

Normal Heights Community Planning Group

Normal Heights Community Center at 4649 Hawley Blvd

Tuesday, October 7, 2008 6:00 p.m. - 8:00 p.m.

A G E N D A

Welcome & Introductions – (though not required, please sign-in on our attendance sheet)

Donation Opportunity – “above the norm – Normal Heights” buttons available for \$1 donation; supporting the Normal Heights web site at www.normalheights.org .

Approval of Previous Meeting Minutes

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

Reports from Government Representatives or others may occur:

3rd City Council District Office – Steven Hill

City Planning and Community Investment Dept. – Victoria White

76th 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 – Kevin Johnston

Information Items

1. Pedestrian Master Plan Public Workshop, October 25, 9 AM to 12 noon at Normal Heights Community Center. The City of San Diego would like your input on walking issues and opportunities in your neighborhood! The City is holding workshops to solicit input to help develop and prioritize a list of pedestrian projects to improve safety, accessibility, connectivity, and walkability in several communities. “Help prioritize Normal Heights’ pedestrian issues and concerns.”
2. Friends of Normal Heights Canyons have an upcoming planting (Dec. 13, 10am, end of Eugene Place). They'll also need volunteers for regular watering throughout the year.
3. San Diego, City Planning a Community Investment department announces new City General Plan is available in print (\$30) and online at <http://www.sandiego.gov/planning/genplan/index.shtml> .
4. "Take Back the Tap" - Food & Water Watch (FWW), a nonprofit consumer advocacy organization in San Diego. FWW advocates that all people should have access to clean and affordable water.
5. Congratulations to Adams Ave Business Association for an apparently successful Street Fair!

Action Items

1. Project Review –
 - a. Market at 3440 El Cajon Blvd. proposal to sell African style spices, take-out food, groceries, and beverages including bottled alcohol at 3440 El Cajon Blvd.

An off-sales Type 20 ABC license will be required. Guidelines for City PD determination are attached. Recommendation from the NH Planning Group will be provided to S.D. Police Dept. Some information and guidelines as highlighted for us by Howard Lebores of the SD Police Dept. are below.

The crime rate is 149.5%. Anything over 120% is considered high crime.

ABC allows 4 off sales in that census tract (17.00). Only 2 exist which means it is not over concentrated.

The business will be within 100 feet of residential property.

Questions we may want to ask the applicant:

1. Will he sell beer in six-pack only? (No singles. the police department support this)
2. What size wine? (Police department supports 750 ml and higher; no small bottles)
3. No fortified wines. (Mad Dog 20/20, etc.)
4. Hours of operations?

If the group supports the addition and wants to request conditions to be added to the ABC license, the police department will consider them.

As always, the police department may agree or disagree with the recommendations of our group but our input is important.

- b. Potential projects for review in future
 - i. #156896. 4939 E. Mtn. View Dr., 395 sq ft previously constructed addition
 - ii. Received inquiry re: community acceptance of a wine bar operation on Adams Ave.

2. Short review of NH Planning Group membership and terms of office.

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

Housing –

1. Housing – (Holly Ritter)
2. Community Needs – (Morris Dye) - Potential review, discussion and potential prioritization of projects on our “comprehensive” list.
3. Facilities – (in active committee)
4. Transportation -- (Morris Dye, Jim Baross)
 - a. SR-15 Mid-City Bus Rapid Transit Committee report
 - b. Upcoming public input meeting re: Mid-City Bike Route along SR-15.
5. Bylaws -- (Morris Dye and Susan Redelings)
6. Canyons -- (Kevin Johnson)
7. Normal Heights Library – (inactive committee)
8. City Heights PAC – (vacant position)

New Business for the next meeting

Adjournment

GUIDELINES FOR DETERMINING PUBLIC CONVENIENCE OR NECESSITY

No single formula can be used to determine Public Convenience or Necessity. However, the following guidelines will assist in making this determination in a fair and equitable manner:

(1) Whether the issuance involves an existing business with a license which is being transferred to a new location, and which will not result in an increase in the total number of off-sale retail liquor licenses or on-sale retail liquor licenses in the census tract in which the business would be located.

