



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

**Meeting Minutes – March 6<sup>th</sup>, 2018**

Meeting Called to order at 6:00 pm by Chair Jim Baross

Board Attendance (x means “present”):

X	Gary Weber	X	Nancy Lawler	X	Mark Lawler
X	Bill Conway (in at 6:37)	X	Ralph Enriquez	X	Scott Kessler
X	Jim Baross (C)		Ryan Zellers		Joseph Fombon (VC)
X	Caroline McKeown (T)	X	Dan Soderberg		Khalisa Bolling
X	Rose Kelly	X	Thomas Lovell	X	Adam Deutsch (S)

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

**Elections:**

Before the meeting was called to order, ballots were distributed to eligible members, and were collected by the committee gradually over the first 25 minutes of the meeting.

**Administration Items**

1. **Call to Order:** Board introduced themselves.
2. **Agenda Setting:** Items might be taken out of order. Item 16 will be moved up, as the reps are here earlier. Caroline/Mark
3. **Approval of Last Month’s Minutes:** Adam distributed the minutes from last month’s meeting to the board prior to this meeting, and took feedback via email, incorporated the comments into a new draft, and shared them again prior to tonight. **M/S: Caroline/Thomas. All approved,**
4. **Treasurer Report:** Total at \$1978.79 in our account. We’ll have an additional \$500 operating expenses for 2018, which are not part of this total. **M/S: Thomas/Mark. All approved.**

**Communications**

**A. Reports from Representatives:**

1. **Toni Doran, Toni Atkins office:** March 21<sup>st</sup> she’ll be sworn in as President Pro Tem. Ptatkinsrspb.com to sign into a special San Diego Ceremony.

Introduced 6 pieces of legislation this year, including one to remove the limit on cancer treatments (A full list is in their March 2018 Newsletter: <http://sd39.senate.ca.gov/news/20180301-march-2018-newsletter> ). The

CA Competes tax credit has been extended by Gov. Jerry Brown.

2. **SDPD Officer Jenny Hall:** Excited about the new police chief (former Mid-City Sargent, Lt., and Captain). Our Mid-City Captain is leaving (Tom Underwood), and the new Captain and Lt. will be announced soon.

Emails have been coming in about graffiti, and she just wants everyone to know that if you see a crime in progress (even vandalism) call 911. If you see it after the fact, use the GetItDone app with your phone. Graffiti get tracked.

They can report that there's a QLT (Quality of Life Team) and the parks are looking better than they've been. They specifically get the GetItDone reports that come in for homeless related issues, and work with the HOT (Homeless Outreach Team).

Earlene asked if the SDPD plans on going back to Ward Canyon Park, and she doesn't know.

3. **Javier Gomez from Assemblymember Todd Gloria's Office:** about 20 bills presented, and they're available on the Assemblymember's site and social media. (You can read a full list of all Gloria's proposed legist [http://leginfo.legislature.ca.gov/faces/billSearchClient.xhtml?session\\_year=20172018&house=Assembly&author=Gloria&lawCode=All](http://leginfo.legislature.ca.gov/faces/billSearchClient.xhtml?session_year=20172018&house=Assembly&author=Gloria&lawCode=All) ).

\$6.1b surplus he'd like to put into the rainy-day fund. Lots of details on the housing bill, to promote affordable housing near transit areas. He's also promoting a bill that requires on-range training for a minimum amount of hours to get concealed carry permit a firearm. (look up details).

4. **Brett Weise from Chris Ward's Office:** Council voted on a resolution to prohibit off-shore drilling off the coast of San Diego (we want to protect our waters). Passed 7-2. Sherman and Cate were those two.

Council also voted on removing a waiver developers can pay to avoid building affordable housing in their projects. That passed unanimously.

More community meetings where announced for people to come out to for updates and one-on-one face time.

Nancy and Mark thanked them for red-curb at Cherokee and East Mountain View.

Marty Graham asked about Housing First, and that's a priority in the region.

5. **Norma Stafford from the NH Urban Arts Council:** Meeting is tomorrow night at Rec Councils. Working with AABA about painting electrical boxes, and projects with the ECBBIA.

