



**DRAFT Agenda for Tuesday, April 5, 2022, 6:00pm until approx. 8:00pm**  
**Participation is** by teleconference during this Pandemic; **no in-person meeting.**

<https://us02web.zoom.us/j/86373511598?pwd=ZkplL1I2VU1USXV5Q3VsGUbENIdz09>  
or via telephone; 1 669 900 6833 US Meeting ID: 863 7351 1598 Passcode: 837497

**6:00 Call to order - AUDIO, CHAT, AND VIDEO WILL BE RECORDED**

1. Election of Officers conducted by the most senior member of the Board. Nominations and voting will be by the Board members for Chair, Vice Chair, Secretary, CPC representative, and Treasurer.
2. Introductions of planning group members. All attendees are encouraged, but not required, to type their name and contact information in "Chat" or, if participating by telephone to, introduce themselves verbally.
3. Agenda Setting/modifications (*Note: items may be addressed out of listed order*)
4. Approval of previous meeting minutes as sent via email – stand-in Secretaries/Jim & Vicki
5. Treasurer's Report – (Former) Treasurer/Vickie

**6:20 Public Comment regarding NH land use & related NH community issues**

6. Non-agenda public comments; limited to two minutes per person per subject.
7. Social Media & other land-use related communications – Vickie (Nextdoor, Facebook, etc.?)

**6:30 Action/Decision Items** (Board member roll call may be performed for recording votes)

8. Shall the May 3, 2022, meeting be held via **teleconference** (per AB361)?
9. Discussion/potential Recommendations regarding proposed Mars project development of former DiMille's restaurant property. We received a request that the NHCPG write a letter to our city council and mayor to oppose the building as proposed, or request alterations to the current building plan. The three main issues they provide are quoted below:
  - a. **Developer Impact Fees (DIF):** The size of the units at 500 sq ft allows the developer to avoid paying any and all DIFs . If these units were 1 ft larger, the developer would be required to pay over \$2.3M in impact fees to the community to help mitigate the impact of this development on parks, streets, sewers, etc. We all know how much our community needs those DIFs to offset the impact of this large development.
  - b. **Height:** The height of this building exceeds our community plan height limits and is completely out of character for our neighborhood. Currently our tallest building is 4 stories, the Mars project at 7 stories would tower over everything on the avenue and be visible for miles. This is too big and too tall for our community and goes against our community plan which the NHCPG is tasked to uphold and implement.
  - c. **Vehicle Parking:** The developer is only proposing 100 parking spaces for 174 high-rent units which we all know will generate more than 200 extra cars on our already heavily impacted streets. They are saying that Adams Ave is a transit corridor, but with its one bus line it certainly does not qualify as such. Additionally, this specific parcel of land is NOT in a TAP (transit area priority zone) and as such it is not allowed under our community plan. The developer will try to argue that this falls under the Complete Communities overlay zone, but the NHCPG board needs to reject that claim and uphold our community plan.
10. **Traffic** - Discussion/potential actions regarding hazards from motor vehicle drivers speeding, impairment, failure to yield, etc.
11. **Street Fair** - Formation of a working group to plan information booth at the Street Fair, Sept 24<sup>th</sup> & 25<sup>th</sup>.
12. **Utility Undergrounding** - Formation of a Street Lighting working group to establish a District Management Plan to identify preferred lighting types and configurations, to calculate the assessment

projections, and to prepare a preliminary budget. Potential new Maintenance Assessment District (MAD).

