



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

Agenda for Tuesday, December 4th, 2018, 6:00pm until approximately 8:00pm

6:00 Call to Order - Start of NHCPG Meeting

1. Introduction of planning group members
2. Agenda Modifications/Setting (*Note: items may be addressed out of listed order*)
3. Approval of previous meeting minutes – Adam Deutsch
4. Treasurer's Report – Facility Fee: SDUSD - Caroline McKeown

6:10 Public Comment

5. Non-agenda public comment may be limited to two minutes per person

6:20 Reports

6. Government Representatives
7. Community Groups
8. Adams Avenue Business Association
9. El Cajon Boulevard Business Improvement Association
10. NH Community Association and NH Urban Arts
11. Adams Rec. Advisory Group
12. Social Media & other communications – Adam & Caroline

6:40 Chair Report

13. 40&ECB corner status
14. Survey proposal (see pages 4 and 5 below)
15. January meeting date and location
16. CPC report – No November meeting

6:50 Action Items

17. Reimbursement request to Treasurer for recent expenses (\$35).
18. Proposed memo to the City reinforcing this committee's interest in a dynamic high density mixed use solution at 40th & ECB (see page 3 document below).
19. Refine and conduct a limited survey of thoughts and opinions on various topics related to implementation of the community plan
20. Board election to fill the position vacated by Thomas Lovell
21. January meeting time and location

7:20 Discussion Items

- 22. Presentation by Gabriel Torres – Water Main replacement
- 23. The NHCPG's role and participation in production of a book—Zephen Specht
- 24. NH Parks & Schools – Timeline and revenue possibilities for improvements
- 25. Projects with 45 year rule applied:
 - 4929 W. Mtn. View Dr.
 - 4911 W. Mtn. View Dr.
 - 4879-4883 33rd St.
 - 4716 32nd St.
 - 4964-4966 Hawley Blvd.
 - 4430 Wilson Ave.

7:40 Information Items

- 26. Updates on current working group activities and possible next steps.

8:00 Adjournment

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 Secretary Adam Deutsch at nhcpgsecretary@gmail.com.

Normal Heights Community Planning Group

Transit Oriented Development Corner

The southeast corner of Normal Heights, as described in the Mid-City Communities Plan, is immediately adjacent to the Boulevard Transit Plaza, and is seen as a major activity center created by the high level of transit service in each direction. The community plan regards it as the highest density location in all of Normal Heights.

As the City moves to dispose of the publically owned property at that location our board wants to remind the City of the plan goal and indicate our support of that location for a substantial mixed use infill development project.

There has also been mention of the high density zoning not being high enough at this time, given the circumstances of our present housing shortage.

*

*

*

*

Our planning group considered this situation at its meeting of 4 December 2018 and moved to approve the following points.

- If current zoning limits the ability to capture the higher density recommendations of the community plan then the NHCPG supports amending the zoning to achieve the higher density goals.
- The two parcels that have become available and apparently acquired by private interests are not large enough to achieve the impact of transit oriented development at this unique site. It ought to be expanded by acquiring adjacent properties wherever feasible.
- It has always been assumed that any project at this location should necessarily embrace the Boulevard Transit Plaza, and have a direct connection to it, tying the transit interchange to the adjacent high density development.
- The NHCPG supports to every extent possible the creation of market rate housing at this particular location, along with its fair share of affordable units to meet the broader community need.
- The NHCPG supports the inclusion of destination retail and employment space however possible, including entertainment uses, to attract a small part of the region's disposable income, and to represent to them an example of what transit oriented development can actually be.

December 2018

Normal Heights Community Planning Group

Board Survey - Fall 2018

The following topics are issues that are addressed in the existing community plan. The planning group has discussed most of these matters over the years yet in many ways they are still unresolved, primarily because most cost a considerable amount to implement. Please indicate your preferences, and we will discuss the results at the December meeting.

Density

Please use these definitions in determining what type of new infill development should occur in each of the following segments of NH. Pick one of the three numbers for each area.

- 1 - No more infill at all
- 2 - Keep existing unit(s) and add unit(s) behind
- 3 - Remove and replace with new units

- ___ North of Collier
- ___ Collier to Madison
- ___ Madison to Meade
- ___ Meade to ECB

Parks

Please indicate which of the following you prefer, mark as many or as few as you like...yes or no?

- Y N Finish Ward Canyon Park
- Y N Expand Adams site if possible
- Y N Convert excess property along I-805 into useable park space
- Y N Search for single lot opportunity purchases
- Y N Seek to consolidate lots to increase mini-park site sizes
- Y Other _____

Mid-City Little League

The Mid-City Little League has a difficult time fitting all of its games into the time allotted at the Adams site. They seek to find a permanent home somewhere in the area that allows them the flexibility to adjust their schedule to meet their needs. Please indicate which of the nearby sites you think would make the most sense.

- ___ Fit it into Adams & Franklin
- ___ Rehab Ward Canyon Park to fit it in there
- ___ Secure space at the newly rebuilt Wilson
- ___ Other _____

Traffic

One approach to improving traffic safety is to evaluate methods of improving the main conflict points, the intersections. Are there other intersections in addition to the ones listed that need attention?

| | |
|--------------------------|----------------------------|
| Adams & W. Mtn. View | 35 th & Madison |
| Adams & Hawley | 35 th & Meade |
| Adams & 35 th | 33 rd & Meade |
| Adams & E. Mtn. View | Other_____ |

In general, which of the following treatments would you prefer for intersections?

- Red curbs at corners to improved sightlines
- Painted crosswalks
- Devices such as flashing lights
- Traffic signals
- Curb extensions to narrow crossing distance
- Other

Parking

- Y N Should new development be required to provide off-street parking?
- Y N Should the streets be stripped to maximize the amount of parking possible using angle parking where feasible? Note: Any block would be given an exemption to angle parking if it was not wanted.
- Y N Should parking meters be used on Adams Avenue?
- What one thing could be used to improve parking conditions?_____

- Which is better?
- _____ Long, wide driveways with parking in the front
- or:
- _____ Restoring the curb and sidewalk and losing that parking in the front yard

Bicycles

Which streets should be designated as some form of bikeway ?

What type of designation should be applied to each street identified?