6. **Ralph for El Cajon Blvd. Business Improvement Association:** Grand Opening of the Centerline Station happened (the first mass transit station down at freeway-level. It was a very well attended event by representatives from U.S. Rep Susan Davis to community members like Gary Weber.
7. **Naomi Siodmok from the SD Planning Department:** Long Range Planning has moved to Kerny Mesa. She also shared her contact info with the group, and stayed on-hand to help with any election confusion.
8. **Communications from Web/Social Media/Other sources:** Lots of back and forth about the new dockless bike shares. Some people are really excited about them, while other people think streets are just for cars, and they shouldn't have to look at bikes anywhere anytime.
9. **Non-agenda Public Comment (may be limited to 2 minutes each):**
  - i. Risa Baron: project at 39<sup>th</sup> on Circle Drive (same project we voted on in September of 2017). There's concern about parking and that project, and they're afraid it will make parking worse on that street.
  - ii. David Baron: spoke about the same issue. Houses there have small garages and small driveways. There was also a sink-hole issue there about 4 years ago, and he hopes there's hillside review to mitigate that happening again.
  - iii. Linda Case: she's been taking pictures and painting over graffiti herself. She's happy to keep doing that.
  - iv. Another resident is upset about people nailing signs to trees in parkways. It's bad for trees, and people who live in those houses don't want them there.
  - v. Another resident notes graffiti on sidewalks. Norma told him about the GetItDone app (which Jenny Hall had discussed in some detail only moments before).
  - vi. Before moving into Discussion Items, Jim asked that people make sure their ballots were turned in for counting in the election.

#### **Discussion Item:**

10. Speakers on behalf of SDSU West proposal for redevelopment of stadium/Mission Valley. The SDSU West project is on the ballot. They gave a presentation about the project to use the old football stadium land to add to SDSU, which is landlocked.

Full plans can be found at <https://sdsuwest.org/>.

\*\*\* During this presentation, the secretary was approached by Captain Art Harrison, asking for a ballot, but it was about 30 minutes after the Chair did a last-call for ballots. We reviewed the bylaws and spoke with our Planning Dept. Representative, and gave him a ballot.\*\*\*

Questions to Chatfield where about access for us in Normal Heights along a path down to the river park, and also about public access. There were also questions

about environmental issues from the oil farm nearby, and recent studies show only 5% contamination from the project. Marty asked if the site has to be developed as a whole, or can it be broken up. But since the Soccer City plan proposed developing the whole site, other plans need to follow suit. They think it should have been RFPed, but it wasn't. The River Park and Stadium would have to be done within 7 years, and other elements would have other timelines.

Gary wants a firm commitment on the path/trail from our community to the project. Chatfield said that he'll commit to studying it, understanding it, and coming up with a solution.

There was also a question about the City Attorney's recent report (<http://docs.sandiego.gov/cityattorneyreports/RC-2018-1.pdf>) on this project, which they addressed in multiple media reports earlier that day. Here is one of those reports: <http://www.kusi.com/special-report-sdsu-west-land-issues/>

## Action Items

11. **Project review, 3562 Sydney Place:** sewer easement vacation: Jin Kim is representing the property owner here, and gave an explanation for that request. Ralph doesn't see any reason to hold it up. **M/S:Ralph/Bill** to approve this project. **Vote is unanimous in favor.**

12. **Adams Elementary School Joint-use Park Space** is reduced by construction storage containers. Scott, Gary, Jim, and Adam met with district, school, and construction staff, who plan on taking that park space for 18 months, when we were assured park space wouldn't be impacted.

Adam read comments from Trustee Kevin Beiser:

If school district staff attend, they represent the superintendent which may not reflect my position or how I may vote on an action item.

On Land swap RFP:

"I will not support any land swap deal that results in development beyond the local neighborhood community plan...I am hopeful that we might receive a proposal that both honors the local neighborhood community plan which preserves the historic teacher college building"

On Construction:

"As our school facilities are being remodeled and upgraded to create improved learning environments for our kids, inconveniences are regrettable...I will continue to work with staff to minimize such impacts and look forward to restoring all spaces to pre-construction uses for our impacted neighborhood"

Jim reminded the meeting that we need more park space, and Caroline recalls that the district specifically told us in planning phases that they wouldn't take away green

space, and even play space on campus. They agreed to not touch the park. They've also paved over a 5 ft. strip by the portables, actively removing green space. Meanwhile, the joint use agreement has apparently expired, as well, but the law seems to be that it should be honored until renegotiated. It's not clear to anyone how Parks & Recreation allowed this Joint Use Agreement to expire. Assistant Director Andy Field can be reached at 619-235-1110

Scott explained other options to store their stuff, including parking spaces, sidewalk, or over at Wilson Middle School. Their construction has also turned off the street lights on School St. In short: They made us promises, and they broke them.

Marty reported that really heavy construction vehicles drove over the land they haven't taken, and have damaged it. And Caroline noted they had to take more space for an SDG&E easement.

