



NORMAL HEIGHTS COMMUNITY PLANNING GROUP

Minutes for Tuesday, June 1st, 2021, 6:00pm until approx. 8:00pm

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

<https://us02web.zoom.us/j/87455852530?pwd=Z2RiQXNseWgzS0ZWWWhQTlhKdS9jUT09>

Meeting ID: 874 5585 2530 Passcode: 078958

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
X	Gautam Dey	X	Nancy Lawler		Jessica Ricciuti
X	Alberto Foglia	X	Dan Soderberg		

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

6:00 Call to Order

1. Approval of previous meeting minutes as sent via email – Secretary/John:
 - a. M/S: Linda/Alberto – **Approve May Minutes**
 - b. **Minutes approved** by all except two abstentions
 - i. Gautam Dey and Scott Kessler Abstain as they were absent from previous meeting
2. Treasurer's Report including use of City's annual allocation – Treasurer/Victoria
 - a. Vickie: \$2,589- no change since last meeting. \$445 remaining from the city budget. These funds must be invoiced by the end of June.

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

3. Non-agenda public comments are to be limited to two minutes per subject.
 - a. Alonso Flores: Commenting on the roundabouts- concerned that current design does not encourage proper eye contact between pedestrians and drivers at these intersections.
 - i. Jim: Will relay this to city staff in the transportation department. However, the project is not complete. Planned striping and other adjustments may alleviate this problem.
 - ii. Gautam: Further affirmed that the striping will make it clearer to pedestrians where the safe crossing point is.
 - iii. Vickie: Notes that visibility is difficult when the sunlight is in the eyes of the driver.
 - b. Gary: Commenting on residential densities- notes that city and state legislative bodies are pushing the abolition of single-family zoning but this may not actually improve housing affordability.
 - i. Jim: Discussed joining Talmadge's petition to stop these proposed changes to the zoning code. Notes that we could invite Talmadge authors of the petition so we may consider if NH CPG would also support it.
 - ii. Gautam: Voices opposition to single-family zoning and would like further discussion before we establish a position on proposed changes to zoning codes.
 - iii. Alberto: Notes that we should also confer with City Heights' CPG and consider their position on density changes.
4. Social Media & other communications – [who will monitor our presence – Facebook, etc.]
 - a. Jim: Has continued to post agenda on social-media platforms, but asks the group if anyone wants to manage the social-media presence and relay community concerns from NextDoor, Facebook, etc. to the monthly meetings.
 - i. No one volunteers, but Jim encourages others to consider taking this role in the future.

6:20 Reports

1. City proposal for removing vehicle parking space requirement from commercial development on Transportation Corridors.
 - a. Claudia Brizuela (City Transportation Engineer): Proposed changes would remove parking requirements for majority of non-residential land uses. Claudia explains that this is part of the city's ongoing climate and traffic safety initiatives to encourage alternative modes of transit and reduce vehicle miles travelled (VMT). Claudia further iterates that business would still be allowed to construct parking as they deem necessary. Based on the city's research, these changes should be effective toward their goals. Current requirements are based on square footage.

The change would affect Transit Priority Areas (TPA) and Neighborhood Serving Commercial Land Uses. While much of Adams Avenue falls outside of the TPA, much of this could be considered as neighborhood serving commercial.

- a. Scott: Q- Is this for existing business as well as new development? A- Yes, an existing business may reduce parking. Q- For either new or existing commercial use, would the developments need to seek public approval (as is the current requirement) if they do not meet the currently designated parking requirements? A- If the proposed changes are passed, businesses in affected land uses would no longer need to meet a parking minimum or seek approval when they provide less than the *currently* required parking thresholds.
- b. Scott: Comment- The city has sought to cut back on available parking under the argument that parking availability should be determined by the market. But "one size does not fit all". Cities where these policies are effective have robust public transit systems. The proposed change is not a "market solution" because street parking on residential streets will remain. While measures should be taken to get people out of their cars, each community is different, and the city should not apply such blanket policy. Transportation habits will not change instantaneously and until public and active transportation becomes the norm, local businesses will be hurt since they are less accessible to auto drivers, the majority of consumers.
 - i. Gautam: Comment- notes that this actually gives the community more control as the city will no longer be regulating the parking here. The hope for community patronage is a natural incentive for business owners to seek community input on parking needs.
 - ii. Alberto: Comment- there is a lot of extraneous parking, particularly at large retailers like CVS and along El Cajon Boulevard. Parking minimums are relatively new and removing the requirements simply reinstates the pre-war norm.

So long as parking is easy it will be difficult to encourage public transportation and cycling. Posits that preserving street parking as resident-only could fix the off-street parking problem which Scott cited.

- iii. Linda: Comment- To make this change effective, we would need a community parking lot and/or maybe even golf carts to ensure that trucks and residents can load and unload goods.
- iv. Gary: Cited personal experience of small businesses failing to open due to lack of parking in their desired locations. Finds the change acceptable as it brings "common sense" back to the decision process.
- v. Christian: Q- Would the parking requirement be removed for only the transit priority areas or the city as a whole? A- Changes would affect TPAs *and* Neighborhood Serving Retail that is outside of the TPAs. Neighborhood Serving Retail generally have small parking lots and are surrounded by residential neighborhoods. Q- what changes would occur to the public transportation system and why are there such gaps in the TPA areas? A- TPAs are based on the current public transit infrastructure but if the parking changes increase transit ridership, it may allow for transit investment.
- vi. Taylor: Notes that high-density/limited parking works well when coupled with excellent public transit. For a reduction in parking to work we need to proactively improve public transportation at the same time.

a. M/S: Gautam/Alberto- Accept and support the proposed changes

- i. Gary: Yes, Linda: Yes, Gautam: Yes, Christian: Yes, Scott: Nay, Mark: Yes, Nancy: Yes, Dan: Yes, Victoria: No, John: Yes, Taylor: No. Jessica:

Absent. Jim: Not voting

ii. City planning group votes in favor of the city's proposed parking changes.

