

# Normal Heights Community Planning Group

Normal Heights Community Center at 4649 Hawley Blvd

Tuesday, December 4, 2007 6:00 p.m. - 8:00 p.m.

## A G E N D A

### Welcome & Introductions

### Approval of Previous Meeting Minutes

**Public Comment** (non-agenda items only, limit of 3 minutes per speaker)

### Reports from Government Representatives may occur:

- 3<sup>rd</sup> City Council District Office – Monica Pelaez,
- City Planning and Community Investment Dept. – Melissa Devine
- 76<sup>th</sup> Assembly District Office -- Melanie Cohn

### Information Items

1. Appeal to the Mitigated Negative Declaration for the Pacific Coast Office building; a project the NHCPG unanimously recommended be disapproved. Next hearing, Dec. 4<sup>th</sup> at City Council.
2. October Community Planners Committee (CPC) – I did not attend.
3. I-15 Centerline Update – report of community meeting November 27<sup>th</sup> addressing issues outstanding in the SR 15 Freeway---Air Quality mitigation, truck traffic diversion, rapid transit and pedestrian and bike access along the corridor. SANDAG and Toni Atkins initiated an Advisory Committee. I was appointed to the committee. See decision item below.
4. Transportation Engineering Division issues report -
5. Request from resident Rainer Boelzle to propose making 33rd Place a dead-end at Monroe due to large amount of traffic traveling north and south on 33rd Place at dangerous high speeds; 33rd Place has become a corridor for traffic between El Cajon Blvd and Adams Avenue. In his opinion, traffic should be diverted to 33rd Street or 35th Street. Furthermore, the Z&Z Market on Monroe has very little parking. Frequently, cars are double parking, parking in driveways, and parking in the alley obstructing traffic. Making 33rd Place a dead-end would create parking for the Z&Z Market and solve the parking/traffic issue.

### Action Items

1. Change of date for meeting in January?
2. Change of location for meeting in February?
3. Review previous and/or establish positions/desires regarding I-15 freeway corridor “promised” mitigations: centerline transit connections at El Cajon and University (not Adams), noise and air pollution controls, walking and bicycling routes Landis to Camino del Rio South, and discouraged truck traffic.

FYI for walking and bicycling: The section from Adams Ave. to Landis is part of the project that SANDAG helped fund through the Pilot Smart Growth Incentive Program. There are four components to this project:

1. intersection improvements at Cherokee and Madison,
2. 40<sup>th</sup> Street Promenade(39<sup>th</sup> St. Park to El Cajon Blvd. west of the freeway),
3. History Lane (west side of Central Elementary)
4. SR 15 Bikeway (Adams to Landis)

The section from Adams to Cam. del Rio So. had the remaining funds from \$2.5m granted reallocated to other CMAQ eligible-projects - Inland Rail Trail, Bayshore Bikeway, and Coastal Rail Trail. The project may be designed and built as part of the widening for the BRT/HOV lanes.

4. Provide recommendations for the RFQ/P on the shrunken El Cajon Pilot Village Program in Normal Heights.

Some ideas received include: reminding Planning that the site is IN Normal Heights; some preferences for businesses include Trader Joe's, Walgreens, Starbucks, a multi-plex, Not another "strip mall" with a donut shop, fast food, a smoke shop, a laundromat, auto-parts store, etc

5. Review and provide recommendations for Facilities Financing priorities to the Mid-City Public Facilities Financing Plan

The City plans to include language in the RFQ/P that will ask developers to address the entire Pilot Village Site for public improvements and provide a proposal that mixes new development with existing development. The solicitation will define the new development sites including a mixed-use opportunity along El Cajon Boulevard and residential opportunities within the existing neighborhood. The solicitation will also state that development proposals should comply with the principles of the City of Villages including the provision to incorporate a mix of uses and housing types, transit oriented development, and urban design elements.

6. Continuing development of Normal Heights "wish list" or projects and prioritization. Members and attendees will review previous 'brain-storm' list and discuss a prioritization process.

#### **Committee Reports** (All subcommittee meetings as scheduled are open to the public)

1. Housing -
2. Facilities -
3. Transportation (Morris Dye) – I-15 issues being addressed at Advisory Committee
4. Bylaws (Suzanne Ledeboer) -
5. Canyons (Jeff Underwood) – possible on-site review of trail access to Camino del Rio South?
6. Library –
7. City Heights PAC – (Rudy Burlin)

#### **Updates from other Normal Heights organizations**

#### **New Business for the November meeting**

#### **Adjournment**