



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

Meeting Minutes – October 3rd, 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 6:16)
X	Bill Conway (in at 6:16)	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
X	Rose Kelly	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 (and this month, *will*) be taken out of order.
3. **Approval of Last Month’s Minutes:** Adam distributed the minutes from Sept 5th to the board prior to this meeting, and took feedback via email, skillfully wove them them into a new draft, and shared them again prior to tonight. **M/S:Ryan/Dan. All approved.**
4. **Treasurer Report:** Total at \$1956.73 in our account, after we sold a crazy amount of pint glasses (just above cost) at the Street Fair. We sold out of ‘em—all 190 glasses. **M/S:Joseph/Thomas** to reimburse Caroline for the glasses. Caroline wants a discussion item next month to ask about what we’d like to spend our funds on. **Vote: All Approved.** She’s also like to order more glasses, to sell at the meetings. Everyone seems to want glasses (to drink from, rather than see though), and the idea is universally loved throughout the land. And there was a request for coffee mugs with the logo also. Caroline was going to look into whether there would be a financial advantage to ordering those at the same time, and if yes then she would get mugs as a part of the \$1K approved. **M/S: Bill/Khalisa** to expend up to \$1000 from the budget to order more glasses. All approved.

Communications

5. **Reports from Government Representatives:**

- i. **Javier Gomez, Assemblymember Todd Gloria's Office:** They've been having hearings for the Housing Committee. He also wanted to thank the AABA for the Adams Ave. Street Fair (Todd was there and responded to people on social media and everything!). They're having a scam-stopper event tomorrow. The Assembly is on recess right now, so it's a great time to get in touch with the office with ideas for bills you'd like to see in the State Assembly. The Gov. signed SB2 and other housing packages last week, which will be about 6.4m for the county each year.

Jim wanted to comment on the passing of AB 672, and thank the AM for his support of that.

Bob Keiser wanted to thank him for the housing package.

- ii. **Brett Weise from Chris Ward's Office:** Introduced himself, taking over for Normal Heights, Golden Hill and South Park. He's a local, born and raised, and graduate of SDSU. He encouraged everyone to contact him with issues, including roads, homelessness issues, etc.

Chris Ward will be here later to give us an update personally.

- iii. **Ron from the NHCA:** The brochure is still under construction (check the site for the update). Holiday Party 12/13, Mixer in the next few weeks.
- iv. **Dave Rodger from the doomed Rec Council:** City Rec Councils were recently dissolved by the city. Rec Council funds are allegedly being absorbed into the city's coffers.

Jim suggested we'll ask CM Ward about that decision tonight. At least one thing this means is that the fencing conversation we had last month seems to be stalled by this action, as without a Rec Council, there's no mechanism for the proposals and approvals of parks spending without our community.

- v. **NH Urban Arts Council:** Thank them for the Bear on the Mason's lodge. They also want to add more art to electrical boxes in the community, and are exploring a number of other projects. Their Meeting is tomorrow night at the Rec Council (always meeting the First Wednesday of the month!).
- vi. **Scott from AABA:** They got the Normal Heights sign painted, to the tune of 12K, and the Street Fair clean-up was completed for a block north and south of the street. It was a success, and attendance was up.

Jim requested more seating around the street during the fair, and Scott said seating was down, and they'll work on it for next year.

Mike from Smitty's suggested the event might have been successful because it didn't conflict with the Pacific Islander's festival.

A resident asked why the school wasn't used this year, and the answer is because of ongoing Adams Ave. construction on-going.

The NHCPG staffed a booth, and Jim wanted to thank those who staffed the booth (including Jim Baross, Patti Claassen, Calina Ferraro, Suzanne Ledeboer, Adam Deutsch, Rose Kelly, Thomas Lovell, Caroline McKeown, Dan Soderberg, Ralph Enriquez, Ryan Zellers, Khalisa Bolling, Joe Fombon, Nancy and Mark Lawler, and Gary Weber).

