

# Normal Heights Community Planning Group

Normal Heights Community Center at 4649 Hawley Blvd. SD. CA 92116

Tuesday, June 1, 2010 6:00 p.m.

## Normal Heights Community Project Review Committee

Normally at 5:30 p.m. preceding the Planning Group meeting

(Reviewing Cell Phone Tower proposal on Adams Ave Park field,  
Pacific Coast Office Building revised proposal, and the  
City of San Diego Stormwater Maintenance Plan proposal.)

### A G E N D A

**Welcome & Introductions** - though not required, please sign-in on our attendance sheet

**Non-Agenda Public Comment** – for non-agenda items only, 3 minute limit per speaker

**Approval of Previous Meeting Minutes** – reviewing May 2010 draft minutes

**Requests for modifications to the agenda** -

#### Reports from Government Representatives or other NH groups may be heard

76<sup>th</sup> Assembly District Office, Lori Saldaña -- Lindsey Masukawa, (619)645-3090

4<sup>th</sup> District County Supervisor Ron Roberts – Lauren Prescott, (619)531-5544

3<sup>rd</sup> City Council District Councilmember Todd Gloria – Dion Akers, (619)236-6633

City Planning and Community Investment Dept. – Michael Prinz, (619)533-5931

San Diego Police Dept. Community Relations – Officer Dean Thomas, (619)516-3009

Updates from other Normal Heights or Mid City organizations

Adams Ave. Business Association – Jim Schneider, Director. To subscribe to the email newsletter of the AABA contact Jim Schneider <aaba.jim@sbcglobal.net>

Adams Ave. Recreation Council – Ted Ewing, (619)235-1149

Friends of Normal Heights Canyons – Kevin Johnston

City Heights PAC – Larry Hofreiter

Safe Neighborhoods, Citizen's Patrol - Oscar Padilla

#### Information Items

1. The Adams Avenue Farmers Market had a successful beginning; now held Wednesdays on the playground of Adams Elementary School.
2. Reminder that there will be no July meeting of the Normal Heights Community Planning Group. Next meeting will be August 10, 2010.
3. Presentation of concerns regarding electrical utility undergrounding.
4. We got notice of an application opportunity for a \$5,000 grant from SD Chapter of American Society of landscape architects... trail improvements, vacant lot development into public recreation area, etc. There is more information and applications at [www.asla\\_sandiego.org](http://www.asla_sandiego.org) or from [aslasd@sbcglbal.net](mailto:aslasd@sbcglbal.net)
5. SANDAG is holding several 2050 Regional Transportation Plan workshops. More information is available at [www.sandag.org/2050rtp](http://www.sandag.org/2050rtp). This was briefly discussed at the

May meeting of the Community Planners Committee.

6. The City of San Diego Affordable Housing Parking Study had a public workshop May 18<sup>th</sup>. For more information visit <http://www.sandeigo.gov/affordpark/>. Attendees from Normal Heights included former NHCPG Chair Judy Elliot, Gary Weber, Art Harrison, and current Chair Jim Baross.
7. Notices of Application received for potential future action:
  - a. Kenmore Terrace Street Vacation, Project 196254 – public right of way vacation to vacate a portion of Kenmore Terrace at 4879 Kenmore Terrace
8. Notices of Future Decision received or pending further information:
  - a. Arco 6083 El Cajon, pending landscaping plans
7. Reminder and opportunity: The City Planning & Community Investment (CPCI) Department has the Community Orientation Workshop (COW) Training online at the following link: <http://www.sandiego.gov/planning/community/ecow/index.shtml> . Attendance by all elected planning group members at a COW session satisfies the requirement for planning group members to complete an orientation training session or Electronic COW (E-COW) within 12 months of being elected or appointed to a planning group.

**Action Items** – taken in a sequence to be decided during the meeting

1. Project Review:
  - a. AT&T proposal for cell phone towers at Adams Elementary School/Adams Ave Recreation Center ball field.
  - b. Stormwater Channel Maintenance proposal. City staff report link is available at <http://www.sandiego.gov/planning-commission/pcreports/2010/pdf/10008.pdf> providing and outline of proposals and rationale for their recommendations. This has passed the Planning Commission and is headed to City Council. Should the NHCPG make a recommendation as this type of planning may come to NH drainages next.
2. Discussion concerning commercial trucks using 36<sup>th</sup> street; pavement damage and noise.
3. Shall the NHCPG recommend that the City of San Diego initiate changes to the Land Development Code needed to restore the moratorium on multi-family housing that does not offer play space on site? Some background,

In 2000 the City adopted a Land Development Code (Municipal Code Chapters 10-15) to replace older land use regulations. Part of the code, §151.0253(a)(1), put a moratorium on multi-family development in an effort to prevent further overcrowding in facility-deficient areas and to induce the development of parks and other open space amenities. The Code section required three acres of new play space to be added in the whole of Mid-City before the moratorium could be lifted, but it allowed joint-use play space at schools to count toward the three-acre requirement. Adoption of agreements with the school district led to the waiver of the original moratorium.

Development continues in Mid City which continues to suffer a facilities deficit. The same can likely be said for other parts of the City. The City Heights Area Planning Committee discussed the matter at its July 2009 meeting. It concluded that the moratorium on building multi-family housing without play space was important enough to re-instate. The moratorium would apply to multi-family housing that does not offer 750 SqFt of play space on site for each unit of housing. A moratorium should continue in each community (not community plan area) until at least three acres of dedicated, usable park

space is added in that community after the adoption date of an ordinance to restore the moratorium. This can be initiated by the City Council.

4. Discussion and potential recommendation to the City Council regarding City of San Diego Storm Water drainage improvement plan.

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

1. Historical Housing Designations – (Nancy Wolfing)
2. Project Review – (Kevin Johnston, Larry Hofreiter, Art Harrison, Mark Rowland)
3. Community Dinner organization – (inactive committee)
4. Community Needs Wish List & Prioritization Listing & CIP Plan – (Art Harrison)
5. Transportation -- (Jim Baross)
6. Bylaws -- (Susan Redelings)
7. Canyons -- (Kevin Johnston)
8. Normal Heights Library – (inactive committee)
9. Community Planners Committee – (Jim Baross)
10. NH Website revitalization – (Nancy Wolfing, Allan Acevedp)

**New Business/Agenda Items for the next meeting August 10, 2010. No July meeting.**

Agenda order is approximate. Items may be heard before, on, or after listed order. This information is available in alternative formats. To request an alternative format (sign language, oral interpreter or an Assistive Listening Device) for the meeting 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 619-280-6908 or [jimbaross@cox.net](mailto:jimbaross@cox.net), or City of San Diego Community Planner Michael Prinz, at 619-533-5931.