

## MINUTES

Mission Hills Town Council

TOWN HALL MEETING

Thursday, April 16, 2009 6:00 p.m.

@Francis Parker School, 4201 Randolph St

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### 6:00 – 6:15 p.m. Social Networking

### 6:00 p.m. Call to Order – PRESIDENT Kathy Jones

President Jones welcomed the assembly to the Town Hall meeting. She then announced that the Town Council was having a special event as the guest of the Park Manor Suites Hotel on May 8<sup>th</sup> to introduce the hotel and its services to the membership and to honor 3 members of our community who have made significant contributions to Mission Hills: Barry Hager, Bruce McGirr, and Dr. Richard Disraeli. Everyone was asked to keep their eyes open for invitations in the mail and reminders on the MHTC website.

### Introduction of Government Officials or their Representatives

Congresswoman Susan Davis	619-280-5353	
CA Senator Christine Kehoe	619-645-3133	
Assemblywoman Lori Saldana	619-645-3090	
Supervisor Ron Roberts	619-531-5544	
Councilman Kevin Faulconer	619-236-6622	
Capt. Walt Vasquez	619-692-4810	SD Police Department, Western Div.

### PROGRAM AGENDA:

Councilman Kevin Faulconer spoke about the good news of the past Tuesday City Council meeting which, with agreement with 3 unions in place, will allow the City to NOT cut libraries and community service centers. The Mills Act benefits have been preserved. The water allocation method proposed, he continued, has been defeated and will revert to mandatory behavior basis. Trash pickup fees, which have been discussed from time to time, are not under proposal, and the City is looking at managed competition for efficient services. Faulconer was asked about the City's investigation of its own waste of water including such instances as the constant flood at the underpass to the Old Town entrance to the Marine Corps Recruit Depot. Another question asked about parking, and Faulconer declared a preference for local determination of parking fees and process preferences rather than City dictation. He invited all to the April 27 State of the District report he will be delivering at 6:30 p.m. at the Old Town Theater.

Stephanie Goia, aide to Supervisor Ron Roberts distributed leaflets on the annual County sponsored Lawnmower exchange, allowing citizens to exchange their high emission low efficiency gas mowers for new rechargeable mowers, generally \$400 in cost, for the special fee of \$150 each. She reported that the County Sheriff is retiring and will be replaced for the balance of his term through January 2011 by County appointment. The County budget discussions are partly delayed because of state funding issues that are not yet determined, but it is expected to be resolved by mid May and layoffs are expected.

Melanie Cohn, aide to Assemblywoman Lori Saldana reminded everyone to vote on May 15 on very important budget issues, and distributed copies of the Saldana Sun to all present.

LUKE DANIELS, PROJECT MANAGER OF 1 MISSION introduced Bob Osuna, Project Manager of Turner Construction, and presented an update on the project. The owners, CLB Partners, Ltd., was formed "to create exceptional residential projects in highly desirable locations." Phase 1 along

Washington Street was completed last year and has been successfully leased and occupied. 8000 square feet is now dark with the exit of Prudential California Realty from their site, but the real estate company is attempting to sublease their space as soon as practicable. CLB, looking at the completion of Phase 2 this Fall, has a total of 5000 square feet of new commercial ground space, divided into 4 sections and addresses, and is looking to find 4 smaller commercial users, shops that will fit the community for mutual benefit with the aid of a new real estate broker. There are, Daniels explained, 13 2-story townhomes of 2000 – 2800sf and above them and the commercial spaces 48 flats of 1000 – 1600sf each. In addition to two parking spaces for each of the 61 residences, there will be two levels of underground parking providing 50 public parking spaces to serve the commercial tenants. Daniels described the careful reproduction of the historic materials and look existing in Phase 1 and the unusual attention to landscaping being installed within the Paseo and along the street front. CLB Partners is the uber-successful developer of Seahaus in La Jolla and the Park Laurel at 5<sup>th</sup> and Laurel in Bankers Hill, and it is their intention to deliver the same quality to this site, recognizing the Mission Hills is an exclusive home community and capable of supporting high quality. Marketing materials will be available this month, folders were presented to the audience, and the Grand Opening will be April 22 for anyone who has expressed interest. The Sales site is at 4010 Goldfinch under the direction of Don Rossignol, and inquiries of course are welcome, but the purpose of this presentation was to assure the community of the quality and care given to this project.

