



X	Gary Weber	X	Christian D'Emilia (VC)	X	Victoria Everich (T)
X	Jim Baross (C)	X	Scott Kessler	X	John Veneklasen (S)
X	Linda Case	X	Mark Lawler	X	Taylor Everich
	Gautam Dey	X	Nancy Lawler	X	Jessica Ricciuti
	Alberto Foglia	X	Dan Soderberg		

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

**Minutes for Tuesday, July 6, 2021, 6:00pm until approx. 8:00pm**

**Participation is** by teleconference during this Pandemic; no in-person meeting.

<https://us02web.zoom.us/j/87455852530?pwd=Z2RiQXNseWgzS0ZWWHhQTlhKdS9jUT09>

**Meeting ID: 874 5585 2530**

**Passcode: 078958**

### **6:00 Call to Order**

1. Introductions of planning group members. For our records, all attendees are encouraged, but not required, to type their name and contact information in “Chat” or, if participating by telephone to, introduce yourselves verbally. This provides for our records of attendance.
2. Agenda Setting/modifications (*Note: items may be addressed out of listed order*)
  - a. Jim: Adds two decision items 1- Shall we meet in person for August? 2- Will we allow former board member to borrow pop-up tent
3. Approval of previous meeting minutes as sent via email – Secretary/John
  - a. M/S: Christian/Linda: Accept the minutes. No oppositions or abstentions. June Minutes Accepted.
4. Treasurer’s Report, and update on City’s annual allocation request – Treasurer/Victoria
  - a. Vickie: CPG Account holds \$2,085.99
  - b. Vickie: Told that we missed the deadline for reimbursements from the city and insufficient receipts.
  - c. Vickie: For two items we requested reimbursement for, the City told us we had insufficient receipts.
    - i. 1st item was Jim’s Zoom expenditures, emailed receipts considered insufficient for reimbursement from the City
    - ii. For Linda’s project the written invoice was \$120, but the City requested an invoice matching the \$50 approved by the CPG. They need either a \$50 invoice or something from the CPG allowing the \$120 expense
      1. Jim: Perhaps we can discuss the \$120 reimbursement in the decision section of our meeting

### **6:10 Public Comment regarding NH land use & related community issues**

5. Non-agenda public comments are to be limited to two minutes per subject.
  - a. No non-agenda items brought forward.
  
6. Social Media & other communications – [will someone monitor our Social Media outlets] for land use issues?– Facebook, etc?
  - a. No comments

## 6:20 Reports

7. City, County, State, and Government Agency Representatives if present.
  - a. Marcela Miranda-Caballero (the new representative for Councilmember Stephen Whitmore replacing Bennie). IMCaballero@sandiego.gov
    - i. Working closely with Danielle to find relocation cities for the NC Community Garden. They are considering properties that the city currently owns such as Mountain View Mini-Park or Kenview Terrace Mini-Park. Marcela is also working with the Parks Dept. and related entities to understand the permitting process. The process will be unfortunately slow and a permanent relocation is unlikely to be found by July 10th.
      1. Jim: Recommends the SDG&E easement as a potential location worth exploring
      2. Linda: Asserts that we are considering options to expand Kenview Terrace Mini-Park as part of an I-805 Mini-Park Project
      3. Gary: Further notes that while there is value in preserving and creating community gardens, we should not relinquish existing valued land uses (i.e. mini-parks). We should instead try to add more desired land uses, without giving up the assets we already value.
      4. Vickie: Points out that a community park is a planned amenity in the Ward Canyon Master Plan
        - a. Marcela: Is working with the city and local groups to find a new home for the existing community garden so its users don't need to wait three years for the Ward Canyon facility.
  - b. **To reach out to members of the VHCG with proposed sites or other recommendations, please email [verahousecommunitygarden@gmail.com](mailto:verahousecommunitygarden@gmail.com)**
  
