



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

Meeting Minute – July 11th, 2017

Meeting Called to order at 6pm by Chair Jim Baross

Board Attendance (x means “present”):

X	Gary Weber	X	Nancy Lawler	X	Mark Lawler (in at 6:13)
	Bill Conway	X	Ralph Enriquez at 6:20		Scott Kessler
X	Jim Baross (C)	X	Ryan Zellers	X	Joseph Fombon 6:11 (VC)
X	Caroline McKeown (T)	X	Dan Soderberg at 6:14		Khalisa Bolling
X	Rebecca Schwartz Lesberg	X	Thomas Lovell	X	Adam Deutsch (S)

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

Administration Items

1. **Call to Order:** Board introduced themselves.
2. **Agenda Setting:** Items might be taken out of order.
3. **Approval of April Minutes:** Adam distributed the minutes from June 6th to the board prior to this meeting, and took feedback via email, incorporated them into a new draft, and shared them again prior to this meeting. **M/S:Gary/Rebecca. All approved.**
4. **Treasurer Report:** Total at \$1787.66 in our account, and \$750 of that is pre-approved for pint-glass production. **M/S:Adam/Ryan, All approved.**

Communications

5. **Reports from Government Representatives:** Chloe Madison from Chris Ward’s Office: after a busy 2 months, things are calming. They’re hoping that in mid-year, D3 can get some of the CPPS funding back (after being cut by the mayor). \$80m has been approved for a housing program in the city, and was recently announced at a press conference. There’s a homeless connect meeting on 7/24 at 9am. Gordon Walker has been hired as the CEO of the Regional Taskforce on Homeless.
The SANDAG reform bill is moving through the state assembly. AB805.

It's Pride Month in SD, and the Pride Parade is on Saturday the 15th. They're meeting at 10:30 at the DMV, and ask people to wear blue.

The Council is on recess in August, so Chloe will be back in August, with a new last name.

Jim thanked CM Ward for coming out to the Normal Heights 4th of July Parade.

6. Reports from Community Groups

Normal Heights Community Association: the NHCA is still collaborating and collecting funds from various groups on a neighborhood resource pamphlet.

The association would like to join us in a booth at the Adams Ave. Street Fair.

The movies in the park are happening; check nhmovies.org

Normal Heights Urban Arts is tomorrow night at the Rec Council (always meeting the First Wednesday of the month!).

7. Non-agenda Public Comment (may be limited to 2 minutes each):

- Earlene: a neighbor had a problem crossing Madison during the Rock N Roll Marathon. She wants to suggest better street control. More specifics on street intersections wasn't available, as some people, apparently, don't know the names of streets.
- John Hartley: "Safe Neighborhoods," a group that doesn't seem to publicize their meeting or activities, has no website, or clear explanation of purpose or operation or organizational structure, is "making progress" on the police Mock Building, though Kensington resident Oscar Padilla fell off a ladder and hurt his ankle. They're also starting a "park watch."

Caroline asked which park, and it's just Ward Canyon.

Dave asked about attending Rec Council meetings, and Hartley said Nancy will represent the group at those meetings. Jim requested any materials for the street fair booth.

Caroline asked if Padilla fell off the ladder while doing unauthorized roof repairs at the city-owned Mock Building, and Hartley confirmed that he did.

Adam asked why the work was being done in the first place, and pointed out that rogue repairs on the part of a private organization doesn't seem appropriate to be done on a City Building that's been recently abandoned by the SDPD. Hartley seemed to think it was fine. Rebecca expressed concern about possible issues with people getting hurt while trespassing on city property.

- Caroline announced that Roosevelt Middle School is doing a parking fundraiser for the Pride Parade. Head over there if you need parking for the Parade, and want to help the school fundraise.
- Rebecca reported that her car, parked on Meade, was hit by a drunk driver recently, and wanted to just remind people to be careful when driving late on Meade.
- Thomas went to Taste of Adams and reported on the fun and how well attended the event's become.
- Ralph said that the ECBA is sending out a survey about the lot at 40th and ECB soon, and is taking a list of people to send that to. Link to come in the minutes.

8. **Communications from Web/Social Media/Other sources:** Residents in the Merivale/Circle Dr. area are noticing noise since vegetation was removed across the freeway for the bike path (freeway noise is bouncing off the new concrete walls, rather than being absorbed by the natural wall of earth. Jim will talk about with SANDAG staff.

Adam mentioned the post on a Normal Heights facebook page from some young residents complaining about "transplants," and how their nice stuff inspires people to steal that stuff. So, if you're the victim of theft, it's your fault for having stuff people want to steal...it's a lousy argument, and one that many people loudly got involved in.

