

# Normal Heights Community Planning Group

Normal Heights Community Center at 4649 Hawley Blvd

Tuesday, April 1, 2008 6:00 p.m. - 8:00 p.m.

## A G E N D A

### Welcome & Introductions

### Approval of Previous Meeting Minutes

**Public Comment** (non-agenda items only, limit of 3 minutes per speaker)

### Reports from Government Representatives and others may occur:

3<sup>rd</sup> City Council District Office – Monica Pelaez,

City Planning and Community Investment Dept. – Maxx Stalheim

76<sup>th</sup> Assembly District Office -- Melanie Cohn

Updates from other Normal Heights or Mid City organizations

Adams Ave. Business Association – Jim Schneider, Director

Adams Ave. Recreation Council –

Friends of Normal Heights Canyons - Next meeting Wednesday, April 9, 7pm, Cafe Cabaret,  
3739 Adams Ave

### Information Items

1. 39<sup>th</sup> Street Neighborhood Park renaming ceremony held March 27<sup>th</sup>. New name is Ward Canyon Neighborhood Park.
2. City Councilmember Toni Atkins will be delivering a State of the District address on April 24<sup>th</sup>.
3. March 2008 Community Planners Committee meeting – Susan Redelings
4. Stop sign to be installed at 33<sup>rd</sup> Plance and Monroe Ave – notice from Traffic Systems Engineering and Operations Division
5. Auto waste recycling for “at-home mechanics” scheduled for April 5 in Balboa Park. For information call (858)694-7000. Item provided by Environmental Services Dept.
3. I-15 Mid City BRT Stations Working Group. Next meeting to be April 8<sup>th</sup> in the Metro Center Community Room, 3910 University Ave.
4. Invitation from S. D. County Taxpayers Association to their Golden Watchdog & golden Fleece Awards Dinner May 29<sup>th</sup>, 2008. Reservations due by April 4<sup>th</sup> to 236=6423 x16.
5. City is requesting input on the Draft 6th Update to the Land Development Code (LDC) during the current open public review and comment period. Comments are to be titled “Draft 6 th Update” and submitted to dsldc@sandiego.gov no later than May 2, 2008. Input received during this open review and comment period will be considered in a revised draft and scheduled for Planning Commission review and consideration. Additional opportunities for public participation will follow to finalize the code amendment process via City Council and California Coastal Commission public hearings.

<http://www.sandiego.gov/development-services/industry/landdevupdate.shtml#6>

## Action Items

1. Project Review –
  - a. Affordable housing project at 4637 34<sup>th</sup> Street - to discuss NHCPG writing a letter of support for the project.
  - b.
2. Officer Elections for positions of Chair, Vice Chair, Secretary, (and Treasurer?). NHCPG members will nominate candidates and elect officers.
3. Selection of NHCPG representatives to the Community Planning Committee; two alternative representatives and the NHCPG Chair. CPC meetings are held in the evening of the 4<sup>th</sup> Tuesday of each month. Form designating representatives is to be completed and submitted to the City.
4. Soliciting ideas for actions to enhance public/community information regarding NHCPG deliberations and actions; responding to issues raised because of controversy about the Kensington Terrace project (Kensington Terrace project information is available. Planning Commission Report # PC-07-140 at <http://www.sandiego.gov/planning-commission/pcreports/07140.pdf>.)
5. Historical Resources Guidelines section of the S. D. Land Development Code recommends City staff consult with NHCPG member familiar with area historic resources. Chair to accept volunteer recommendations. City staff contact is Tricia Olsen, [tolsen@sandiego.gov](mailto:tolsen@sandiego.gov).
6. Assigning Community Needs sub-committee to review, provide, and prioritize items for the Mid-City financing plan. The update to Land, Use & Housing (LU&H) is to be submitted in May, and heard by the City Council in June. Normal Heights' list of priority projects will need to be received by April 30, 2008 in order to be incorporated in the final plan. City staff contact, Vicki Burgess at 619-533-3684.
7. Affirming Community Needs sub-committee to review and recommend Continuing the development of Normal Heights Planning Group "wish list" for projects and prioritization. Members and attendees will review previous and new 'brain-storm' listings and discuss a prioritization process. Should a committee convene to review and recommend changes and priority projects to the Mid-City financing plan for presentation to City Council by June? City contact person is Cheryl M. Robinson, Facilities Financing Project Manager, City Planning & Community Investment, Ph (619) 533-3679, Fax (619) 533-3687, [crobinson@sandiego.gov](mailto:crobinson@sandiego.gov)