(2) Whether the business, by reason of its location, character, manner or method of operation, merchandise, or potential clientele, will serve a segment of the City's business or residents not presently being served.

(3) Whether the business will be located within a 600-foot radius of incompatible facilities, such as public and private schools, day care centers, churches, parks, homeless shelters, and alcohol rehabilitation centers, and facilities designed and operated to serve minors.

(4) Whether the location of the license will be in a crime data area covered by police department statistics, which has a twenty percent greater number of reported crimes than the average number of reported crimes for all crime data areas in the City.

(5) Whether the issuance of the license involves an existing business, which has been located at a site which has had three or more reported crimes as defined in (4) above within the previous one-year period.

(6) Whether the issuance of the license will promote the goals and policies of the City's General Plan, any applicable specific plan, or any similar policies that have been adopted by the City Council.

(7) Whether the application is for a premises where a previous license has been revoked within the previous one-year period.

(8) Whether the applicant has been convicted of any felony.

(9) Whether the premises are located within 100 feet of residentially zoned property. If a parking lot exists for the benefit of patrons then the 100 feet begins at the perimeter of the parking lot.

(10) Whether any other information supplied by the applicant, or other competent evidence shows that the "public convenience or necessity" will be served by issuance of the license. When consideration is given in determining "public convenience or necessity", any one of the foregoing guidelines may be sufficient grounds for denial. **Each application shall be judged on an individual basis and any one criteria or combination of criteria may be waived as the result of imposed conditions.**

Normal Heights Community Planning Group

MINUTES

Tuesday August 5, 2008

6:00PM

Normal Heights Community Center

Call to Order by Chair Jim Baross at 6:07

Members present: Holly Ritter, Nancy Wolfing, Kevin Johnston, Richard Rios, Dino Serafini, Earlene Thom, Jeff Parsons, and Jim Baross

Members absent: Jeff Underwood, Rudy Burlin, and Morris Dye

Guests: Conni Musser, Buran Haidar, Paul Lewis, Art Harrison, Bob Kaiser, William Irvine, Maxx Stallheim, Stephen Hill, Vickie White, Larry Hoffreiter, Jim King, Michael Nelson, Larry Tran, Dick Rol, Melyssa, Sheeran, Vanessa Mapula, Rosanna Hamson.

Welcome and introductions

Minutes of July meeting approved

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

Art Harrison – Thanked Council District 3 representative Stephen Hill for getting his street swept and asked if the minutes from previous meetings would ever be posted again. Jim pointed out that the minutes are set out with the agenda and also that two webpages: “Community Planning Group” on the Planning Department website (www.sandiego.gov) and NormalHeights.org carry some of the minutes, but are not updated regularly. Robert Rael is still looking for help to maintain the NH.org site.

Reports from Government Agencies/Representatives

Stephen Hill – 3rd District. Toni Atkins is looking into the property at the end of Cromwell Ct. in response to the Group’s inquiry as to availability for a Mission Valley overlook. Toni was instrumental in obtaining funds for recently completed streetscape improvements along Adams Ave.: new streetlights, trees, and tree grates.

Holly reported that commercial trucks parked near Ward Canyon Neighborhood Park are littering and dumping illegally.

Max Stahlheim – Planning and Community Investment Dept., introduced Vicki White as the new Community Planner for Mid-City.

