



NORMAL HEIGHTS COMMUNITY PLANNING GROUP
4649 Hawley Boulevard San Diego, CA. 92116
SPECIAL DELAYED MEETING FROM JULY 4TH
Tuesday, July 11, 2017, 6:00 to ≥ 8:00 PM

Call to order

Administration Items

1. Welcome. Introductions
2. Agenda Setting – Note that items may be addressed out of listed order
3. Approval of Previous Meeting Minutes – Adam D
4. Treasurer Report – Caroline McK

Communications

5. Reports from local government representatives –
6. Reports from Community Groups if present - NH Comm. Assoc., Adams Ave. Business Assoc., Adams Ave. Recreation Council, NH Arts Assoc., El Cajon Blvd Business Assoc., etc.
7. Non-agenda Public Comment (may be limited to 2 minutes each)
8. Communications Other via Web & Social Media - Caroline McK &/or Adam D

Action Items – items may be taken up out of order

9. Review and potential position regarding Adams Ave Recreation Center Council proposals for modifying/removing open grass space in Adams Ave. Park.
10. Progress on participation with the Adams Ave Street Fair (09/30-10/01)
11. Review of our previously established list of priorities for City Capital Improvement Program projects.

Information/Discussion Items – items may be taken out of order

12. Information and discussion on some on-street and off-street parking situations that are affecting Normal Heights. Gary W.
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.
14. Roadway condition concerns – how to notify and expedite repairs and how the City seeks to prioritize projects.

15. Other potential discussion/info items, time permitting: the loss of D3 discretionary funding, follow-up on the roof repairs at Mock Bldg. at Ward Canyon.
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 adult.
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

1. Community Planners Committee – Joseph F., Master Storm Water System Maint. Program, Accessory Dwelling Units, CIP Prioritization Process
2. Properties reviewed for historical significance - 4812-4814 34th St (Multiple structures), 3576 Madison Ave, 4875 Mansfield Street.
 - a 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.”
 - b 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 Irving 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.”

3. Project Review Committee – no new projects requiring review
4. Transportation/Traffic Calming – Ryan Z.
5. NH Canyons, developing a Friends of group? – Alberto Foglia &/or Eric Bowlby info of Canyon Enhancement Planning process to work with the community on some official access and/or resurrect the SD River Canyon Tributary Trail plan. Note recent canyon trail development going forward in City Heights. A newly constructed foot bridge can be seen from the top of the 47th Street Canyon in San Diego's City Heights neighborhood
6. NH Library - Ralph E.

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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