



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

Meeting Minutes – August 7th, 2018

Board Attendance (x means “present”):

X	Gary Weber (C)	X	Linda Case	X	Mark Lawler
	Vacancy	X	Zephen Specht	X	Scott Kessler (in at 6:10)
X	Jim Baross	X	Alison Flynn	X	Marty Graham
	Caroline McKeown (T)		Dan Soderberg		Michael Chandler
X	Rose Kelly	X	Thomas Lovell	X	Adam Deutsch (S)

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

Administration Items

6:00 Call to Order - Start of NHCPG Meeting

1. Introduction of planning group members
2. Agenda Modifications/Setting *(Note that items may be addressed out of listed order)*
None.
3. Approval of previous meeting minutes – Adam D. & Thomas. June Minutes and July Minutes need approval. M/S:Marty/Thomas, July approval: M/S:Marty/Rose. Jim, Zephen, and Adam and Alison abstained because they weren't present.
4. Treasurer's Report – Caroline M. Same as previous month.

6:10 Public Comment

5. Non-agenda public comment may be limited to two minutes per person
 - a. Linda asked about sewer replacement timelines. It's on the agenda for later, and there's a flyer on the table by the entrance.
 - b. The MTS representative is here, and also happens to be a resident.

6:20 Reports

6. Government Representatives
 - a. Javier from Todd Gloria's office is here: they had a coffee event this weekend, and he'll also be at the mixer this Thursday at the A/C Lounge for the NHCA. They're focused on the state's current wildfire crisis, and they've spent about \$125m on it so far, and there are international firefighters helping to fight those fires. Also, water is not being diverted to the ocean, and all resources that are available are being used to fight the fires.
Bill ideas are always welcome. They're working on a number of things ([link to the site](#))

At the community meeting last week, people in the community brought up concerns about housing and homelessness, also where DMV fees are going, and about 900m has gone to projects in San Diego (he has a list, so email him for that list).

- b. Brett from Chris Ward's office: City Council's been busy for a few weeks. In the last month, they extended the lease for SDSU Aztecs to play there for the next two years. They lose money on that lease in the past, but they hope to mitigate that with new terms in the next lease. They're modifying the Inclusionary Housing Policy, and details area available at (ask for details).

The Styrofoam Ban was brought to the Rules Committee, and they're reviewing that, along with local businesses.

Short Term Vacation Rentals: Council agreed on a regulatory package (6-3, veto proof). Details are (give link).

SDSU West & Soccer City will both be on the ballot. For more details, contact Councilmember Ward's office.

Zephen asked about more details on the plastic/Styrofoam ban, and other issues of waste management.

Thomas asked more about a conversation about Section 8 housing vouchers.

7. Community Groups

- a. Adams Avenue Business Association from Scott: planning for the Sept. Adams Ave. Street Fair. They're also working on loan programs for businesses along the Avenue. Antenna are being installed on the Avenue for free wifi for up to 3 hours.

Gary asked about the old Ray's Auto. Apparently the real estate company moving in there has had challenges with Development Services. We're looking forward to a look that preserves the classic Craftsman architecture.

Gary suggests that Development Services issues we're having with El Cajon Blvd might have to fold into things we want to happen as far as Zoning on Adams Ave.

There was a question about the old comic shop and the fabric store. The former will be a company that builds custom stereo consoles and other music related products. The fabric store is up for lease, but we hope that it will be locally owned, and perhaps a music venue again.

There's a food truck operating at Adams and Wilson (the old key shop lot) without a permit, and some people are concerned about that.

The auto shop near West Mountain View and Adams started building an addition without a permit. The enclosed patio that fronts on Adams Avenue is wood construction, which is prohibited in auto repair facilities. That project has stopped, but the structure is still there.

- b. El Cajon Boulevard Business Improvement Association: Nobody present. Thomas reported a new application at Swift and El Cajon Blvd. and they keep digging the hole for the storage center. (Oh, if only it was to be a community pool...)
- c. NH Community Association: Nobody present.
- d. NH Urban Arts: The Electrical Box repainting seems to be wrapping up, and they hope people enjoy them. Meetings are happening on the Second Tuesday of the month being on September 11th, at the Rec Center on Adams Ave.
- e. Adams Avenue Rec. Council from Bob: They have a new name; they're now the Adams Rec Advisory Group. Adam asked if that's "wreck," but it's still Rec.

They want to go forward with the “natural playground” landscape improvement, and they’re hoping that gets done. Their Sept. Meeting will cover that.

