



NORMAL HEIGHTS COMMUNITY PLANNING GROUP
 4649 Hawley Boulevard San Diego, CA. 92116 (Conducted via Zoom)
DRAFT Minutes for meeting December 7, 2021

Board Attendance (X means "present"):

X	Gary Weber	X	Linda Case	X	Mark Lawler (in at 6:26)
X	Gautam Dey	X	Christion D'Emilia VC	X	Scott Kessler
X	Jim Baross C	X	Taylor Everich		Francis Pritchett
X	Dan Soderberg	X	Victoria Everich T		Vacant
X	Jessica Ricciuti	X	Nancy Lawler		Vacant

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

Others attending: Molly Lorden, Marcela Miranda-Caballero Council Rep, Emily Kamen, 78th Assemblymember Chris Ward, Monica Gatts, Christopher Gris, Geoff Hueter, Greg Stone, Kelly Verheyden Branch Manager Ken-NH Library, Stopher Vallejo Office of Senator Atkins, Cailin Fonseca,

Call to Order - Start of NHCPG Meeting

1. Introduction of planning group members and audience
2. Agenda Setting/modifications – Discussion with Assemblymember to precede other items
3. Treasurer’s Report – MSC, no change \$2,085.99
4. Approval of previous meeting Minutes – MSC (GD & VE) (DS abstained) Secretary John sent the previous month’s minutes to the board for comments.

Assemblymember Chris Ward – Quick update of activities he is working on. (8:30–17:51)

- ~800 bills came forward to him. Most made it to the governor's desk.
- Most of it was with the state budget. (9:10–15:28)
 - Covid Mitigation funds
 - Housing and homelessness. 12 m over next two years (9:20-10:47)
 - +5 billion for creating about ~42K housing units for the unhoused
 - +10 billion of state investments toward affordable house
 - Climate (10:47–12:00)
 - Wildfire residents
 - Water security
 - Or other climate risks they are making the investments
 - Transit infrastructure investments as well
 - For Small Business (12:00–12:55)
 - Working on extending temporary allowance; extending the 1-year grace period for regulatory release
 - Open air/Take out/ Delivery options/ Curbside
 - Working to make those things permanent
 - Making a lot of one-time funding for various city parks, beaches, and program needs (13:07– 13:30)
 - Proud of the work; 7 of the bills that he worked on got signed.

- Preserving our natural resources
 - Working on housing discrimination (where developer prevents the affordable housing units from accessing shared amenities)
 - Worked on areas to expand scholar share to cover more types of education
 - Added support for the Transgendered community in being able to update vital records
- They continue to work on Homeless, Climate, and drought issues

Q&A with Chris Ward (17:51–31:10)

- Molly Lorden: Thank you, for trying to lower the barriers for our Trans neighbors. We have a number of trans congregants, so I know that work really matters; so thank you.
- Jim Baross: As one of the older members here, we certainly have seen some positive changes, both socially and economically across the board. Sometimes I think they've all been positive (certainly some of them haven't been). I appreciate Chris and the Democrats in the Assembly helping us move forward.
- Greg Stone: Are there any land or facilities that are own by the state that can be used for housing or potentially converted into mixed use>
 - Chris Ward: Great Question, (there's not much) but one big one coming up – are the downtown state properties. The request for qualifications just came out a week about; but essentially affordable housing ideas are going to be the priority for it. They are currently looking for ideas that will maximize the usage of the properties. Also, SDSU is moving forward right down the hill from you.
- Jim Baross: In Normal Heights we are hoping to expand the Ward Canyon Park, by closing out the street just the east of the park.
 - Chris Ward: I remember that. Yeah let's connect afterwards with my staff and see where it's at and see if we can help push at the right time.
- Gary Webb: Thank him and remind him that we have a park deficit here; and our needs here for park space. And it would be nice if we had a link to the park, they are building down the hill.
 - Chris Ward: Gary you are not wrong. We have potentially another positive year for our budget. Jan, we go back and finish up some bills we did not get done.
 - Feb to April time frame I need to be taking some of your ideas (especially shovel ready ones) and add them to the mix of things that can qualify for state funding.
- Monica Gatts: What's happening to the staging area next to Ward Canyon Park?
 - Jim Baross: There's a park development plan that has been approved by the local Park & Rec board and Park Counsel, to include a dog park and a community garden.
 - Monica Gatts: Fantastic. One other issue: the main reason I'm attending is; I am concerned about the pedestrian bridge that goes over the I15 near 40th and Monroe; there are a couple of homeless people that are monopolizing the bridge... are there any plans for hard scaping?
 - Chris Ward: Thanks, the most effective way is through outreach. We have a way to go and the city has been pumping that up through our providers that are doing that type of outreach. We know we have a big problem out there and there is a lot more in that space that needs to be done. So, what I would encourage you through your council members office; to tell them about the active and concentrated homeless here to get their teams to work on these individuals. It might take more than once; but I have seen it in action; and I believe that everybody is savable and with the building of trust; can be pointed to better paths.

