



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

**Meeting Minutes for Tuesday, December 4th, 2018**

Board Attendance (x means "present"):

X	Gary Weber (C)	X	Linda Case	X	Mark Lawler
	Gautam Dey	X	Zephen Specht	X	Scott Kessler
X	Jim Baross	X	Alison Flynn	X	Marty Graham
X	Caroline McKeown (T) in at 6:35	X	Dan Soderberg in at 6:13	X	Michael Chandler
X	Rose Kelly		vacant	X	Adam Deutsch (S)

C=Chair; VC= Vice Chair; T= Treasurer; S=Secretary

**6:00 Call to Order - Start of NHCPG Meeting**

1. Introduction of planning group members, and a "Thank you" to Mark who set up our sound system as a donation to the community (and was on hand to do some real-time on-the-spot troubleshooting).
2. Agenda Modifications/Setting (*Note: items may be addressed out of listed order*)
3. Approval of previous meeting minutes – Adam Deutsch emailed a draft of the minutes shortly after the last meeting, received comments, incorporated those, and then distributed another draft prior to this meeting. **M/S:Mary/Linda** to approve last month's minutes. **All voted in favor.**
4. Treasurer's Report – Facility Fee: SDUSD - Caroline McKeown is delayed in traffic, so we're waiting for her and will get a report under the action item that address reimbursements.

**6:10 Public Comment**

5. Non-agenda public comment may be limited to two minutes per person:
  - a. Alison talked about the publicly owned golf courses, and how just about anything else would be better for the neighborhoods on those pieces of land, since the city loses money on them and they're a huge suck on other resources, clearly not serving in city in an equitable way.

**6:20 Reports**

6. Government Representatives.
  - a. **Brett Weise from Councilmember Chris Ward's office:** a few items came before council, including the creation of a new Mobility Board (combining Parking and Biking advisory boards). They also approved the Select Committee on Homelessness. He gave an overview of other projects they've been working on, including new ideas for affordable housing, the transitional storage center, youth homelessness resources, and locations in all 9 districts that can have 140 units of

housing for homelessness each. Also, the Point In Time Count is coming up, to collect data on the population of those struggling with homelessness.

Marty asked about designations and variations in the Point In Time Count for situations like those living in RVs, and Brett reported that there is discussion between departments about how those individuals would be classified.

Alison asked about how people move their stuff into the transitional storage center, and there is staff to assist people who need help moving items.

Jim asked if the proposals for housing units have been identified in District 3. None of them are in Normal Heights (one of the highest density neighborhoods, who would also welcome more density along El Cajon Blvd.) at the moment.

Alison asked about how many units downtown are owned but not occupied (and were *never* occupied), where owners/developers are sitting on them empty. Brett is collecting data on that, as well.

Chris Ward is also now the chair of the Regional Task Force for Homelessness, so he'll be in a good position to act as the regional leader on these complex issues.

- b. **Javier Gomez from Assemblymember Todd Gloria's Office.** Gloria's starting his second term in the State Assembly. They submitted AB 43, that has counties give up mental health funding if they're not used in a certain amount of time. Those funds should be spent, and if the county can't do that, the bill will have that funding moved to other entities that will use it.

Gloria is working on several housing initiatives, largely in dialogue with local government offices. They're also looking into improving fire response, the 911 system, affordable housing, and expand on early education after-school programs.

Next Wednesday at the State Building, there's a gift drive, and provides people in need a safe place to park for the night. 5:30 to 7pm.

Marty asked about programs to help people get into home ownership. Javier and Todd Gloria both are renters, and there was discussion about how some cannot afford to buy in the city at this time.

Linda asked about the fires up north, and the insurance company that went out of business due to claims filed from that event, and asked if the state was going to help with that. Nothing is resolved at this time about that.

Marty asked about development and that state's role in that.

- c. **Nate Causman** introduced himself. He's our new representative from the Planning Department.

Gary asked him about the chain of command, and assured him that we'll be asking for his expertise in our implementation of the community plan.

Michael asked him about his expectations for us, and he doesn't really have any. He's here to help us understand the community plan.