8. Social Media & other communications – Adam D. & Caroline M. Chicken escaped,

6:40 Chair Report

9. Planning group seat vacancy: Ralph Enriquez resignation, Vice Chair vacancy. We’re announcing the board vacancy. Adam will send email to everyone who is qualified to join, and we will fill that seat at the September Meeting.
10. Seeking expertise on zoning: Gary, Adam, and Rose have been trying to get answers on this, but Development Services doesn’t seem to have the staff to address the inconsistencies between our Communities Plan and the zoning. We’ll have an expert on zoning here in September to speak to the community. We need to address issues with zoning, but we do not need a community plan update.
Adam reminded the crowd that our community plan calls for things that the zoning seems to work against. Brett said that updating zoning in the Municipal Code could require a full council vote. Brett suggests consulting with an affordable housing development expert. The meeting doesn’t have the expertise to advance the conversation at this time.
11. Proposed BYOBike community tour: Gary would like to have a tour that rides around the places we tend to talk about in here, and spend a Saturday look at these things. People generally like this idea. Gary would like to do this this month. Jim and Zephen suggest the 18th. 8am at Lestat’s.
Jim suggests a small subcommittee with him, Gary, Caroline, Zephen, and Linda. They’ll figure it out, and send the details to Adam for distribution to the list.
12. CPC report: There was a meeting with the plan of the Chair of the Planning Commission who told the group how they might want to approach communicating with the Planning Commission. The next meeting is with the new head of the Planning Department (who is a land use attorney, rather than a planner).

6:50 Action Items

13. Filling planning group Vice Chair vacancy: Adam nominated Rose, and Alison seconded. Rose is willing. Jim moved to accept rose, and Scott seconded. Vote was unanimously in favor.
14. Adams Avenue Street Fair participation – Sept 30-Oct 1 – staff joint booth with NHCA/NHUA? Adam will go on the website and register for the spots.
M/S:Thomas/Rose to let Adam put together an informational handout. Caroline will also send out a notice for volunteers. All approved.

We also discussed other documents that need to be made like a History of Normal Heights, and our Annual Report.

7:00 Discussion Items

15. Delayed street re-paving of 4500 block of 35th St after completion of Sewer Group 767A work. It’s not paved yet. They were waiting for school to get out, and now it starts back up again soon. There’s no timeline for yet as of yet.
Linda asked about changing the directions of streets near the school, but there’s not any progress on that yet.
16. Discussion on the use of Committees vs. working groups. We seem to be starting with working groups, so people can figure things out, then bring them to the full planning group. However, if people want to propose and run Committees, anyone is free to do so.
17. Park Master Plan – Normal Heights segment: the city wants to plan what to do with parks, but Gary wants to get conceptual mock-ups as a group, and invite someone who can do

that to a meeting. He wants us to propose park solutions, and bring those to the city, rather than have them take 3 years to tell us what they think is best, without talking to us regularly.

The meetings are being run by staff from the Planning Department and Parks and Rec, and A Com is the consulting firm.

18. Projects with 45 year rule applied:
 - a. 4560-4562 Felton St (Multiple Structures)
 - b. 4471-4473 34th St (Multiple Structures)
 - c. 3741 Meade Av - **submitted comments**
 - d. 3242 Meade Av
 - e. 4763 36th St
 - f. 3452-3462 Adams Ave
 - g. 4474 38th Street (granny flat/companion unit)

7:30 Information Items

19. City of San Diego Community Needs Survey – helps determine how tens of millions of dollars of federal entitlement grants are spent in San Diego through 2024

- a. Here is the direct link to the survey: <https://datasd.typeform.com/to/ckKo5u>
- b. Here is the info: <https://www.sandiego.gov/cdbg/general/consolidatedplanmaterials>

20. The following topics are candidates for further discussion:

1. History & Preservation
 - a. Archive responsibility and location
 - b. Content
 - c. 70 year NH demographic trend lines
2. Bicycles
 - a. Early action – painting lanes?
 - b. Lanes and safety improvements
 - c. Storage methods and locations
3. Schools
 - a. Joint Use agreements
 - b. Community impacts & mitigation
4. Parks: Adams, Ward Canyon & Mini-parks
 - a. Development status
 - b. Maintenance & Operations issues
 - c. Finish Ward Canyon
 - d. Rescue Adams
 - e. MC Little League permanent home
 - f. Mini-park site selection process
5. Canyons
 - a. Urban Trail to Mission Valley and the SD River Park
 - b. Reasonable canyon access issues
6. Undergrounding
 - a. ID location & timing
7. Arts & Culture
 - a. Gateway structures, signboards, lighting
 - b. Statuary, sculptures & murals

21. Gateway Markers: Gary wants to make sure that when people are looking at the new water/cell Tower on Meade, that Normal Heights is included so that the community is represented on our own boarder.

7:55pm Adjournment

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



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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 Vice Chair, Ralph Enriquez, at enriquez.ralph@gmail.com or 619- 471-4597, 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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