2. City, County, State, and Government Agency Representatives if present
 - a. None Present
3. Community Groups
 - a. Chair report – COW requirement - Board communications
 - i. Jim: Teleconference scheduled for Monday, the 7th. This should be more informative than the regular E-COW.
 - ii. Completion of COW is required for new CPG Board members**
 - b. Adams Avenue Business Association
 - i. Scott: Taste of Adams is set for July 25th and was postponed a month from its traditional June date to give the restaurants more time to recover.

The Adams Avenue Street Fair is scheduled for Sept 18 & 19th. We are expecting to operate under normal conditions given the Governor's recent update on reopening guidelines.

The Normal Heights Community Center is reopening and the Planning Group may return to meeting in the building if it chooses.

- c. El Cajon Boulevard Business Improvement Association:
 - i. No Major updates, reopening the office on July 2nd.
- d. NH Community Association and NH Urban Arts:
 - i. No Update
- e. Adams Rec. Advisory Group:
 - i. Vickie- sent a letter in support of PARC's initiative. Composite granite to be laid at the current interim dog park. Council voted for option C to build the Interim *Interim* Dog Park. Could be done within a year. The earliest completion for the Grand Master Plan's dog park is 2024.
- f. Community Planners Committee – Parking Requirements, CIPs, Redistricting:
 - i. Parking: CPC is opposed to the proposed lifting of parking requirements
 - ii. Capital Improvement projects: City is re-upping their prioritization.
 - iii. Redistricting: City council districts will be redistricted according to population based on the most recent census. Our district (District 3) has grown notably so much of the population will be added to other districts. The redistricting should be done before upcoming elections.

7:00 Action/Decision Items

4. Proposal for how we might expand public outreach and participation – Jessica:
5. Jessica unable to attend today but will email each of us her proposal for additional outreach so we can keep residents updated and potentially add new members to improve our diversity.
6. Election for the positions whose terms ended in March, to replace those who have reached the eight-year max term limit, and fill any currently vacant seat of the 15 position goal:
 - a. Due to COVID, Gautam Dey, Alberto Foglia, Nancy Lawler, Victoria Everich, and Scott Kessler's terms were extended since it was difficult to hold elections. We must formally vote to have these terms extended.
 - i. Scott must remain so we retain representation from the Adams Avenue Business Association
 - ii. Gautam is likely to move out of the CPA soon so he volunteers to resign his seat.
 - b. Motion: M/S: Linda/Gary- Extend the terms of Victoria, Linda, and Alberto for two years while allowing Gautam's term to end after this meeting.**
 - i. Motion passes**, all approved
7. Capital Improvement Projects – review, modify, prioritize our attached list at July meeting
 - a. CIP Projects were last prioritized in 2017.
 - i. By August, we must submit our Capital Improvement Funding Priority List to the City to establish the most important needs so the city is informed of what is most important as funds become available.
 - ii. Each item on the current list was presented so we can consider how we would like it revised during the July meeting.
8. Proposals for spending City allocation -

- a. Linda: **\$50 for ink and paper and potentially other materials** to promote the River Trail Project
 - i. All Members Approve
 - b. Gautam: Asks if we should pre-approve funds for our booth at upcoming street fair
 - i. Scott: Community Associations get free booths
 - ii. Christian: Asks if we should approve funds for Jessica's PR materials that may be used at the street fair.
 - c. **M/S: Christian/Gautam: Authorize up to \$250 for Jessica's PR project, subject to approval by the project's committee**
 - d. Gary: Proposes uses funds for holiday lights on the Monroe pedestrian and Meade bridges
 - i. Scott: Local business associations have funded the decorations on the 805 overpasses, permitted by CalTrans. Adams is decorated secretly without permits. New decorations over I-15 could be done under the El Cajon BID's permit but it is doubtful the city would pay for it.
 - ii. Gary: El Cajon BID is seeking funding to decorate these two remaining bridges.
 - iii. Jim: Agreed that the city is unlikely to fund the project, but we could consider using our own funds.
 - iv. Gary: Project cost is estimated at \$2,000 up front and \$500 annual maintenance.
 - v. **Gary agrees to further investigate costs and process for bridge decoration and bring it to the CPG before the holiday season.**
 - e. **Committees with an allotted budget should bring receipts and invoices to Vickie by June 20th for city reimbursement.**
9. Return To In Person Meetings:
- a. Jim: Requested reservations of the community center for the first Tuesday of the month
 - b. Several members noted the importance of developing a hybrid (in-person/zoom) meeting.
 - i. The group discussed the audio/video needs involved in a hybrid model
 - c. **Group agrees to meet via Zoom the for July 6 meeting unless we can find a way to develop the hybrid model beforehand**
10. Joint CPA trail efforts
- a. M/S: Gautam/Vickie- **Allow Linda and Jim to work with other CPA Boards to establish a trail to Mission Valley.**
11. M/S: Gary/Gautam – **Adjourn**
- a. Motion passes

LINK FOR COMMUNITY ORIENTATION WORKSHOP:

<https://zoom.us/meeting/register/tJAod06orjke91T1h9DQFpTlGg1luHwIP5K>

LINK FOR PROPOSED PARKING CHANGES

<https://www.sandiego.gov/planning/programs/transportation/mobility/parking-reform>