### **7:30 Reports/Updates**

13. City, County, State government agency representatives if present.
  - a. **Councilmember Whitburn - Community Conversation Tour.** This online forum will allow community members to hear brief updates from the councilmember, followed by time to share our concerns and ask questions. These forums are instead of a traditional "State of the District" type event so that there is more opportunity for engagement. Please note the date of **Saturday, April 9<sup>th</sup> from 10 am-11 am.** Contact 619-236 6633
14. Chair report on March 22<sup>th</sup> Community Planners Committee meeting
  - a. CPC supported SD Community Power proposal
  - b. CPC delayed consideration of Build Better SD proposal; desire more review/evaluation
  - c. CPC concerned and watching proposed changes to Council Policy 600-24; citing fear of losing local community oversight.
15. Community Groups updates when present
  - a. Adams Avenue Business Association
  - b. El Cajon Boulevard Business Improvement Association
  - c. NH Community Association and NH Urban Arts – Did you attend the NHC Association Social on March 30<sup>th</sup>?
  - d. Adams "Community Recreation Advisory Group"
  - e. NH History Project – several pounds of historical documents are now at the NH Community Center office to assist with this project. – Pete, Vickie

### **7:50 Standing Committees, Working Groups, & Pending Issue Reports as needed**

16. Historic Property Reviews – Dan
17. Parks & Trail Development –The SDC Parks Dept plans to modify the Joint Use Agreement for NH Elementary to remove the central portion of the campus from the joint-use area, while leaving the 1.13 acre upper field as joint use when school is not in session - Gary, Linda, Vickie, and Christian
18. Undergrounding – needs lead. **Additional and ornamental street lighting Assessment District interest may be solicited SEE ABOVE #12.**

### **8:00 Adjournment**

## INSTRUCTIONS FOR PARTICIPATING IN THE LIVE TELECONFERENCED MEETING

- To join the meeting, use the URL link into your browser or click on the link provided at the top of the agenda: <https://us02web.zoom.us/j/86373511598?pwd=ZkplL1I2VU1USXV5O3VsaGUzbENldz09> or join via telephone; 1 669 900 6833 US Meeting ID: 863 7351 1598 Passcode: 837497

- For those who would rather call in with a telephone. Upon dialing in you will be asked to enter the Meeting ID followed by the pound/# key, this ID can be found below. You may also be asked to enter the Passcode. When joining the teleconference Via Phone Only you may not be able to view the teleconference or the photos or documents shown.

1-669-900-6833 US (San Jose)  
Meeting ID: 863 7351 1598  
Passcode: 837497

### The Zoom Application:

- Downloading the Zoom application to your device provides for the best results. You can register for free. If you are unable to download and run the Zoom application for this meeting, you can choose "Join from your web browser" upon joining the meeting, which does not require downloading any plugins or software. Google Chrome is the recommended web browser.

### Join the Meeting at or up to 30 minutes before the Scheduled Time:

- Meeting participants will initially be admitted into the meeting "waiting room". The Zoom Host will allow participants from there to the meeting itself.

- When you enter the meeting, all participants will be muted unless otherwise directed by the Chair. Leave your device muted during the meeting as this helps keep extraneous background sounds from interfering with the meeting.

### Providing comments on non-agenda public comment or asking to speak on agenda items:

- Via the Zoom: Participants will be muted on entry and will need to "raise their hands" during the agenda item to be recognized by the Chair to speak. Sometimes the Chair may be able to see you raise your hand asking to speak.

The Participant's and Reaction buttons are at the bottom center of the Zoom video screen. Use these buttons to get both a list of participants and to expose the "Raise Hands" feature at the bottom. The "Raise Hand" feature may alternatively be found in the "Reactions" button at the bottom.

### **Thanks for your courtesy in not interrupting and by waiting to be called upon.**

- Via the phone: If you have problems connecting before the meeting you may call 619-280-6908. The Chair Host may be able to assist. You may have to leave a message on this landline/no text.
- Via email: Send an email to [NHCPGChair@gmail.com](mailto:NHCPGChair@gmail.com) with your name, the item, and the information, comment, or whatever that you want provided at the meeting.

### Questions or Technical Issues

- If this is your first Zoom teleconference please practice first and try signing-in to this meeting up to 30 minutes early in case adjustments are needed.

If you have any questions or technical issues prior to the meeting beginning, please contact the Zoom Host/Chair up to 30 minutes prior to the meeting for assistance. 619-280-6908

- More comprehensive instructions for how to join a Zoom meeting and how to test your computer or smartphone setup are available should you need them at: <https://support.zoom.us/hc/en-us/articles/201362193-joining-a-meeting>