- vii. **Naomi Siodmock form the Planning Department** is here tonight here to answer any questions that might come up during the meeting.
- viii. **El Cajon Blvd. Business Improvement Association:** they got 107 answers to their survey about 40th and ECB, and the highest was for civic use, followed by commercial, and then residential use. They're having a business tour 10/18.
- ix. **"Safe Neighborhoods" (a mysterious shadow of an organization):** John Hartley (who last month said that the group was defunct for the last 20 years) is working to get police back in the Mock Building (which is not inhabitable, and to which Officer Jenny Hall [stated publically at our last meeting](#) that they will not return); he's concerned about the homeless people in the park, and "they're" "getting reports," but it's not clear how they do that since they don't have a website or nor meet regularly. He says people don't know how to report things to the police, and he "teaches them how to do that."

Adam asked when the group meets, to which John replied that they don't have any meetings planned. Adam then asked where they have meetings when planned, and John said they meet in the Park. Adam asked how people learn about when they meet, and John said that at this time, they seem to just talk to people in the park. Adam then asked how people can learn about where and when meetings will be, and John said he's making a flier. Adam then asked where people will be able to access the flier, and John was not sure how information would be distributed. So, if you're interested in attending a meeting of this organization, wander around Ward Canyon Park until you find John Hartley.

6. **Communications from Web/Social Media/Other sources:** Missing dogs, picking up dog poop, packages stolen, and homeless debates wherein almost everyone seems to become an expert in sociology, psychology, crisis management, municipal accounting, spiritual wellbeing, political science, and military history.
7. **Non-agenda Public Comment (may be limited to 2 minutes each):**

- i. **Mike Magers from Smitty's Service:** has a conflict with his family over his subdivided property. His business inhabits the front area of the property, but his aunt has control of the residential areas in the back. His aunt would like to put an auto repair shop on her portion of the property. There's a moratorium on new auto repair shops in the neighborhood, but she's grandfathered in for zoning. However, it's in a space that makes it very difficult to run an automotive business from the alley, with the residences that are present; her shop will take up parking around the neighborhood. He's curious about what could be done.

Caroline asked about zoning, and Mike recounted repairs that she's done.

Jim mentions it's not on the agenda, but wonders if it should be on the agenda for next month. The Rep from the department doesn't know the details, but can look into it. Bill suggests that business access from the alley seems like it should not be allowed.

Action Items

8. **Considerations for 40th and ECB:** Presentation by Michael Lengyal of Civic San Diego concerning advocating for higher densities at our Pilot Village corner, and along ECB at 40th along the I-15: shared some history of the state and assets. Lots of policy/law jargon. He had a handout with a lot of thorough information (see the end of the minutes).

If the lots were purchased, it would come to us, but they'd like to talk with us about going to market with them. Jim would like to know what we might expect will go in there, and it seems to be ideal for mixed-use commercial/residential.

Gary invited him here to talk about this, and wants us to think about how we want to develop this before it gets sold off to be a McDonald's and a gas station. It should be a robustly developed hub, and he wants to make sure that our community plan is followed as this project develops. He gave a lot of history, and wants this to be the high density that fits into our community plan, and to put in high density units.

Caroline wants to know if we can recommend what we'd like there, and he says we can make that recommendation for the City to consider. Bill wants to know why the two parcels can't be joined by the city, and sold with conditions, and he says we can make that recommendation. Dan would like to approach architects who are known in the community to create a signature design for them. A resident supported transit oriented development in there.

M/S:Gary/Dan: to encourage whoever is in charge of this to consider looking at minor land acquisitions and land consolidations including down to 38th st. because we'd prefer higher density mixed-use transit oriented development at that location. **All voted in favor.**

Naomi will recommend the best way to make that recommendation.

(We interrupt these action items for a special update from rock-star council member Chris Ward!)

Update from CM Chris Ward: he's really been pushing for solutions to our homeless challenges in the city, and in our community. The Hep A outbreak seems to have created some break-through in urgency, uniting the city and county. There are new site development areas being developed, with services included to hopefully help people leave those areas, and move into stable housing and self-sufficiencies. They're also looking into "safe camping" and "safe parking" areas, with services on site that are safe, sanitary, and places where people can access help. The city is providing Hep A vaccines to those who need them, and he asks that if you seek that out, please do so if you feel you're at risk (but the city doesn't have millions and millions on hand to vaccinate every citizen of the region). According to the major, sanitation and power washing neighborhoods is going to become the new normal. If you see unsanitary conditions on the street or in alleys, please report those to his office, or in the GetItDone App.