7. Community Groups:

- a. **Adams Ave. Business Association: Scott Kessler:** The water's been fixed in the community center. Garland has been installed on the acorn lights. The Spirit Stroll sold out and was a huge success. There are 16 new trees being planted on the avenue in the days to come. All the decorative mid-block acorn lights are going to be painted soon. They'll likely be black. Adam asked about the gold buckle accents, but those won't be included. The holiday event is coming up on Sunday, the 9<sup>th</sup> from noon to 4. There'll be snow, peppermint ice cream and Santa in a Model T.
- b. **El Cajon Boulevard Business Improvement Association:** They're running a mobility forum right this minute about developing transit on the ECB. We should all be there, but this meeting was in conflict.
- c. **NH Community Association:** Nobody is here from that group, but the Holiday Tour around the neighborhood is on Dec. 18<sup>th</sup> starting at about 5:30 at the Community Center.
- d. **NH Urban Arts:** Kim Emerson gave the update: They're working on some grants at the moment and brought a proposal for the Adams Avenue Park with a model. They've been advised to work with a landscape architect about they're plans for the park. They're also considering a renaming of the park to Kaleidoscope Park. They brought a model of possible art, and Gary commented that we saw a presentation last month.

They want to ask us for a vote tonight on some of their plans. They want mosaic artwork in the park, as well as a mural on the Rec Center building.

Parks will be discussed in more detail in item 24 below.

- e. **Adams Rec. Advisory Group:** Bob Keiser gave an update: they've done the first phase of the drought tolerant landscape of the park.

8. Social Media & other communications – Adam & Caroline: Pretty quiet.

**6:40 Chair Report**

9. 40&ECB corner status: this land has been acquired by the same group that build 37ECB and the Lafayette Hotel. We have sent a letter in the past asking that area to be developed with transit in mind, and to be a major contribution to our neighborhood. We'll have a presentation on that under Action Item 18.
10. Survey proposal: we want to continue to prioritize elements of our plan, so we know what we should work on first. Initial feedback has been about density, and infrastructure needs, and where we want the development to happen in Normal Heights. Rose will be refining the survey for distribution to the email list.
11. January meeting date and location: The January meeting is set for New Year's day, so we might want to move that to January 8<sup>th</sup>, and we'll cover that in Action Item 21.

12. CPC report – No November meeting, so there's no update. The 12<sup>th</sup> Amendment to the development code is being explored, and the text of that can be found here:  
[https://www.sandiego.gov/sites/default/files/12th\\_update\\_draft\\_matrix.pdf](https://www.sandiego.gov/sites/default/files/12th_update_draft_matrix.pdf)

#### 6:50 Action Items

13. Proposed memo to the City reinforcing this committee's interest in a dynamic high density mixed use solution at 40<sup>th</sup> & ECB (see page 3 document below): John O'Connor presented on this project, speaking on behalf to the development team that's acquired that land. Their understanding is that it should be a big project, and they want that, too. They're willing to spread the time, money, and resources to make sure the project is what everyone's happy with. They'd like another year to their due diligence program. The current deadline is February 1<sup>st</sup>. Gary wonders if additional parcels on the same block might be acquired to make the project more substantial, and if it could link to the transit plaza, and be a destination to bring people from the neighborhood there.

**M/S:Scott/Jim: Support a 1 year extension of the due diligence period to allow the developers to possible expand the site and do additional planning.**

Marty thanked the development team for engaging us, and there was applause.  
**All voted in favor.**

14. Reimbursement request to Treasurer for recent expenses (\$25), for the space at Adams Elementary we used last month and for social media boosts. **M/S:Jim/Marty: to approve the request. All approved.**  
**Caroline would also like to give Mark and additional \$125 to pay him for a cabinet, if the city funds cannot be used for that. Alison seconded. All approved.**
15. Refine and conduct a limited survey of thoughts and opinions on various topics related to implementation of the community plan: Caroline is willing to do some rewriting/editing, and Rose can digitize it. Adam can distribute it via the email list and include a link in our documents. Jim also suggests adding open ended questions, and Rose can do that, and happens to love them. **M/S:Rose/Jim: Support making this survey. All approved.**
16. Board election to fill the position vacated by Thomas Lovell: it was announced last meeting, and on agendas for November and December. The seat would go until March 2019, then be subject to re-election. Alberto is interested in filling the seat. He'd lived here for 3 years, and is particularly interested in cycling and walkability.  
**M/S: Jim/Adam: Bring Alberto aboard the board. All voted in favor.**
17. January meeting time and location: Move the meeting to January 8<sup>th</sup> in this location. **M/S: Jim/Linda. All approved.**