- Jim Baross: Marcel, did you hear that?
- Marcel Miranda: Yes, I have been talking with Monica about this issue.
- Jim Baross: I personally was not aware of this issue; people who do encounter this or other city problems; either a call to the city council member, or the agency appropriate, or the get it done app might even be helpful.
- Victoria Everich: Just want to add; I'm on another board and the police liaison was on the call, she suggested the get it done app.
- Geoff Hueter: As you do development keep in mind how rents will increase, we don't want to price out the small business. Keep normal heights normal.
 - Chris Ward: We want housing supply and affordable housing; it's tricky and I'm doing my best. I'll be keeping people updated as future policies evolve.

Public Comment

5. Non-agenda public comment may be limited to two minutes per person
 - Monica Gatts: My idea is for hardscaping (?re: traffic safety).
 - Jim Baross: Interesting, we do want to keep bicycle access.
 - Greg Stone: I know that DeMille is closed; and just wanted to know if you had info on what is going with that.
 - Jim Baross: I would refer your question to Scott Kessler who is with Adams Ave Business Association; I bet they would know.
6. Social Media & other communications – [will someone monitor for land-use issues? – Nextdoor, etc.?]
 - Victoria Everich: Just see the usual on Nextdoor, about confusion about the dog park. Which one is for dogs and which one isn't. A few posts about homelessness, the answer is to use get it done.
 - Marcel Miranda: And if folks are not getting responses from the get it done app; they can reach out to me with the number, and I can make sure it gets to the right people.
 - Jim Baross: Marcel would you put your contact info in the chat.
 - Marcel Miranda: imcaballero@sandiego.gov
 - Victoria Everich: I think everyone is fine with the response of the get it done app, it more that the encampments return.
 - Marcel Miranda: (explained in more detail) The city had made a change on who responses from the Police to Path. City is still working on a solution. We are on it.
 - Cailin Fonseca: A sign in the dog park led me to believe that we are trying to get the soccer field for the dog park, and if that is not true what does that sign mean?
 - Victoria Everich: They are proposing an interim to the interim dog park; south of the basketball courts, by the staircase into the bowl of the park.
 - Jim Baross: The Rec Association has more information. That would be the group to ask
 - Cailin Fonseca: The outreach has changed to Path and is taking a couple days. That seems to be a problem, right?
 - Jim Baross: The questions your asking is best answered by Cailin; she left her contact info.
 - Jim Baross: I talked with several older chairs about the websites; and will get with you on how we can move forward on the websites.
 - Molly Lorden: Just wanted to hop in; and appreciate it's Path now responding; if we want to end homelessness it's going to be people like Path. and not just removing encampments; which will just force people into canyons; which is unsafe for all. Just want to remind people who are experiencing homelessness in the center of this too. With that I, also, wanted to share a program we have at the

church; whether they are unhoused or not; it's called NextSteps and it's basically social service hours. They can reach out to me:

- My email is molly@nhunited.org. Next Steps takes place every Wednesday from 6-8pm at NHUnited Church,

Reports/Updates from City, County, State, and Government Agency Representatives if present.

- Stopher Vallejo: The budget that was passed at the state level was historic, and there are billions of dollars coming into the state to help with these issues.
- Senate is in recess so she is meeting with people
- Very exciting; and we continue to work on bills related to unhoused; and other issues
- SB9 was signed by the Governor and will go into effect Jan 1.
- The City of San Diego will be taking up their version in Jan or Feb.
 - Stopher Vallejo
 - Office of Senator Toni Atkins
 - Christopher.Vallejo@sen.ca.gov
 - Latest Newsletter:
 - <https://sd39.senate.ca.gov/news/20211201-toni-times-december-2021>

Chair report & Oct. 2 Community Planners Committee

- a. Draft proposals for changing Community Planning Groups discussed. Most CPGs opposing.
The only item discussed was the proposals for changing the relationships between the city and the planning groups. Two sides:
 1. Hope to continue the viability of the CPGs.
 2. The other side is to disband the CPGs.There are many proposals to be floated, and I will keep people updated.
Most CPGS are opposed to 2.
- b. NH School Joint Use meeting with P&R and School District scheduled for Dec. 12, 11 AM.
- c. "Homes for All of Us" hearing re ADU Muni Code amendment; Dec 16, 2021, 9 AM, virtual
- d. Public Hearing Dec. 13, 2 PM regarding Public Right-of-Way Vacation, Environmental Exemption,
Process Five PROJECT NO: 682186 PROJECT NAME: BRIDGEDECK PUBLIC RIGHT-OF-WAY VACATION (Previously heard and approved by the NHCPG)

Community Groups if present (1:04:31–1:08:20)

- a. El Cajon Boulevard Business Improvement Association
Gary Webb: Last Wednesday they had a little celebration for getting bridge lights.
 - b. Adams "Community Recreation Advisory Group" - Victoria Everich: The rec center is going to start having a lot of events in December and they just started in person classes as well. Dog Park, the current dog park, the decomposed granite has been approved. Having some issues with fencing vendor.
7. Social Media & other communications – Adam, Alison, & Alberto. There was a water main that broke a few days ago, but it's been pretty quiet. Vickie has seen posts about fireworks going off.