Some public works issues include more recreation services in Ward Canyon Park, which should help with people settling in that park. There are also more teams on the street helping with mental health.

They're expanding regulations to accommodate the marijuana industry, as approved by voters in Prop 65. They're working to help that industry come out of the shadows.

Questions from the community:

Scott asked about exactly where the Hep A cases are. 60% are in the city, and 40% outside in other areas of the county. He's asked for a zip code breakdown from authorities, but that's not available just yet. Half of the city cases are downtown. It started in El Cajon, but quickly spread downtown.

The SDCCD Stadium site is being considered as a cite to provide services, as well as areas in the Sports Arena, and in other safe spaces around the city. They're also promoting other transitional programs.

Caroline gave a Limited Edition Normal Heights Pint Glass to him, which will be in his office, which we'll look for when we storm the downtown building.

Mike Magers asked about homeless issues and Hep A issues along the river. Turns out it a freakin' mess down there. They do clean-ups, but then it gets trashed again.

Dan is concerned about the use of the trolley by homeless populations, which is causing ridership to drop. He's noticed mental health issues on those who are riding. CM Ward says that resources are being used, and will hopefully extend to those services to the MTS system.

9. **Information and potential response to reports that P&R is to remove Adams Ave (all?) Rec. Councils:** Jim asked Chris to give an update on this. Chris says that this change comes from a law about allocating public money, and a recommendation from the City Attorney. Turns out some groups in North City have been mismanaging funds, and that's caused a major review. He thinks that they're trying to consolidate the community review function under planning groups.

Jim suggests that in the past, the ability for a community to raise and spend their own funds have been a big draw for participation, and it's a shame they're being pulled, and the community is being punished. Ward's hoping that a working system will come about on the other end of this action. Jim is concerned that community fundraising and participation is going to decline if people feel that their efforts and funds will go to other communities.

Dave asked about funds raised by their 501c3 outside of the Rec Council accounts. Those funds are mandated to only be spent on programs for kids. He's curious about how these funds are going to be taken, and used. Ward thinks money outside of the Parks and Rec accounts shouldn't be taken.

Joseph is curious: what were examples of mismanagement of funds that caused this? Ward heard it was spent on large parties, and other events that were questionable or unlawful uses. Dave says it was in Carmel Valley. They allegedly used capital funds without going through the proper channels; other rumor has it that there was a lot of sloppy nonsense done with the money—sounds like a scandal to the north!

Ralph was curious about street sweeping in southeast Normal Heights, and would like that to happen more often than every other month.

And now, back to the news...

Do we want to take a formal action on the issue of the Rec Councils? We want more information. **M/S:Caroline/Thomas:** the NHCPG supports the Rec Council and we appreciate all they do for our community, and we request more information to review and comment on this decision before the city council votes on it. **All approved.**

10. **Shall we formally submit to Caltrans via the D3 Council Office a schematic for reworking the Adams to southbound Route 15 on ramp?** Gary explains the general plan that calls for redesign of that ramp, and Ryan has drawn up schematics. CalTrans staff is happy to look at those plans, but the city must bring it to them. **M/S:Gary/Adam:** that we submit the plans to the council office so it can be transmitted to Caltrans and encourage them to proceed. Scott is worried about loss of parking if that happens. (can we insert a picture). Ryan clarified the plan, since he actually drew it. The proposal moves the barricades from Madison to the Caltrans lines, getting rid of the left-turn off the exit ramp. Earlene suggested the Ward Canyon Park Plan isn't valid, but that's simply false. **Vote: All approved.**
11. **Status of the Mission Valley Plan update:** We want a path from Normal Heights down to the river park (this has come up before). **M/S:Gary/Khalisa:** A request to require whatever development scenario occurs on the stadium site to include creation a pedestrian urban trail from NH to Mission Valley. **Vote: All Approved.**

Naomi has come comments and maps, and the Planning Department has a plan for this project.

