



Agenda for Tuesday February 5, 2008

Normal Heights Community Planning Committee

Meeting at:

Alternate location due to primary election/polls.

Methodist Church meeting room
4650 Mansfield St.

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 may occur:

3rd City Council District Office – Monica Pelaez,

City Planning and Community Investment Dept. – Melissa Devine

76th Assembly District Office -- Melanie Cohn

Updates from other Normal Heights or Mid City organizations

Information Items

Canyon destruction (construction of moto-cross track and large wooden ramps) below and north of Ellison has been taken as a case by Neighborhood Code Enforcement.

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.

I-15 Mid City BRT Stations Working Group update. Next meeting Feb. 12, 6:30 PM in the Metro Center Community Room, 3910 University Ave.

Report of meeting re: Urban Trail project – especially the "40th Street Promenade" and walking and bicycling routes. Item provided by Gary Weber.

Request may be heard concerning proposal to make 33rd Place a dead-end for motor vehicle traffic at Monroe. Item provided by Rainer Boelzle.

Kensington Terrace project information is available. Planning Commission Report # PC-07-140 at <http://www.sandiego.gov/planning-commission/pcreports/07140.pdf>.

Action Items

Project Review – none scheduled

Election Committee report or and solicitation of other candidates for the March election to fill NHCPG

vacant and/or terming out positions. Candidates that have expressed interest prior to agenda setting include: Nancy Wolfson and Kevin Johnston

Shall we designate a NHCPG representative to the Uptown Historic Preservation Coalition? This group is expanding to include all the older San Diego neighborhoods and would like a representative from Normal Heights. They are quite concerned about preserving our historic properties and have strong representation from Uptown, Hillcrest, University Heights, Mission Hills, North Park and City Heights. Issue/opportunity brought by Jessica McGee.

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, c Robinson@sandiego.gov

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

Housing -

Facilities -

Transportation (Morris Dye) -

Bylaws (Suzanne Ledebor) - update on progress for City review/acceptance

Canyons (Jeff Underwood) -

Library -

City Heights PAC - (Rudy Burlin)

New Business for the next meeting

Adjournment

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Minutes for Tuesday January 8, 2008

Normal Heights Community Planning Committee

Meeting Minutes: Tuesday January 8, 2008

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

Members absent: Jessica McGee, Kerry Sheldon, Richard Rios

Guests: Nancy Wolfing, Gary Weber, Jim King, Bank Dawson, Melyssa Sheeran, Roberto Diaz, Elizabeth Diaz

Welcome and introductions:

Approval of previous meeting minutes:

From: December 4, 2007

Changes or corrections: Quite a few incomplete sentences as a result of Steve trying to capture a lengthy detailed conversation. Those sentences don't appear to be critical they seem to be additional bits of information beyond the scope of the minutes.

Move/Second: Dye: Moved to accept the minutes as is.

Second: Ritter

Vote: Unanimous

Abstention: Burlin: Did not have an opportunity to review the minutes.

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

Elections: Jim asked that we seek out members of the community that may want to run for a spot as a board member on the NHCPG.

Dino Serafini, Earlene Thom and Jeff Parsons volunteered to be members of the election committee since they are not up for re-election.

Seats up for election/re-election: Jim Baross, Rudy Burlin, Morris Dye, Steven Jareb, Suzanne Ledeboer, Jessica Oliver Susan Redelings, and Kerry Sheldon.

Jessica McGee cannot run at this time because she is termed out.

The election will take place in March then in April new board members are seated and a chair will be selected.

Reports from Government Representatives may occur:

3rd City Council District Office – Monica Pelaez

Not in attendance/Nothing to report.

City Planning and Community Investment Dept. – Bernard Turgeon

Not in attendance/Nothing to report.

76th Assembly District Office -- Melanie Cohn

Not in attendance/Nothing to report.

Information Items

1. Portable restrooms at 39th St and Edna Pl to be replaced with permanent restrooms in March stated Stacey Lomedico, P&R Dept Head, according to "Just Fix It" article in U-T.

A guest asked about this and Jim Baross referred to a recent U-T article that stated that permanent restrooms were coming in March 2008.

2. Auto waste recycling for "at-home mechanics" scheduled for April 5 in Balboa Park. For information call (858) 694-7000.

3. I-15 Mid City BRT Stations Working Group update – next meeting Jan. 15 beginning at 6:30 PM in the Metro Center Community Room, 3910 University Ave.

4. Request may be heard from resident Rainer Boelzle to propose making 33rd Place a dead-end at Monroe due to large amount of traffic traveling north and south on 33rd Place at dangerous high speeds; 33rd Place has become a corridor for traffic between El Cajon Blvd and Adams Avenue. In his opinion, traffic should be diverted to 33rd Street or 35th Street. Furthermore, the Z&Z Market on Monroe has very little parking. Frequently, cars are double-parking, parking in driveways, and parking in the alley obstructing traffic. Making 33rd Place a dead-end would create parking for the Z&Z Market and solve the parking/traffic issue.