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

### Housing –

1. Housing – (Holly Ritter) reporting editorial and the response forwarded Holly from the Neighborhood Historical Preservation Committee in the Housing Committee Report
2. Community Needs – (Morris Dye)
3. Facilities –
4. Transportation (Morris Dye) –

5. Bylaws (\_\_\_\_\_) – City staff informed Suzanne and I that our Bylaws have been reviewed (at last!) and await City Council approval... should be non-controversial.
6. Canyons (Jeff Underwood) –
7. Library –
8. City Heights PAC – (Rudy Burlin)

**New Business for the next meeting**

**Adjournment**

# Normal Heights Community Planning Committee

## MINUTES

Tuesday March 4, 2008  
6:00PM  
NH Community Center  
4649 Hawley Blvd

Called to Order by Vice Chair Susan Redelings 6:02

Members present: Dino Serafini, Earlene Thom, Jessica Oliver, Rudy Burlin, Jeff Parsons, Susan Redelings, Jeff Underwood, Morris Dye, Holly Ritter, Suzanne Ledeboer

Guests: Nancy Wolfing, Gary Weber, Jim Schneider, Kevin Johnston, Jon Derryberry, Jasmine Fox

Members absent: Kerry Sheldon, Jim Baross, Steven Jareb

Welcome and introductions

No minutes of previous meeting

Public Comment (non-agenda items only, limit of 3 minutes per speaker):

Larry Hofreiter, recently moved to Normal Heights, came to introduce himself, he is a planner with the County. Also, wanted to ask if anything could be done about the miserable condition of the alley by his house on Cherokee and 36<sup>th</sup> St. -- huge water puddles, very rough. He knows that city won't pave it. Committee recognized this alley as one reported in a recent "Just Fix It" article in U-T.

Jim Schneider, Director, Adams Ave. Business Association:

- Reporting 3 storefront remodel projects were completed by the AABA;
- Next project is the Corner Wash on 35<sup>th</sup> Street, Jim passed around a drawing showing the new the design

Reports from Government Representatives:

3rd City Council District Office – Monica Pelaez

Announced the dedication of Ward Canyon Neighborhood Park on Friday, Mar. 7 at 9:00 am.

High interest in extending Oversized Vehicle Parking Permit Pilot Program to non-coastal districts, the issue is being discussed

Toni Atkins will be delivering the State of the District address on April 24<sup>th</sup>

Ward Park restroom update: Dept. of Development Services in doing its final review the structure is scheduled for delivery late April-May.

Morris Dye asked why the street sweeping needs to be scheduled so early in the morning. If it took place around 10 rather than 7 am so many more cars would be already on the road that cleaning would so much more effective.

Monica said she thought the sweeping had been re-scheduled to later in the morning and that she would check on it.

76th Assembly District Office -- Melanie Cohn

Passed AB 1022, Care at Home bill

Other legislation sponsored: Mercury control bill, hands-free cell phone

Budget is taking a lot of time and effort: No balanced budget possible without closing tax loopholes. Budget cuts are seriously impacting education and quality of life in the State.

City Planning and Community Investment Dept. – Bernard Turgeon

Not in attendance/Nothing to report.

Friends of the Canyon:

Kevin Johnston reported that native, drought tolerant vegetation was planted in the canyon restoration site. They had a positive discussion with the Carmelite Monastery representatives about the proposed canyon trail easement across their property. A canyon clean-up event is planned for April 26<sup>th</sup>.

Information Items

1. Impromptu canyon motocross ramp – dismantled
2. Community Planners Council (CPC) meeting
3. Auto waste recycling for “at-home mechanics” scheduled for April 5 in Balboa Park. For information call (858) 694-7000.
4. I-15 Mid City BRT Stations Working Group update
5. Kensington Terrace project

Susan wanted to report on No. 2: her experience at the Feb. 25<sup>th</sup> meeting of the CPC:

The CPC meeting was taken up with discussion of the City’s General Plan update, which was reviewed by a CPC sub-committee. The full CPC discussed the sub-committee’s comments and recommended revisions. The CPC then voted to recommend conditional approval of the GP update contingent on the comments/revisions be incorporated into the Plan. Marianne Greene, of City Attorney’s office attempted to explain how “conditional approval” could or couldn’t work and how incorporating the requested revisions would be problematic. An hour-long discussion ensued and nothing was decided. CPC voted to end the question and was uncertain as to what the CPC’s influence could be at this point in the process.

Susan felt that issues were brought up at CPC that brought into question the NHCP’s voting procedures. In particular, whether voting for committee members should be secret. Suzanne was certain that committee-member voting is to be secret, whereas voting for officers could be by show of hands. Susan found out that NHCP’s by-laws were “in the queue” for review by attorney’s office.