#### 7:20 Discussion Items

18. Presentation by Gabriel Torres from SD Public Works Department, update on Water Main replacement: on the Hazard Bridge crossing Adams, and the bridge crossing the 805 on ECB, and going from 32<sup>nd</sup> to 33<sup>rd</sup> St. The Construction will last about 2 months for the Adams portion, and then open trench replacement on ECB. Neither street will be closed, and it will be mostly night-work.

Marty asked about the life of PVC vs. cast-iron, and they haven't been used long enough to know the full life cycle. Both of these are technically not in Normal Heights, but

immediately outside the borders, and we also recommended he present to North Park and City Heights, respectively.

19. The NHCPG's role and participation in production of a book—Zephen Specht: There was a report in the last meeting minutes. Do we want to put time and money into this project?

Caroline asked about the role of the group was, under the impression that it was to gather history, rather than a published record. Caroline suggested they develop a Normal Heights Historic Walking Tour Map.

Jim think's the priority should be the archiving of the information, so it's not lost.

Brett said that the city clerk does archiving services.

Caroline also mentioned there's a wikipage that could be added to.

Michael asked about recouping a book expenses, and other communities sold enough to pay for it within two years.

Adam doesn't think book production is the role of this group, but identifying sites of the photos at the History Center in Balboa Park would be more appropriate for us to do, especially as we consider historic review.

If anyone has a photo or history of the neighborhood, those can be sent to [NormalHeightsHistory@gmail.com](mailto:NormalHeightsHistory@gmail.com)

Jim suggests those interested create a new group, like a Normal Heights Historical Society, that seems like it would be appropriate. Caroline thinks a group like that would be vitally helpful with historic review. Zephen will think about it and start working towards that.

20. NH Parks & Schools – Timeline and revenue possibilities for improvements:
  - a. We need to get Ward Canyon Park finished, including the freeway ramp, and the destruction of the Mock Building, and consideration of where will the little league play.

Caroline wonders if we can leverage the 40<sup>th</sup> & ECB project to leverage park development, and we should be able to use Development Fees to help that.

Apparently Ward Canyon Park needs about \$8.5m. Adam is curious about costs that park brings in, but permit fees don't generate any profit, and only cover processing feeds.

Linda has an idea: she'd like our community library (the one in our community plan) and has been told land must be identified. She wants to take the Adams Elementary joint use park, and make a structure that is both subterranean and goes up 4 stories with a park on the roof.

People talked about development costs for a project like that (which is part of why they didn't do underground parking for Adams Elementary (another part is assumed to be a lack of imagination or will)), and it would be more cost effective for the city to identify and acquire new land (which was a proposal a long time ago, when lots of land could have been acquired across the street for like \$800k, rather than the \$10m it would likely cost today).

Brett suggests that a park from a road would be more feasible to increase useful green space, like the block of Cherokee immediately north of Adams Ave.

Adam suggested we add a specific question about it to the survey.

Caroline asked Kim and Bob if they're separating the art from the land use, and they are. Caroline's sense is that this group already supports public art. Adam expressed reservations about changing the name of the park, but confirmed that this group has been supportive of public art in the past. Caroline reminded us that the NHCPG encouraged Norma to start the NH Urban Arts association when we were first approached about doing street-surface murals.

21. Projects with 45 year rule applied:

4929 W. Mtn. View Dr.  
4911 W. Mtn. View Dr.  
4879-4883 33<sup>rd</sup> St.  
4716 32<sup>nd</sup> St.  
4964-4966 Hawley Blvd.  
4430 Wilson Ave.

**Nothing of historic note on these.**

**7:40 Information Items**

22. Updates on current working group activities and possible next steps.

**8:02 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.*

**Adjournment 8:27pm**

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

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