

# **North Park – Maintenance Assessment District Community Advisory Committee Minutes**

**[DRAFT see next month's minutes for corrections, if any.]**

## **February 11, 2013**

Lucky Morrison, Chair, called the regular meeting of the North Park (NP) Maintenance Assessment District (MAD) Community Advisory Committee to order at 6:02 p.m. at the North Park Adult Activity Center, 2719 Howard Avenue, in San Diego, CA.

### **1. Roll Call**

#### **Present:**

Chair Lucky Morrison, North Park Planning Committee (NPPC)  
Vice-Chair Rob Steppke, North Park Redevelopment Project Area Committee (PAC)  
Secretary Beth Swersie, North Park Community Association (NPCA)  
Beryl Forman, El Cajon Blvd Business Improvement Association (ECBBIA)  
Virginia Sherwood, Burlingame Neighborhood Association (BNA)  
Judy Surowiec, North Park Historical Society (NPHS)  
Kevin Clark, North Park Main Street (NPMS)  
Kitty Callen, Altadena Neighborhood Association (ANA) (arrived 6:05 p.m.)  
Karen Gross, San Diego County Apartment Association (SDCAA) (arrived 6:09 p.m.)  
Laurie Coskey, Resident Homeowner (arrived 6:09 p.m.)

#### **City Staff:**

Cory Peterson, Parks and Recreation  
Mike Rasmusson, Grounds Maintenance Manager  
Anthony Bernal, City Council District 3

#### **Guests:**

Donna Dow, Camille Nebeker +1 (did not get name)

### **2. Approval of minutes – December 10th meeting (there was no January meeting)**

Approved 5-0-2 (Foreman, Surowiec) (prior to Callen/Gross/Coskey arrivals).

### **3. Chair's Report**

Lucky noted that there will be discussion this evening about the \$257K recently allotted by the City for palm tree trimming, and the related use of the MAD's tree inventory database.

### **4. Councilmember's report – Anthony Bernal**

- Anthony Bernal noted that the \$257K is meant to be used to trim about 7500 palm trees. There are 30,000 palms in the City. The list shows 5500 locations, 1000 of which are in CD3. There is room for additional trees to be trimmed. The MAD did a tree inventory. Anthony suggests that we review it and make a recommendation to the City re which additional trees should be trimmed.
- Lucky noted that the MAD tree trimming schedule is a 7-year cycle. Also, the City's budget next year may be as much as \$1million, in which case all of the City's palms would be covered.
- This discussion is continued below as Item 7.

### **5. Non-agenda Public Comment**

- Donna Dow asked about the weeds on the 4300 block of Boundary. Mike said that they have sprayed north to Monroe, and will put down mulch.
- Anthony Bernal announced CM Gloria's upcoming Community Coffee at the Park Blvd Twiggs, and said that there will be a North Park Community Coffee soon.

## **6. Nomination for April Officers Election**

- Lucky explained that the bylaws call for nominations in February, affirmation of nominations in March, and elections in April.
- Rob nominated Lucky for Chair. Lucky declined due to other community obligations.
- Kitty nominated Rob for Chair and Beth for Secretary.
- Rob nominated Lucky for Vice-Chair.
- Laurie asked if other members were interested in any of those positions. All declined.
- Rob noted that there is a steep learning curve regarding MAD governing documents and MAD operations, so that new members may not be prepared to take an officer's role immediately.

## **7. Tree Trimming Options**

- Lucky asked Anthony how it would be best for the MAD to approach the City regarding trimming additional trees.
- Anthony suggests having Mike and Cory assist with location information.
- Cory has sent Sector D info to Jim Tarbert of Streets Division. Sector D is the area that is scheduled for trimming next. It is bounded by Upas on the north, Nutmeg on the south, Balboa Park on the west and 805 on the east. This effectively picks up where the current list (as provided by the City) leaves off (which has Maple as the northerly limit). Sector D has approximately 720 queen palm trees.
- Anthony suggests that our letter to the City ask them to consider these locations and to report back to the MAD re what they will do, so that we can revise our schedule accordingly.
- Guest Camille Nebeker appreciates that the MAD did an inventory, and requests that we look at the queen palm at 3170/3176 Palm Street, which is leaning dangerously. Mike will look at it.
- Rob asked for clarification of the manner of allocation of the tree locations on the list. Anthony said they asked how many trees could be trimmed for the \$257K and were sent that list. He said it was based on requests for service. Beth and Rob questioned how that resulted in a list that didn't include any trees north of Maple St. No explanation was offered.
- Kevin/Kitty moved that we authorize a letter to the City recommending that our Sector D palm trees (bounded by Upas on the north, Nutmeg on the south, Balboa Park on the west and 805 on the east) be added to the list of trees to be trimmed this year. Motion approved 9-0-0.
- Cory will email to Lucky the Sector map and addresses.

