave. Street Fair.
15. Ribbon cutting and opening of SR15 Commuter Bikeway occurred August 30.
16. A link to Information regarding San Diego City parking enforcement rules and regulations discussed at the June meeting.
<http://docs.sandiego.gov/municode/MuniCodeChapter08/Ch08Art06Division01.pdf>.
17. Reminder of volunteer opportunities to meet, greet, and inform attendees at the Adams Ave Street Fair (09/30-10/01). – Caroline McK.

Meeting ended at 8:19pm

Anticipated/Requested Future Agenda Items

Agenda order and timing are approximate and subject to change. This information is available in alternative formats (sign language, oral interpreter, and/or Assistive Listening Device). To request an alternative format, call 619-533-3650 at least five (5) working days prior to the meeting. If you have questions concerning the NHCPG, please express them at the meeting or contact the NHCPG Chair, Jim Baross, at jimbaross@cox.net or 619-280-6908, or the City of San Diego Associate Planner, Naomi Siodmok at NSiodmok@sandiego.gov or 619-446-5064.

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