Action Items

9. Review and potential position regarding Adams Ave Recreation Center Council proposals for modifying/removing open grass space in Adams Ave. Park:

Dave reported that the city would like to reduce the maintenance costs at parks, and wants to remove *some* of the grass at Adams Ave. Park. Apparently the City Council has mandated the removal of the grass (which we have not gotten any official notice of); we're talking about the parkway, and a few feet south of it (clarification arrived at after Adam hops onto the stage and became a live-action laser pointer).

Mike Palmer has a presentation about turning the entire park area into a "natural playground," based on designed implemented in other cities, and some areas of Morley Field.

This plan has, first and foremost, a perimeter fence. The fence also allows for a sign that says the park cannot be used from 12am to 6am.

Jim pointed out that Joint Use land at Normal Heights Elementary is closed off the public, and is locked up during hours it should be open, and it's a problem. He doesn't

want that duplicated here. Caroline pointed out that locks won't be on this fence. It would be similar to the one at the Kensington Library.

If the plan ended with a 3 ft fence around the park, that's something the board would welcome. Mike then presented the "natural playground" elements: areas for children to play that are made from natural elements, like upcycled tires, tree stumps, and other modular pieces. They tend to be geared toward ages 3-10. The main middle area would still be grass under this proposal.

M/S:Caroline/Ralph calls for a motion: we support the installation of a 3 foot fence that doesn't lock, and the development of natural playground space while maintaining the public picnic space at Adams Ave. Park.

Discussion: Caroline mentioned a Landscape Architecture grant that is available, and applications are due in August. She'll send a link.

Thomas would like clarification about all the logistics of it.

Adam mentioned that putting natural playground space in might compromise "passive use" space, and worries about changing the intention and openness of the park to all neighborhood residents.

Gary would support an unlocked 3 foot fence, and would support looking into the park, but doesn't trust the city to execute a plan like this smoothly. He wants the motion changed to be able to look into it, so we can evaluate plans as we go.

Updated Motion: We support the installation of a 3 foot fence that doesn't lock, and are interested in participating in the development of natural playground space while maintaining the public picnic space at Adams Ave. Park.

M/S:Caroline/Thomas support the revision. **Vote in favor was unanimous.**

Rebecca is excited that we're talking about ways to activate park use and space, rather than just ways to deter and arrest the homeless population.

10. Progress on participation with the Adams Ave Street Fair (09/30-10/01): Design for a few promotional pint glass is underway. Jim needs to reserve a spot at the fair, and the signup sheet will go out soon.

No action required by the board. But Jim needs to reserve that with Scott/AABA

11. Review of our previously established list of priorities for City Capital Improvement Program projects: We're going to send the same list we always send, with an addition:

M/S: Caroline/Jim: Add a 3ft fence around Adams Ave. Park to our CIP list. **All approved.**

Information/Discussion Items

12. Information and discussion on some on-street and off-street parking situations that are affecting Normal Heights. Gary W.: Citing an article about parking management, Gary gave a history of the Mid-City Parking District, and how money from parking meters are divided up. The Parking District made the decisions that head-in parking is the best way to increase parking on wider streets, to use every public street as efficiently as possible. Hundreds if not thousands of spaces have been added due to that. The goal of the Parking District is to have a clear policy in place.

After that, the city sent out letters to residents, and changed the process for developing parking. But the goal is to maximize on-street parking. This came up in the Meade Ave. Bike Path conversations (see previous month minutes, Dec 2016).

Ray Huffman's buildings (the boxy monstrosities that are all over the place around here; see <http://sdcitybeat.com/news-and-opinion/news/finding-cure-huffman-virus/>) originally built in 1 space per unit, and policies are always changing, and we have an unaddressed problem with parking around here, exacerbated by the ubiquity of these structures. Gary suggests that curbs in front of the Huffmans be restored, and change the off-street parking to patio space, or some other development. 4 off street spaces would balance out on the street (relatively), and would look much better (and stop people from cramming two cars in, and blocking sidewalks, as KPBS's Andrew Bowen sometimes documents on this social media pages).

Gary would love to see more development on ECB, properly planned, to remove the negative impact of development.

He'd also love to see garages that are being used for storage be used for vehicles again. He'd like for us to think about how we can make a good policy. Meanwhile, he reminds us that updating our Community Plan is a horrible idea, as the city's goal is to remove community control, and the goals to make our neighborhoods livable, walkable, and community based, rather than a place where the city and developers would take control from the residents.

Ralph agrees with Gary, and reported issues with parking he's noticed on his block. Caroline pointed out that Code Compliance routinely puts policies into effect, but doesn't follow through with enforcement.

A resident mentioned there are planning solutions we can explore, recommending a book: *The High Cost of Parking*.

In August, we'll look closely at the parking regulations/policies currently in place.