## **8. Report on Operational and Maintenance Issues**

Staff reported on operational and maintenance issues. Copies of the Staff Report for February were distributed earlier by email and are attached to these minutes. In addition to the information on that report, there were the following discussions:

- A solar lamp on Boundary near the 805/Monroe ramp will be repaired.
- There is a 4' x 4' hole in the sidewalk at Rte 44 skateboard shop that needs repair.
- There is a dead queen palm at the Soup Shop on ECB that needs to be removed/replaced.
- Urban Corps is doing graffiti removal on ECB and 30th, under a different City contract.
- Mike will report each month on what tasks have been completed.

## **9. New business for future agendas**

- Main Street request for additional trash cans

## **10. Adjournment at 7:05 pm.**

**\*\*\*\* Next meeting: March 11, 2013.\*\*\*\***



**THE CITY OF SAN DIEGO  
PARK AND RECREATION DEPARTMENT  
NORTH PARK MAINTENANCE ASSESSMENT DISTRICT  
FEBRUARY 2013 STAFF REPORT**

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**Trees:**

- Removals: Removal of all broken and non usable stakes on 30<sup>th</sup> St.
- Trimming: All Melaleucas ( Paperbark Trees) were pruned on 30<sup>th</sup> St.
- Vandalism: None

**North Park Main Street (University Ave, North Park Way, and 30<sup>th</sup> St):**

- Proposal to plant 3 Bradford Pears, 2859 University, 2884 University Ave. (both have metal grates) corner of North Park Way & 30<sup>th</sup> St.
- Graffiti removal, cleaning, etc. continues as normal

**El Cajon Boulevard:**

- Medians
  - Lantana has been sprayed for mealy bug.
  - Lantana and irrigation were run over at the corner of Park Blvd. & El Cajon Blvd...again. This is the nose of the landscaped median. These are usually concrete. We may use the colored Decomposed Granite to replace plants that are continually run through by cars.
- Graffiti removal, cleaning, etc. continues as normal

**North Park Gateway/Boundary Street and Ann Mudge Project:**

- Graffiti found/removed on the south arbor of the Ann Mudge Project (located at University Ave and Interstate 805).
- Weed removal completed on Boundary St. from the 805 off ramp to Monroe Ave.

**Staff Inspection with North Park Main Street – University Avenue**

MAD staff walked with North Park Main Street staff on University Ave. from Grim St. to Florida St. and made a list of missing trees to replace, right of way areas needing decomposed granite, gravel to fill in holes and tree wells due to rain/erosion, etc. We discussed Hunter Green paint needed on the sidewalk furniture, and rock to fill in tree grate areas for safety. Some of the specific items requiring MAD staff and contractor follow-up include:

- 1) Install anchors (similar to our trash can anchors) on a couple of loose backflow cages on north side of 3000 block of University Ave
- 2) Touch up street furniture and street light poles with hunter green paint enamel where necessary
- 3) Install pea gravel or 3/4" rock to 'Top Off' the areas under tree grates and where appropriate on University Ave to slow down erosion of decomposed granite.
- 4) Check photo cells for replacements needed in shade structures at decorative bus stop at 30<sup>th</sup> St and University Ave.
- 5) Remove flag holder from tree planter at 2516 University Ave.
- 6) Remove litter in and under tree grates.
- 7) Repair small tiles in decorative area on University Ave east of 30<sup>th</sup> St (also the bus seats if we have the tiles)
- 8) In general, prune Group Two trees, including suckers, water sprouts, etc.
- 9) Replace trees missing at: 2310, 2646, and 2420 University Ave.
- 10) Revisit and investigate standing water on parkway along west side of 30<sup>th</sup> St north of University Ave to see if abandoned tree wells can be given trees species that might work with constant stormwater. Prior attempts to place trees here have met with failure.
- 11) Repair lodge poles on University Ave west of Texas Street (south side)
- 12) Empty round trash can overflowing at Utah (northeast corner) and at Utah and 30<sup>th</sup> St
- 13) Report potholes on Oregon, Idaho, and on alley across from Arnold St
- 14) Rotate and straighten tree guard at 3800 Ray St

All of these items can be accomplished either through routine services or extraordinary labor performed by Shoreline Landcare except the tile work, which is in the budget under Decorative Tile Maintenance/Natures Element.