In summary, Susan found the CPC meeting an “exhausting ordeal” but worth attending nonetheless.

Action Items –

1. Committee Membership Elections

Members standing for re-election:

- Jim Baross
- Susan Redelings
- Rudy Burlin
- Morris Dye
- Kerry Sheldon
- Jessica Oliver

New candidates:

- Nancy Wolfing
- Kevin Johnston

Susan went over voter eligibility requirements and proof of residency requirements and turned the floor over to Elections Chair Earlene Thom.

Earlene reported that there are currently nine openings on the Committee but only eight would be filled with this evening’s election; the Committee will have a total of 14 members, if the new members are elected and continuing members are re-elected. The Committee’s maximum authorized membership is 15, but it is viable with only a quorum. However, we can fill the 15<sup>th</sup> spot in July with the election of any eligible individual. Ballots were issued to present Committee members and 7 members of the audience who vouched for their eligibility to cast a vote (residents, business and/or property owners who have attended at least one meeting of the NHCPC in the past 12 month period).

Ballots were collected and counted by Morris and Rudy. Earlene announced the results: all eight nominees were elected. Nancy and Kevin took their seats on the Committee.

Officers will be elected at the next meeting. Susan will recommend that 2 alternates be chosen for the Normal Height’s representative to the CPC.

2. Committee’s recommendation for locations of the official Centennial Neighborhood sign for Normal Heights.:

The Committee had requested five signs and had approved a list of requested locations at a previous meeting. Suzanne recommended following changes to the list of locations:

- Meade and 32<sup>nd</sup> St. (just east of I-805);
- Meade just west of I-15 on 40<sup>th</sup> St.
- On Adams Ave. north side, around Bonnie Ct.

Also, the faded sign on El Cajon Blvd. at 35<sup>th</sup> St. needs to be replaced.

Richard moved for approval of revisions, Rudy seconded, no discussion, unanimously approved with chair abstaining. Suzanne presented revised list to Monica Pelaez, Toni Atkins' representative.

3. Discussion of Community Needs list.

Morris recapped the Committee's brainstorming sessions and will report on an effort to format/organize the list.

Susan suggested that a sub-committee was perhaps needed to prioritize the list prior to presenting to the Mid-City infrastructure committee. Morris also felt the sheer size of the list might make it difficult for the City to effectively summarize and include in the Mid-City Public Facilities Plan.

Jessica McGee thought the entire Committee should vote on the priority, maybe using a multi-voting procedure.

Suzanne suggested a "quick-fix" list of items that could be addressed immediately without needing to establish a capital improvement budget item.

Morris felt that could be handled separately outside of the PFF process, so as not to allow City PFF committee to focus on low-hanging fruit for Normal Heights. We need to keep the pressure on City staff to get right on the quick-fix tasks.

Morris agreed to continue to chair the Community Needs sub-committee through the conclusion of the process and would convene a prioritization meeting. Rudy and Morris pointed out/asked whether noticing of meeting by announcement on the Community Center bulletin was adequate; Suzanne indicated that it would be.

Susan opened the membership on the sub-committee to members of the audience.

Non-Action Item:

Jasmine Fox and Jon Derryberry of Townespeople Corp. (3960 Park Blvd., Suite B San Diego) addressed the Committee about Townespeople's housing project at 4617 34<sup>th</sup> St. (across the street from St. Didacus School).

Townespeople is a not-for-profit Community Housing Development Corp. specializing in development and operation of permanent supportive low-income housing. They plan to acquire the 34-unit apartment complex, complete substantial renovation and then rent to the low-income HIV/AIDS community. Townespeople has recently completed, and is operating a similar project on 51<sup>st</sup> Street.

Susan explained that this item had not been duly noticed in the Agenda; therefore the Committee can not take action tonight.

Mr. Derryberry took questions and provided explanations to the Committee, including what case management applicable to tenants was provided. Mr. Derryberry said they provided financial and housekeeping training and help with medications regimen as needed. Their housing is operated as strictly drug-free with testing and video-monitoring.

Committee questioned what relocation assistance were existing residents to be provided. Mr. Derryberry said that existing residents, if low-income qualified, would be given an offer to stay. Those not eligible would be given the required relocation allowance.

Mr. Derryberry requested that this item be placed on next meeting's Agenda for the appropriate Committee action.

**Committee Reports:**

City Heights PAC (Rudy Burlin): Request for Proposal for El Cajon Blvd. Pilot Village Project.

Adjourned at 7:28