Brett reported that Chris Ward is aware of this, and they've been in contact with Park & Rec and the District, but no word has come back. Andy Field said they're discussing the "exact boundaries of the land." **M/S:Ralph/Caroline** to express our anger over this, and demand they relocate their equipment to a more appropriate location, preferably land at Wilson Middle. **Vote was unanimously in favor.**

**13. Recommend expanding the Adams/Global Vision school site** to address overcrowding and limited outdoor activity space per Mid City Community Plan recommendations. Gary recalled that we talked about this last month, and we're on record desiring an expansion of land for the schools. No action taken at this time.

**14. Shall the NHCPG request the City of San Diego to calculate and report the actual carrying capacity in terms of density or Floor Area Ratio, height, and required parking. on the blocks along El Cajon Boulevard between I-805 and the SR 15 freeway, north side, in the Normal Heights portion of the Mid-City plan. if the blocks were fully developed? We'll send details to our Planning Dept. Rep.**

Gary wants precise numbers about what can fit where, so we know what we're talking about, and what the city keeps saying they want. We want density in proper places, so they don't force it other places.

### **Information/Discussion Items**

**15. Election Results** were announced and read. The following people were reelected to the board: Jim Baross, Mark Lawler, Caroline McKeown, and Gary Weber. Additionally, Linda Case, Michael Chandler, Alison Flynn were elected to seats.

There was a tie between Marty Graham and John Hartley for the final seat. Under advisement from the Planning Department, Adam prepared a coin-toss, and announced that Marty would be heads, and John would be tails. As a thumbnail

slid under the quarter, John conceded the board seat to Marty. The coin was never tossed.

Those elected will sit on the board at the April Meeting.

- 16. Update regarding public access to shared use spaces at Normal Heights Elementary.** Elizabeth Chennamchetty, who read a long essay at last month's meeting, spoke: She's realized how important joint use space is to the community. They want a "compromise" between interests of school children and community park space (a dichotomy that might not be readily apparent to everyone). She suggested that consideration of some kind of fencing to mark off student eating areas might be a problem in the completely-hypothetical event evacuation is necessary for an active shooter event (this is the direction conversations are going when we think of school land now, apparently). She'd like to see changing joint use to only when school isn't in session, weekends and holidays, effectively removing regular access to community members who initiated the school's creation in the first place.

Jim suggests it's an action item for next meeting.

- 17. Information regarding 38<sup>th</sup> Lofts transitional housing project;** Chelsea Investment Co., from Bob Cummings: this is 53 affordable homeless veterans units. This is in partnership with Alpha Project on this.

Ralph asked about if this is *transitional*, or where they *transition to*. It's the former, and this is a place where they get other services they need to move on elsewhere after living here.

Caroline wants to know how long it stays affordable housing. He explained that it's meant for perpetuity, but it's mandated for at least 55 years according to the speaker.

There was a question about finding tenants for commercial spaces, and it was explained how those tenants can be hard to find.

Marty wanted to know if residents are required to be sober, and they are. Ralph asked about mental health/addiction services to help, and there's 24 hours surveillance of the site.

Bob Mackleroy [sp] can come to speak to us, too.

- 18. Status of Transit Corner parcels at 40<sup>th</sup> and ECB.** Civic San Diego hasn't updated us on those spaces. We sent them a letter, but we did not get a response. The CEO of Civic SD just stepped down, so we don't know what's up with that, or what criteria is in place.

19. Update re SANDAG plans for bikeway along Central Ave. (link to the minutes)

### **Committee and Ad Hoc Group Reports**

20. Community Planners Committee – Jim B. Councilmember Gomez re Smart Growth & Committee, Planning Dept org changes, Parks Master Plan review and update process, Audit of Planning Groups (not us) (Link to the page for those minutes)
21. Properties provided for review for historical significance – 3516 Sydney Pl, 4966 East Mtn. View Dr. They were checked, and nothing remarkable stood out for us to comment on.
22. NH Canyons, a Friends of NH Canyons action group is forming – Michael Chandler: he recommends we make a formal recommendation to SDSU West.
23. NH Library Update- Ralph E.: We've thought about putting it in the Fabric Store, but the Library said they have no money for that.

**Meeting ended 8:16 pm**

### **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](mailto:jimbaross@cox.net) or 619-280-6908, or the City of San Diego Associate Planner, Naomi Siodmok at [NSiodmok@sandiego.gov](mailto:NSiodmok@sandiego.gov) or 619-236-6017.*

Past Agendas and Minutes are available at

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

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