8. Community Groups
  - a. Chair report – COW requirement - Board communications
    - i. Those who have not completed the COW or e-COW must do so immediately to ensure they compliant with the City and protected in the decisions they make as members of the CPG
  - b. Adams Avenue Business Association
    - i. Scott: Getting ready for Taste of Adams on July 25th. Ticket sales are 30% ahead of 2019, may not have any *day of* tickets left. Preparing for the Street Fair on September 18th and 19th. The NHCPG will likely staff a booth for the Street Fair.
  - c. El Cajon Boulevard Business Improvement Association
    - i. No report
  - d. NH Community Association and NH Urban Arts
    - i. No report

- e. Adams Rec. Advisory Group
  - i. No Report
- f. Community Planners Committee –
  - i. Jim: CPC endorsed the PARC plan, just as the NHCPG did.

## 7:00 Action/Decision Items

9. Community Garden closing; replacement location recommendations?
    - a. Phyllis: [explained the history of Normal Heights Community Garden (VHCG)] The community garden opened in 1992 under a lease agreement between the Falkes (Fox?) Family Trust and the Normal Heights CDC. Users have paid dues to the CDC to support the list. It is very popular in the community as an organic garden. Users of the garden found the for sale sign on June 8 and were then notified that the lease had to be terminated and had to vacate the property by July 10. They asked if they could have some time to consider purchasing the plot themselves or at least stay to finish the growing season. Unfortunately the current owners and buyer were not amenable to a delay in the sale nor tenant vacation of the property.
    - b. Le: [presented options currently explored by garden users and asks for guidance from the CPG on the feasibility of these and what the process of securing these locations would look like]
      - i. Can VHCG advocates help to speed up the redevelopment of Ward Canyon?
        1. Jim: Recommends contacting the Park and Rec department to discuss utilizing the parkland in the community.
          - a. Vickie: Has advocated with Adams Rec Advisory to speed up park redevelopment but it is unlikely to be completed before 2024.
        2. Jim/Linda: Noted that although the CPG seeks to create an accessible path on the CalTrans land along I-805, sharing the stretch of land with a garden is feasible
        3. Scott/Gary: It would be easier to get the support of elected officials to section out a piece of the park and place the garden there ourselves (community members) rather than waiting three years for the city to do.
        4. Phyllis: Points out that the garden was against the code when it first opened in 1992. Also, the mini-parks considered are currently used very minimally and could serve as a temporary home for the organic soils.
    - c. **The NHCPG endorses the effort to find another location for the Vera House Community Garden.**
      - i. **Jim will work with Le to draft and send a letter to the mayor. The new location should be properly vetted to ensure it does not replace other desired land uses. Ward Canyon Park to be considered for an interim garden space. Jim will send this letter to the Mayor and Councilmember Whitburn.**
10. Proposal for how we might expand public information, outreach, and participation
  - a. Jessica: Speaking with a local printing company to get a full plan piece, she will then do the design for the materials to be printed. We hope to have brochures ready for September's Street Fair.
11. Capital Improvement Projects – review, modify, add, and prioritize desired projects; see attached.
  - a. Gary: This proposed list of CIPs prioritizes the projects in an order of most to least important so that the city understands what we need most.
  - b. Vickie: will provide contact information for Little League

- c. John Kiadis: In presenting the CIP list, we should present it as an impact report to show how many persons would benefit so they understand our priorities.
- d. Scott: Atkins has agreed to work with CalTrans to expand the Adams Ave bridge over I-805.
- e. **M/S: Scott/Christian: Accept Gary’s proposed list of CIP Priorities with the amendment that *Complete Ward Canyon Park* is moved up to the first priority.**
  - i. **Motion passes, all approve, none abstain.**

12. Residential Densities Proposal-“Normal Heights is: Satisfied with its community plan designated zoning densities; Advocates for higher density along El Cajon Boulevard; Accepts accessory dwelling units and reasonable density bonuses for affordable housing; But DOES NOT support the elimination of single family zoning or the introduction of three and four story buildings within our primary single family areas, or other areas intended for one and two story buildings.”