13. At our August meeting, we are planning a presentation/discussion to additionally inform and promote public dialogue about greenhouse gas reductions and various

strategies to achieve this goal, whether new approaches for transportation, building, or electricity – either through SDG&E/utility companies or Community Choice Aggregation. (Community Choice would save residents money, according to the recently released feasibility study:

https://www.sandiego.gov/sites/default/files/san_diego_cca_feasibility_study_final_draft_main_report_7-11-17.pdf)

Gary is concerned about how much time is spent on issues that aren't about Land Use in Normal Heights. He suggests presentations like that are kept to other venues.

14. Roadway condition concerns: how to notify and expedite repairs and how the City seeks to prioritize projects. Use the GetItDone app.

15. The Mock Building in Ward Canyon Park: John Hartley reported that he's gotten the roof "repaired" by Oscar Padilla, who fell off a ladder in the process of doing the unauthorized repairs (of which it's not clear if he is licensed or insured to do) on the city-owned Mock building. The position of the NHCPG is that the Mock building is slated to be torn down, and Adam reminds the group that rogue entities doing repairs on the building doesn't help the progress of the plan to build a new building.

It's been reported in the past that the SDPD does not intend to use the building again, and even if they did, Caroline points out that there are no windows on the park side of the building, so people can literally expose themselves urinate on the building in the park, and if the whole Mid-City force was inside, they'd have no idea.

16. City Council action regarding State requirements for Companion Housing Units, commonly called Granny Flats: The Planning Commission was to hear the Accessory Dwelling Unit/Companion Unit measures. The CPC had recommended: Clearly define Floor Area Ratio, Clarify bedrooms allowed, Replacement parking for garage conversion must be enclosed, Remove Transit Priority Area as a parking exemption, Remove MF zones, Premises must be owner occupied, Rentals must be 30 days or more, and Clarify that Mini Dorm regulations apply. It appears SGLU committee voted to exempt ADUs from the calculation of the maximum Floor Area Ratio (FAR), to not count the bedrooms in the ADU towards the overall total on the lot, and on a trial basis to cap all development fees, (Plan Check, Inspection, Water & Sewer, and Development Impact Fees, etc.) to \$2,000 per ADU

17. Correction information regarding limitations to Planning Group actions. *"Community planning groups shall not take part in, officially or unofficially, or lend its influence in, the election of any candidate for political office. Community planning group members shall not identify affiliation with their group when endorsing candidates for public office. Community planning groups may take a position on a ballot measure."* (San Diego City Council Policy 600-24: Article II, Section 5.)

Committee and Ad Hoc Group Reports

18. Community Planners Committee – Joseph F., Master Storm Water System Maintenance Program, Accessory Dwelling Units, CIP Prioritization Process. The city is also looking for run-off areas for storm water that aren't near waterways.
19. NH Library - Ralph E.: A firm volunteered to create a rendering for free if we find a space.
20. Properties reviewed for historical significance:
 - a. 4812-4814 34th St (Multiple structures): these buildings should be preserved for a number of reasons, including historical and architectural significance. The property owner has been contacted to give us a presentation.
 - b. 3576 Madison Ave.
 - c. **4909 East Mtn. View**, 4875 Mansfield Street. Comment submitted; "4812 34th Street should be flagged for proper historic consideration as a nearly intact appearing example of modest 1920's craftsman bungalow that were a character defining feature of development in Normal Heights (and other communities) during that time. But Normal Heights was particularly a site for these cottages, and they definitely speak to community character - no less so than the beach cottages of OB, or even La Jolla. As what has already happened to La Jolla, the number of intact examples of this type of housing stock is dwindling at a rapid rate as "flippers" severely modify the original integrity of them. Or they effectively are demolished by "one wall standing" remodeling." Further information requested; 3351-59 Adams (and 4689-91 Felton) in Normal Heights is historic based on all criteria A, B, C, D, and E. The building is considered part of the Carteri Center, built by Bertram Carteri and may have been designed by Louis Gill (the neighboring building was designed by Gill, this one was indeed built by Carteri and is located within this designated district between 33rd-34th Streets on Adams). This building is definitely historic - it is listed as a historic resource by the State of California Historic Resources Board. Caroline attached the documents that give more details about the Carteri Center district along Adams from 33rd-34th St. The permit application is planning to do seismic retrofitting, which would hopefully not alter or damage the historic facade of the building. But I am concerned that there may be proposed changes that we should know about. The owner is to be requested to present their project to us. I also would like to encourage the property owner and the City to officially designate this stretch of Adams as historic."
21. Project Review Committee – no new projects requiring review

22. Transportation/Traffic Calming – Ryan Z. No Updates

Meeting ended at: 7:36pm

Anticipated/Requested Future Agenda Items

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 Chair, Jim Baross, at jimbaross@cox.net or 619-280-6908, or the City of San Diego Associate Planner, Naomi Siodmok at NSiodmok@sandiego.gov or 619-446-5064.

Past Agendas and Minutes are available at

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

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