Action/Decision Items (member roll call will be performed for vote recording)

8. **MSC (unanimous)** the Jan 4, 2022 meeting to be held via teleconference (per AB361 <https://openstates.org/ca/bills/20212022/AB361/>)

- Kelly Verheyden: Just wanted people to know if people don't have reliable internet they can checkout hotspots from the library. They checkout for 90 days, and give you free internet access.
 - <https://www.sandiego.gov/public-library/san-diego-access-4-all>
9. MSC Board vacancy filled. Francis Pritchett's nomination was accepted.
10. *The Planning Department has asked us to consider the updates to the Municipal Code concerning ADUs for compliance with SB9. I will report our view to the CPC special meeting Tuesday, December 14, at 6pm. (1:25:50–2:26:24)*

Gary Webb: I believe in planning and support of infill development; and the community planning process. This SB9 is beyond anything that's rational; this is a business decision. The investment community is driving the cost of housing up. I would hope the CPC would fight back on this. And not turn shelter into a commodity.

Stopher Vallejo: I'm pretty versed in SB9; is a subdivision bill that allows up to 4 units. There is an owner occupancy clause that makes it hard for developers and speculators. This is really only a tool for homeowners. SB9 is part of a larger package.

Jim Baross: SB9 was signed into law, the hearing is for the city to take SB9 further.

Stopher Vallejo: SB9 only allows for 4 units, but cities can increase the number of units.

Dan: I know SB9 is one thing, and what the city is trying to do is different. There is a bid by a Speculator. They are not required to have any Setback or developer fees. To me what the city is trying to do is a developer give away. My position is the same as Gary's.

Francis: How long the owner has to live there.

Stopher Vallejo: It's three years.

Francis: This does not address the lack of setbacks

Geoff Hueter: Coordination of the affidavit are statewide. Bonus densities in general. The city did not go beyond SB9. On very high fire zones there are setbacks. We would favor that there be no fee waivers. They have gone to variable setbacks. We have been proposing having other incentives instead of having lots of ADU. (<http://NeighborsforaBetterSanDiego.org>)

Newell Boot: My concern is that it's responsible for raising the property values.

Victoria Everich: What the percentage of homes in Normal Heights would affect. I live in a house that does not have any setbacks, let alone a 4ft setback. It feels like a select few people are speaking trying to protect their backyards vs.. what is good for all of Normal Heights.

Jim Baross: It seems that the white haired or no-haired people have a different approach than those new to the housing market. Is this a generational concern?

Geoff Hueter: I think it's very important for all generations to think about how they would like their city to evolve. We need to be mindful that we are not going to freeze our communities in time and keep them that way for us. What is missing from the conversion is how do we densify our communities ... the constructs of SB9 and the principles of the ADU's will serve a purpose in terms of adding housing to our housing stock; our biggest issue is that the underlying economic assumptions that go into these proposals are flawed. If you take a piece of land and add housing to it, you can only add to the cost. Now if you have enough volume, you can potentially make the per unit cost lower, but that's really a model for building a high density housing. There is a bit of wishful thinking; going on. I think where we are stuck; the city numbers primarily identify the transit areas, but those properties are locked up. Where we struggled is how to incentivize those property owners to upgrade those units. You can not limit the amount of land and not expect the price to go up.

Victoria Everich: I'm trying to give a balanced view of ADU and this bill.

[further discussion...]

Gautam Dey: Motioned to recommend limiting the number of ADU to 2; instead of unlimited. Seconded by Dan Soderberg

Gary Webb: I'm opposed to that; if we start picking numbers, we need to do more analysis.

Jim Baross: How about if the motion was to oppose infinite ADU; but have a limit.

Victoria Everich: Is this even something we should have a say on it.

Jim Baross: What we are doing here is empowering Jim to make a recommendation.

Victoria Everich: My concern is blanket application

Jim Baross: Geoff how can this be more general without a number

Geoff : Changing the ADU to be the same as the outside TPA

Stophher Vallejo: My understanding is the number of ADU's is still limited by the FAR.

(https://www.sandiego.gov/sites/default/files/2021-07-28_adu_background_summary.pdf). It would be good to have a city representation for this discussion.

Gary Webb: Why don't you take our community plan; and tell them that's what we should support. We are having political plans.

Gautam Dey: I'll amend the motion I made to be: to recommend changing the ADU limit in a transit priority zone to be the same as outside the TPZ. Amendment seconded by Dan Soderberg

Francis : makes the motion and Dan Soderbergh (done due to some confusion of Robert rules of order)

Motion Failed (5,5,0);

Jim Baross: Since there is not enough consensus the motion fails.

Gautam Dey: We recommend the city follow the SB9 high fire hazard zone. Seconded by Franci.

Gautam Dey: Amend the motion that we recommend the city follow the high fire hazard zone.

MSC (9,0,1)

Gary Webb: abstained he lives in that zone, and feels it may be a conflict of interest.

MSC Gautam Dey: Motioned that the city use the walking distance and not a straight line distance when determining a TPZ. Seconded by Dan Soderberg

Standing Committees, Working Groups, & Pending Issue Reports

11. Historic Property Reviews – Dan reported review of 4753 Idaho St. –

Meeting adjourned