- a. Gary: Cites that it is very unusual for the state government to make the kinds of density regulations that are currently being discussed. Furthermore, the relationship between density and affordability is not well proven. These historically single-family zones should be protected
- b. Christian/Gary: this proposal would become the official position of the NHCPG, presentable to the Mayor, and other interested parties.
- c. Christian: Notes that this proposal is a major statement and should be further discussed with community through channels such as surveys and public engagement.
- d. Jim: Iterates that as members of the planning group, this body’s role is to represent the community’s land use interests to relevant authorities. As such we have the right to formalize positions such as the one discussed here
- e. Scott: Notes that Adams Ave is also appropriate for increased density, but is currently zoned to allow construction up to 50 feet. Does not need to be explicitly cited..
- f. **M/S: Gary/Scott: Accept the proposal listed above with the current wording**
  - i. **Motion Passes: 10 approved, Christian goes on the record as opposed, No abstentions**

#### **7:40 Standing Committees, Working Groups, & Pending Issue Reports**

13. Transportation Group – dormant, needs lead

- a. No comments

14. Parks & Trail Development – Gary, Linda, and Christian

- a. Linda to work with Jessica on outreach materials, a plan for the street fair, and provide invoices for printing costs
- b. Gary: As with the Community Garden, we should have members sign up to do a neighborhood walk and find appropriate places that could even possibly be used for a park of any size.
- c. Linda: Described the \$120 investment in material costs for the project
- d. Jim: Encouraged Linda and Jessica to coordinate their marketing efforts so that we can have this \$120 expense as well as Jessica’s project fully reimbursed
- e. **Linda and Jessica concur and will coordinate and come up with a reimbursement request for our August meeting.**

15. Loaning/Renting out our pop up tent to a former member of the CPG

- a. **M/S: Christian/Jessica: we allow the borrowing of the pop-up to known persons provided they lay down a \$50 deposit (fully refundable) and pay for any damages.**
  - i. **Motion passes, no abstentions or nays**

15. Undergrounding – dormant, needs lead (recent SDG&E contract renewal may restart project)
  - a. Jim: Although a quarter of community land will have wires undergrounded, there are plans to underground the remainder of the community and replace “cobra” lighting with more ornate lighting and also to increase the total number of lights.
    - i. Jim: Cost of installation and maintenance of this project would be paid via an assessment, likely a \$100-\$200 annual charge per homeowner per year for five years under property taxes. Exact estimate not yet procured. We hope that the next segments for undergrounding of wires will be considered for this kind of CIP as well.
    - ii. Scott: Reminds that each person affected by the tax assessment will be able to vote on the matter.
16. PR-Outreach Programs – Jessica
  - a. Will have more updates next week.
17. Historic Property Reviews – Dan
  - a. Two outstanding properties under review to be considered as historic properties, 4490 33rd Street, a Mission Revival Style and 4611 33rd Street arts and crafts bungalow
18. In-person meetings - when should we commence in-person meeting
  - a. Vickie: wants to ensure that certain safety standards are in place, i.e. unvaccinated persons remain masked (honors system)
  - b. John: Recommends starting with simple hybrid system such as a youtube livestream and invest in more complicated methods as they appear necessary
  - c. Linda: Proposes that we wait until September since we are unsure of the potential impact of the delta variant.
  - d. Molly: Offers to share what her church has learned since they’ve employed a hybrid system for their services
  - e. **The group agrees to target September as the first in-person meeting since the pandemic started**
    - i. **John and Jim will discuss hybrid methods with Molly before then.**

**7:50 Discussion/Information Items**

18. Community Orientation Workshop – required!

<https://zoom.us/meeting/register/tJAodO6orjkeE91T1h9DQFpTIGg1IuHwIP5K>

**8:00 Adjournment**

**REVISED CAPITAL IMPROVEMENT PROJECTS LIST, DRAFTED BY GARY WEBER,  
ORDER REVISED AS DISCUSSED IN MEETING**

**Normal Heights CPG - Capital Improvement List for FY 2022**

1. Complete Ward Canyon Park. Review the GDP and its various components and set priorities in collaboration with the community.