PAUL SCHULMAN, M.D., COUNCIL TRUSTEE AND MISSION HILLS HERITAGE VICE PRESIDENT, explained the progress to date of the Historic Lighting District proposal. The 30-month project of utilities undergrounding in Mission Hills has begun. The preparation for the Historic Lighting has been underway for 3 years, Dr. Schulman and Heritage folk investigating possibilities, options and negotiating with the City. To date they have brought the cost of the upgrade to significantly less than half the original cost for replacing the intended cobra lights with a more appropriate style for the neighborhood. Schulman introduced Margaret May, Andy Fields of the San Diego City Parks and Recreation Department (which currently manages the Maintenance Assessment Districts), and Gary Keller of Southcoast Lighting. Advantages of the proposed lighting, in addition to the appropriate appearance, include: this is induction lighting and offers 100,000 hours of life, the bulbs are 100% recyclable (replacement every 12-13 years, which is 3-4 times less often than the standard bulbs in the cobra lighting requiring significantly less labor attention), the shape of the globe allows less than 1% skyglow and is “dark night” compliant. The prisms in the globe not only magnify the light but reduce glare and bend the light down at a 78% angle with an additional internal reflector reflecting light down, so that it does not shine in windows, and offers a broader spread of ground light offering more consistent light paths rather than bright spots and intermittent darkness, greater visibility and safety. The energy savings will also be significant, an estimated 30% or more light with 4 times the life. The DR Acrylic is designed to stay as clear as glass for 30-35 years. Bondo material is absorbed into the acrylic so that if damaged it will crack not shatter. The cost to replace a globe is currently \$150-160 each. The City had asked the Heritage or Town Council to administer the MAD, but will now do so itself at a very reasonable cost providing greater efficiency.

In order to have this new lighting, because it is a special benefit to a limited portion of the City, anticipated costs must be managed by the benefit area and therefore a Maintenance Assessment District (“MAD”) must be formed. There will be 160 lights and they cost more than the cobra lighting, but it is clear that the additional cost will be recovered by maintenance and energy savings over time. The initial difference will be paid by two annual assessments in 2009 and 2010 of \$298 payable by each residence within the lighting district. Then there will be an estimated \$20 annual fee for maintenance, variable with respect to required servicing and vandalism or damage. The process has accomplished successful petitioning to the City and now the City will be providing a ballot to each of the property owners within the District (map of the district is available on [www.MissionHillsHeritage.org](http://www.MissionHillsHeritage.org), and was drawn to match those homes that will be affected by this phase of the undergrounding). A positive vote by 50% plus one ballot of those ballots returned will establish the MAD. Keller, whose firm is only a candidate at this time in the future bidding process but who has generously assisted with the process to date, explained that there have been a number of very successful installations including Anaheim and parts of Los Angeles.

Keller's company will be installing a demonstration lamp in the neighborhood 30 days and nights at a location that will be determined and included in the ballot information sent to district property owners.

CERT – COMMUNITY EMERGENCY RESPONSE TEAMS - Wayne Brubaker, resident and CERT team member explained the need for community members to be prepared to address major crises should they happen. The existing Mission Hills team of 15 was used in the 2007 fires to handle logistics at various fire sites to free the firefighters, and that and community emergency assistance and direction would be the main functions of CERT. Founded by the San Diego firefighters after the 2003 fires, CERT members are now qualified after taking a 6 week 4-hour/week training, to belong to one of 7 battalions that have teams. Gloria Applegate was introduced, manager of The Frame Station here in Mission Hills, who is the chief of the CERT battalion under which the Mission Hills group is formed. The training program is free, however the members are asked to pay \$45 for their backpack and manual. Their primary objectives are to know how to take care of their families and home and be prepared to survive for 72 hours of isolation without outside help. They learn fire chemistry, building safety, and how to help safely. Cert member Sandy Raddatz had an enormous display of personal preparation items on the table prior to the meeting for people to see what they should have for their own protection in case.