Action Items

1. Location for meeting in February?

The usual meeting location will serve as a polling location on Tuesday February 5, 2008, the date of the next NHCPG meeting. The February meeting will be held at the Methodist Church (kitty corner from our usual location).

Action: None taken, more or less an information item.

Motion/Second:

Vote for:

Vote against:

Abstaining:

2. Project Review - 4581-4585 Bancroft St. 3-unit condo development by owner Manuel Singh, (619) 778-0283. City Project Manager, Derrick Johnson at (619) 446-5283

Manuel: Has been building the three units for about one year now (about 80% complete). The new project is a single-family front with two townhouses in the back. He is in the process of map review and is asking for a map waiver so he can sell the three units separately.

Questions were raised about location of access, square footage, floorplans and landscaping.

Manuel's responses:

(Car) access to the two rear units is from the alley.

All three units are 3 bed and 2.5 bath. The two townhomes are 1250 sqft each.
In regards to landscaping the project is under landscape review.

Rudy asked about the number of conversions and apartments in the area.

Manuel's response: Not a conversion but a new construction since all of previous structures were torn down. The area has mixed types of housing including: single family, apartments and condos.

Jim suggested that addresses should be affixed to the rear entrances of the property for fire department access based on what city heights is still asking for.

Action: To recommend this project with one stipulation. Addresses should be affixed to rear entrances of the property to improve fire department access.

Motion/Second: Burlin/Sarafini

Vote for: 10 (Serafini, Jareb, Thom, Oliver, Burlin, Parsons, Redelings, Underwood, Ritter, Ledeboer)

Vote against: 0

Abstaining: Dye (Works in Development Services with the City of San Diego)

3. 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.

Suzanne: Stated that the community-financing plan is outdated with issues such as creating a 5-acre park North of Adams.

Gary: Community plan reminds us that we are about 40 acres short of parks. The higher that number is the more they can charge in development fees. In order to meet the standard you will need some 5-acre parks. No one will ever take a piece of land north of Adams to build a park.

Rudy wanted to know what the Kensington Terrace Project was.

Gary: Same architect who designed the building (that houses Starbucks) in Kensington. Supposed to be a intense multi-use development (retail/residential). Community is up in arms about this project. Many say it's too intense. The real uproar is the impacts of traffic. Meeting tomorrow night in Kensington, which will probably include a discussion of this project.

Rudy heard that funds for the El Cajon Pilot Village project were reduced in order to send money over to the Kensington Terrace Project.

Gary: This is not the case, they are two separate projects.

Jim: Summarizing the conversation said that we should be aware of what is occurring in Kensington just in case it begins to occur along Adams Avenue in Normal Heights.

Morris asked the group and guests to not hold back on their ideas for community wish list.

Jim summarized the needs-list and stated that there might be a community trails exploration event sometime in January or February.

New suggestions made at this meeting include:

1. A new digital marquee at the fabric store

2. Dino clarified the previous entry "substitutions for space". He is suggesting that we ask for other funds/amenities in lieu of deficient park/open space within the community
3. Rooftop gardens and amenities
4. Golf course, mini-golf, Frisbee golf
5. Community Square
6. An additional community clock along Adams Avenue in East Normal Heights
7. Water Features (E.G. Fountains)
8. Remove on street parking and add a bike lane along Adams Avenue
9. Add bicycle racks throughout the community
10. Bus Shelters along Adams Avenue
11. Trolley along Adams Avenue again
12. Underground Adams Ave (E.G. Big Dig)
13. Add murals of the "old Adams" along Adams Avenue
14. Find ways to re-create old Adams Avenue
15. Create visible entryways into the community (especially at Meade)
16. Wayfinding: Designation signs, kiosks (with pictures and maps)
17. Public Art: Murals on Buildings (possibly at Catsup and Mustard looking building at Adams and Mansfield)
18. Something like the "City Repair Project"/intersection repair.
19. Block Parties
20. Shopping mall on Adams Avenue
21. Acquire American Flags for the Community
22. Senior Center

These suggestions were added to a larger community needs brainstorm.

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

1. Housing – nothing to report
2. Facilities – nothing to report
3. Transportation (Morris Dye) – nothing to report
4. Bylaws (Suzanne Ledeboer) – New bylaws have not been approved yet. According to Suzanne, the city claimed they lost them but they are now found.
5. Canyons (Jeff Underwood) – nothing to report
6. Library – nothing to report
7. City Heights PAC – (Rudy Burlin) – nothing to report

New Business for the next meeting

None

Closing Comments

A Neighborhood Watch meeting will take place at the Recreation Center on Adams Avenue and 35th Street on Saturday January 12, 2008 at 9am.

Adjournment at 7:51pm