*The park remains unfinished, overcrowded and needs to be made available for the purposes intended in the GDP*

2. Identify potential active and passive park and mini-park locations. Produce schematic drawings showing the type and arrangement of uses

Normal Heights is substantially underserved in park space and does not lend itself to meeting typical park standards but rather adapting a creative approach through community collaboration

3. Identify a permanent home field for the Mid-City Little League, a location with spectator viewing, access to comfort facilities, and equipment storage.

*The league sometimes must turn kids away because of limited access to playing fields and game times*

4. Identify potential locations and pathways for the Urban Trail by its various links:

Boulevard Transit Plaza to Ward Canyon Park

WC Park to the Adams Park

Adams Park to the hillside trail to Mission Valley

Trailhead to Camino del Rio South

Valley floor to San Diego River Park

*The first segment of the trail was completed by SANDAG some 20 years ago.*

*It needs definition and wayfinding markers, monuments, and signs*

5. Enhance pedestrian safety @ I-805

Widen sidewalks on both sides of the Adams bridge

Reconfigure the W Mtn. View/Adams intersection

*As pedestrian traffic increases the narrow walkways are limiting and harsh.*

*Improvements will soften the appearance and substantially increase safety*

6. Redesign Huffman curb cuts to enhance pedestrian safety and introduce landscaping

*These remnants of the 1960s and 70s scar the residential areas and force pedestrians into the street to pass. Thoughtful redesign can solve the problem and add landscaping and street furniture.*

grw:/6/4/21

<b>Listing Normal Heights Community Planning Group CIP recommendations</b>		
<b>title</b>	<b>general_location</b>	<b>Description</b>
Redesign bridge - Adams Ave over 805	Adams Ave bridge over hwy 805	Modify very wide and desolate existing bridge to provide more comfortable/inviting pedestrian environment, calm vehicle traffic speeds, provide a distinctive entrance to the community.
Round-a-bouts on Adams Ave	Adams Ave at West Mountain View Dr.	Reconfigure existing roadway intersection from T intersection to round-a-bout
Urban Trail to/from Mission Valley	No specific site identified. Generally from a street on the North side of Normal Heights connecting to Camino del Rio South; probably near to Mission City Parkway. Likely connections from Normal Heights include Cromwell Ct., 34th St., Panama Pl.	Pedestrian hiking/walking trail to/from Mission Valley to/from Normal Heights
Library in Normal Heights	location not determined; somewhere within boundary of Normal Heights, likely near to Adams Ave.	Nearest library is in Kensington; too small, lacks public meeting space



Complete Ward Canyon Park	Corner of Adams Ave. and 40th Street	Existing park to be expanded onto adjacent City owned land and roadway (to be eliminated). Park space to include Dog Park and Community Garden spaces.
Renovate or build new Recreation Center	Adams Ave. Recreation Center, corner of Adams Ave. & 35th St., 3491 Adams Ave San Diego, CA 92116	Modify, upgrade, expand existing Recreation Center. Reorient entrances, restroom access, office and meeting spaces
Youth ball fields	Various but undetermined locations	Baseball and other active sport fields turfed with restrooms, drinking fountains, etc. Land acquisition necessary.
Restrooms at existing Adams Ave Park	Near Mansfield St. & School St. on the rounds of the shared use field and playground on Adams Elementary School	Public restrooms
Mini-parks	Various but undetermined locations; where-ever property can be acquired.	Mini-park space acquired and developed. Enough space for some landscaping, picnicking, leisure opportunities for the community
Swimming Pool	Various but undetermined locations	Public swimming pool complex; similar to existing at City Heights, Colina del Sol, Morely Field.

Sports complex at Wilson Middle School	Bounded by El Cajon Blvd., 37th St. and Orange Ave.	Baseball and other active sport fields turfed with restrooms, drinking fountains, etc. Tennis, basketball, handball, etc. Swimming Pool, Recreation Center.