Information Items

1. Thanks to Toni Atkins for successfully getting the Centennial Signs located properly.

2. The Normal Heights Canyon Trail meet and greet took place at Susan Redeling's. It was a workshop to reach out to more residents to explain the concept. Look for NH Trail flyer posted on Friends of the Canyon website.
3. Guests from the San Diego River Conservancy, Michael Nelson and Jim King, addressed the Group about the San Diego River restoration project (www.sdrc.ca.gov). The Conservancy was originally authorized to study 1/2 mile on either side of the River's thread. The study has since expanded to include tributaries, and canyons into the adjacent neighborhoods, such as NH; The SDRC Board includes Donna Fry and Toni Atkins as well as Jim King. Mr. King was a member of the California coastal Conservancy before retiring and then brought on to manage the San Diego Tributary Canyon Project, which he summarized. City policy provides substantial support for stewardship of the canyon/tributary system. Mr. King described the completed "Framework Report" that outlines opportunities for enhanced values in three issue areas: access, interpretation and stewardship. Access opportunities include consideration of connections to Mission Valley's public transit centers. The Report includes identification of community/central park near NH canyons. Also proposed are trails linking neighborhoods of Serra Mesa, University Heights, Normal Heights. The Project authorizes trails crossing the S.D. River that will connect to Fenton Market Place trolley station and tie-in to Multi-Species Conservation Plan resources, enhancement of the Ruffin Canyon system, and a footbridge crossing the River. The plan seeks to fulfill the "City of Villages" concept by providing non-motorized connections between mid-city neighborhoods and Mission Valley. Texas Street warrants study as the most heavily used north-south (non-fwy.) connector and as a problematic pedestrian route. Next steps; update project area constituencies regarding the Conservancy's authorization and activities.

Questions:

What does "Interpretation" involve? It is basic information about the natural resources to be found, wayfinding information, describing the history and explain the cultural significance of the canyon system.

What is the institutional or governance program? Who's responsible for fire hazard abatement, brush management and maintenance? The Board has commissioned the Project to address and clarify these issues.

Meetings with direct residents indicate that these and other concerns, such as compliance with ADA, are ongoing and they are being recorded and passed on to the Conservancy and the local planning groups.

4. CPC Meeting: On-going discussion between Planning Department and the City Attorney's office regarding indemnity of CPG members. The revisions to the Admin. Guidelines to CP 600-24 (the Council policy governing the Community Planning Groups) are out for review.

5. Notice of Open House/Workshop for the proposed El Cajon Bus Rapid Transit is scheduled for Sept. 11 3:00-7:00 pm at the Lafayette Hotel on the Blvd.

Action Item – No projects. TM waiver for 4939 East Mountain View is coming on next meeting's agenda.

Elections to fill NHCPG member vacancies.

Jim called for nominations. Art Harrison, Larry Hofreiter and Dick Rol were put forward as candidates. Mssrs. Harrison and Hofreiter were determined to be eligible community members and were nominated to stand for election. Secretary indicated that there was no record of Mr. Rol having attended the required minimum three meetings of the NHCPG within the past year and was therefore determined not eligible for nomination.

Ballots were distributed with the names of the two nominees. Jim instructed the Group to vote for one and ruled that the name drawing the most total number of votes, would be named to fill the longer of two remaining terms. Jim and Dino counted the votes and found that Larry Hofreiter received the higher number and was named to fill the longer vacancy to 2009.

Non-Action Item: Quarry Falls Redux

Jim read the letter from Mary Wright, Deputy Director Planning and Community Investment, to CPG Chairs admonishing them for placing items on their respective agendas "...which do not relate to, or are outside of their community planning area boundaries." The letter also included the reminder:

Council Policy 600-24, ARTICLE VI, Section 2, vii. states that "A planning group shall directly inform the project applicant or representative in advance each time that such review will take place and provide the applicant with an opportunity to present the project."

The letter was issued, as it relates to the NHCPG, ostensibly for placing the San Diegans for Responsible Planning on the July agenda in order to present their position on the Quarry Falls project in Mission Valley.

After discussion about possible courses of action two motions were offered:

A) Jim: shall Chair put items before the Group for action that do not relate to or are outside of our planning area? Second by Holly; yes: 7, nay: Dino.

B) Art: hold the action of July in abeyance until project proponent has made a presentation. Invite Mary Wright to address the Group and explain member rights and responsibilities; second by Nancy; yes: 7, abstained: Earlene

Committee Reports:

1. Housing – Holly Ritter presented report on Neighborhood Historic Preservation Coalition, Mayor's proposed new eligibility requirements for

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Mills Act designation, which would gut the Act in the opinion of the NHPC.
Noted the Council's consideration of a proposed ordinance that would prohibit "formula businesses" at Kensington Terrace and on Adams Ave.

2. Facilities – nothing to report
3. Kevin Johnston announced the next meeting of Friends of the Canyon next Wednesday the 12th at 7:00 at Café Cabaret. The next canyon restoration project will be discussed.

September is dark, next meeting is October 4 in the Community Center

Adjourned at 7:35