

Normal Heights Community Planning Group DRAFT MINUTES

January 4, 2011

6:00 PM

Normal Heights Community Center

Meeting called to order with quorum at 6:00 P.M.

Members present: Aaron Allen, Jim Baross, Joseph Fombon, Art Harrison, Nancy Lawler, Richard Rios, Mark Rowland, Earlene Thom, Nancy Wolfing

Members absent: Allan Acevedo, Susan Redelings

Community Members/Guests: Suzanne Ledeboer

Welcome and introductions

Non-Agenda Public Comments/Information from Community Members:

Ms. S. Ledeboer provided information to the group regarding an upcoming sewer upgrade project within Normal Heights' boundaries. The City has designated the project as #767 south of Adams and #767A west and south of Adams.

Approval of December 2010 Minutes

Mr. A. Harrison moved to approve the December minutes with Mr. A. Allen seconding the motion. The Board unanimously approved the motion.

Modification to Agenda: No modifications to the January meeting's agenda were requested.

Reports from Representatives of Elected Officials:

Lindsey Masukawa, legislative aide to Assemblywoman Toni Atkins, briefly addressed the Board and reaffirmed her contact information as remaining the same.

Report from City Heights PAC:

Mr. A. Allen reported on the City Heights PAC December election results. Specifically, the City Heights PAC voted to: terminate an owner services agreement regarding a mixed-use project on Fairmount Avenue, express the desire to build a publicly-accessible laboratory within the community boundaries, and request additional lighting and sidewalk upgrades for the Colina Park neighborhood.

Report from Adams Avenue Recreation Council:

Mr. M. Rowland apprised the Board and its assembled audience that there was no December meeting and that a meeting will occur on January 27, 2011 to discuss matters relating to Ward Canyon Park.

Historical Site Review Update:

Ms. N. Wolfing briefly commented on a house within Normal Heights presented to her with possible architectural significance.

Information Items:

- 1) Jim Baross reminded the Board that the Community Orientation Workshop (“COW”) is available both online and at periodic in-person events and that all Board members must take the COW within one year of being seated on the Board.
- 2) Mr. J. Baross stated that no Community Planners’ meeting was held.

Other information items per the Agenda

Action/Discussion Items:

1) Mr. Gerard Chadergian, Caltrans Project Manager, presented information regarding an upcoming open meeting at 5 P.M. on January 26th to be held at Central Elementary School for verbal and written comments on the environmental impact report for the Mid-City Bus Rapid Transit project. Comments related to the project/EIR will be able to be submitted through February 14th. Mr. Chadergian commented that construction on this project could begin as soon as 2012 and that no contractor has been selected at the present.

Mr. Chadergian also commented that Caltrans has assumed a grant from the City of San Diego to continue studying design options and environmental impacts for the SR-15 bicycle path.

2) Mr. J. Baross opened a discussion on the proposed amendments to the Land Development Code. The Board, at Ms. S. Ledeboer’s prompting, discussed whether the proposed changes would dilute the ability that Community Planning Groups possess to monitor development throughout the City. The Board is of general belief that any proposed development that requests a variance from the municipal code should be brought before a CPG. Mr. M. Rowland anecdotally stated that current City of San Diego requirements are no more or no less stringent than neighboring communities.

- Parking – NHCPG would like to preserve its review of requests for variances for parking-related matters. Mr. A. Harrison moved to support the J. Varnadore’s proposed language requiring more stringent parking and Mr. A. Allen seconded the motion. However, the matter was not brought to a full vote due to subsequent discussion. The NHCPG unanimously supported the notion of being uncomfortable with new businesses being forced into automatic application of the prior business’ (at that location) parking requirements without the opportunity for the Board to review. The NHCPG also suggested a revision to J. Varnadore’s

- proposed language that reads “beneficial to the community” to “consistent with community goals”.
- 3) Mr. J. Baross opened discussion on the Draft Council Policy regarding the San Diego Affordable Housing and Sustainable Development Incentive Program. The Board had a discussion on the definition of “sustainability” and its application to the matter being discussed.
- The NHCPG is of the position that it opposes bonuses being granted to developers solely for providing affordable housing.
 - The NHCPG is of split opinion but leaning positive on whether to grant bonuses for density based on affordable and sustainable projects.
 - The NHCPG generally opposes a parking requirement bonus being granted to developers for providing parking spaces for low-emitting vehicles.
 - The NHCPG requests that the current Council Draft Policy be split into two separate policies—one covering Sustainable Housing and the other covering Affordable Housing.
- 4) Mr. J. Baross commented that two projects, the Arco Station update and the Kenmore Terrace street vacation, have had no action since the prior meeting but are still in process.
- 5) A brief discussion was held on the schoolgrounds/park access issue. The tree blocking access at 34th and Edna has now been trimmed.
- 6) Ms. N. Wolfing received a notification that the registration for the domain normal-heights.org will soon expire. The Board unanimously approved renewing the domain registration provided that the fee required to do so does not exceed \$20.
- 7) Mr. J. Baross requested the official appointment of Mr. J. Fombon to the position of Secretary until the next regularly-scheduled election. The Board unanimously consented to the appointment.

Next meeting: February 1, 2011 at the Normal Heights Community Center.

Meeting Adjourned at approximately 7:30 P.M.