A new training academy will begin in October 23, 2009, for 6 weeks. Interest participants may apply with the application at [www.certsandiego.org](http://www.certsandiego.org). There are currently some 800 active members in San Diego. People may attend either to earn their disaster service worker card or just to learn what to do in crisis. Mission Hills has its own section, very active. They are hoping for 12 more members in Mission Hills. Community goals are to establish procedures for the community, educate the community regarding preparation and what to do, where to go in case, how to turn off gas, electricity and water. Lisa Mortensen and Pam Amundson, who are driving the development of Neighborhood Watch areas, offered to help with the distribution of information and education, and to assist anyone wanting to start Watch programs on their blocks. Call Pam at 619-295-4785.

CAPT. WALT VASQUEZ, chief of the Western Division of the San Diego Police Department, explained that the Western Division encompasses Mission Hills, Point Loma, Ocean Beach, Hillcrest, North Park, Old Town, Mission Valley, and Linda Vista, and is very large. It has the second largest staff within the City. He introduced David Cerillo, Community Relations Officer and Elsa Kozacki, Police Service Officer. Capt. Vasquez acknowledged that there have been crime issues in Mission Hills, but, he stated in answer to a question, they are crimes of opportunity and youth crimes rather than crimes by hardened criminals. A daytime burglar has been caught, thanks partly to neighborhood participation and communication. He replied to a question about trash scavengers that trash scavenging IS a crime, and when seen, the spotter should immediately call 531-2000 and report the incident. He also suggested people not put anything desirable in the trash, shred paper and secure trash until pick up, do not put out night before. Can call Officer Kozacki for a personal safety inspection of your home or for formation or development of Neighborhood Watch areas (619-531-1540, or email at [ekozaacki@pd.sandiego.gov](mailto:ekozaacki@pd.sandiego.gov)). To a question regarding the value of security system signs, the Capt. replied that criminals are generally looking for the easy target – dark, open doors – that motion lighting is an excellent deterrent. Someone mentioned the forthcoming shredding event at Qualcomm stadium. He replied to a question about the use of guns with his opinion that in the hands of someone unfamiliar or uncomfortable with guns, they become a weapon against you, however if you are familiar and comfortable with guns, the choice is yours. Time was short, but the Captain indicated his/their willingness to come back for a longer time and to be available by phone when needed.

Olun Graves, Special Agent of the California Department of Justice, offered his services to the community. He is a specialist in the issues of Medi-Cal fraud and elder abuse, and suspected cases may be brought to his attention at 619-688-6145 or cell 619-608-8626.

PAUL BOWERS, TRUSTEE AND MANAGER OF THE MHTC WEBSITE, reported on the successful plan for a mural at the Grant School exterior wall facing the playground at Pioneer Park. A model was displayed showing the trees now existing in the area and the “reflections” of trees to be painted in the mural, explaining that Mary Elizabeth Washburn, an artist who involves kids and teens, will be directing

the mural. The project needs sponsors and funding and the plan is to have it completed prior to the 4<sup>th</sup> of July celebration at the Park.

STEVE SHUSHAN, TRUSTEE, reported the work and invited everyone to attend the second annual 4<sup>th</sup> of July celebration at Pioneer Park, July 4, 2009, from 10:30 a.m. to whenever people go home. There will be a parade of participants in their holiday gear at 10:30, children's games and prizes, free ice cream and cake and a noon time concert.

BARB STRONA and KAREN VALENTINO, members of the Council's Business Enhancement Committee, invited Mission Hills Fabric Care business owner Chad Dykstra to the podium. Chad has long been not only a trusted and consistently excellent drycleaner to the community but a long time supporter of activities, events, and people in the neighborhood, and while he has heavy responsibilities like keeping the costumes of all the plays at The Old Globe stage ready, he also has time to post photos and give treats to the neighborhood pets. Being a good neighbor in Mission Hills is part business excellence and part good person. Chad was presented with a Rose Award plaque.

The meeting was adjourned at 8:00 p.m.