Information/Discussion Items

12. **Hawley/School Street:** the City will be adding the fluorescent yellow-green crosswalk signs at the uncontrolled crosswalk facing Hawley Blvd. and will add "SLOW SCHOOL XING" pavement legends in advance of the crosswalk on each side. Ryan reports that we can install flashing lights, if the community wants to raise money for that (figure 5-10k).
13. **Response on Ward Canyon Park/Mock Building Questions:** The city sent a response to our request for Ward Canyon Park cost estimates on repairing, replacing, and or removal of the Mock building and/or constructing a new recreation building. Adam found the address of the building listed on a 2015 report of city facilities (and if you want to read that, here's a link:
[https://google.sannet.gov/search?q=cache:Ux5NJlo45M4J:docs.sandiego.gov/councilc_omm_agendas_attach/2015/Infra_150603_9.pdf+"3901+Adams"&site=sandiego_gov&client=sandiego_gov&proxystylesheet=sandiego_gov&restrict=sandiego_gov&output=xml_no_dtd&ie=UTF-8&acc](https://google.sannet.gov/search?q=cache:Ux5NJlo45M4J:docs.sandiego.gov/councilc_omm_agendas_attach/2015/Infra_150603_9.pdf+)

Adam continued to explain: Did you know that a building in "good condition" ranks between 1 and 20 in an evaluation score? A score of 20-30 suggests that a building is considered "fair." The Mock building in Ward Canyon Park comes is ranked at 68 out of 100, putting it at "poor" quality. The city estimated in 2015 that it would cost \$626,052 to replace essential systems for minimal use; \$1,101,195 to make the building like new, and \$1,632,543 to completely replace the building (as is, and so it stands to reason that a different building that we'd rather have there could cost less money).

John Hartley asked where that information came from, and Adam told him that it's available on the city website (turns out there's an entire *city's* worth of deep documentation on our sandiego.gov site).

14. **Street Fair feedback?** Discussed previously. 'Twas cool.

15. **Potential upgrading of Vons Market:** Adam, Gary, and Scott met with the representative. Adam thanked Jim for putting us in touch with him. The representative from Albertsons/Vons said that they'd like update/renovate the existing Adams Ave. Vons location. They presented multiple plans (including one that just pushed the front out by a few feet, but nobody, including Vons, likes that idea). The other 4 options all included demolishing the existing building, and moving the entrance up to Adams Ave. One plan puts parking in the back of the property and underground; another puts parking in the back and on the roof of the building; another puts the whole building on pillars at a second story height, and puts 3 new retail spaces along Adams Ave. with parking at the back, and under the raised market; the final plan they have puts parking in the back and underground for the market and 4 stories of residential, but we pointed out that our Community Plan for Adams Ave. will restrict the building height to 35 feet or so; the Vons rep says that plan gets pretty complicated anyway, and he appreciates the feedback on the challenges with that plan as it is.

No decisions were made yet, but we appreciate that the company is approaching us before they do anything with that space.

Committee and Ad Hoc Group Reports

16. Community Planners Committee – Jim: raised several issues. They discussed the Developer Impact Fee for those doing development. Those funds are supposed to be used in communities where development has been done. The proposal brought forward was to do away with those fees. The consensus was to stay away from those, and keep the fees and use of those funds. They also discussed state changes in affordable housing, promoting “companion units” with certain conditions to promote those kinds of density projects.

17. Properties reviewed for historical significance - 4571 36th Street, 3426 N Mountain View Drive. No significant concerns found.

18. Project Review Committee – no new projects requiring review.

19. Transportation/Traffic Calming – Ryan Z. “If the school/community had a private funding source to pay for a Beacon crossing devices RRFB, the City would install it for us. I do have a contact representative for this equipment, if anyone would be interested -- and they would give us the City's prices. This would likely be \$5k-\$10k”.

Meeting ended at 7:58pm

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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<http://www.sandiego.gov/planning/community/profiles/normalheights/agendas.shtml>

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