**Parklets:** *(no change from last month)*

- A parklet is the temporary use of space (car parking zone, bus stops, etc.) within the public rights-of-way for pedestrian scale improvements such as seating, tables, bike racks, etc.).
- Staff was approached by Traffic Engineering with a proposal to install parklets within certain public rights-of-way in North Park. Traffic Engineering asked whether the North Park MAD would be involved in maintaining parklets. Traffic Engineering has drafted a proposed agreement between the City and the applicant requesting a parklet that provides for installation.
- Given the temporary nature of parklets and connection of the parklet to adjacent areas of pedestrian congregation (such as restaurants, bars, etc.), MAD staff advised Traffic Engineering that any parklet installation should be maintained outside of the MAD via the agreement and that any impact of the parklet on the MAD's regular scope of services should be addressed in the agreement between the City and applicant to install/maintain a parklet.

**University Avenue Improvements:** *(no change from last month)*

- MAD staff was invited to a meeting on January 8, 2013, between Engineering and Capital Projects Department, North Park Main Street, the North Park Community Planning Committee, and Council District 3 to discuss the construction of new medians along University Ave at Alabama St.
- At the meeting, MAD staff acknowledged that the current Assessment Engineer's Report only provides for maintenance of "streetscape improvements along University Ave," but there is no provision for the North Park MAD to maintain landscaped medians along University Ave in its current form. Members of the community at the meeting (both Main Street and the planning committee) indicated their desire for a planted, landscape median along University Ave.
- MAD staff believes that adding a landscape median along University Ave into the North Park MAD's scope of maintenance services is not possible because the original map of the MAD in Exhibit A of the Assessment Engineer's Report shows the location of the landscaped medians on El Cajon Blvd but does not reference any such improvement on University Ave. Further, the landscaped medians along El Cajon Blvd are distinctly referenced in the "Project Description" section of the Report, while proposed University Ave medians are not similarly referenced. Finally, the last two failed reballot efforts (2006 and 2011) proposed incorporation of landscaped medians along University Ave as a maintenance item within the scope, and property owners rejected both those efforts.
- MAD staff discussed the University Ave median with Skip Shank, the engineer who wrote the 1999 Assessment Engineer's Report. Mr. Shank advised MAD staff that hardscape medians (decorative with no landscaping) could fit into the definition of "streetscape" and are comparable to work the North Park MAD already provides along that section of University Ave (cleaning, sweeping, and litter removal along both sides of the street). Therefore, the North Park MAD is able to maintain hardscape medians without landscaping.
- The group agreed at the meeting that the project should install a hardscape median with decorative pavers on top. This will enable the median to be easily demolished at some point in the future should the North Park MAD be reballoted and authorized to maintain a landscaped median along University Ave. The planning committee will work on design (color, shape, etc.) of the pavers.
- ***MAD staff asks the MAD advisory committee to advise staff on whether the North Park MAD should assume maintenance of the hardscape median with decorative pavers once the project is completed.*** It may also be worthwhile to discuss what role the North Park MAD will take with the University Avenue Mobility Project (UAMP), which is currently going through the environmental process. The UAMP is proposed to install other streetscape improvements further east along University Ave.

**Capital Projects:** *(no change from last month)*

- **North Park Street Lighting (Final Phase)** – Fernando Lasaga, project manager from Engineering and Capital Projects provided MAD staff with a project update on December 20, 2012. The project installed new streetlights, energized a previously installed streetlight, and installed conduit and pullbox for a future streetlight installation. The

project also trenched for two other streetlight locations but stopped due to unforeseen field conditions (rocky soil/concrete street and trolley tracks/utilities).

The following street light locations have been installed with standard concrete poles and fixtures:

1. Grim Ave south of North Park Way 360' east side
2. 30th St south of Quince St 130' west side
3. Hamilton St north of University Ave 210' east side
4. Ohio St south of Meade Ave 315' east side
5. El Cajon Blvd east of Oregon St 160' south side (contractor trenched and installed a pullbox to power a future location for a double acorn)
6. 30<sup>th</sup> St north of Redwood St 145' west side
7. Kansas St south of Meade Ave 112' east side (contractor trenched and installed a pullbox next to an existing streetlight that was not previously powered)

Mr. Lasaga advised that there are two other streetlight locations that Engineering staff had designed but remain incomplete: (8) Haller St south of Maple St and (9) Juniper St east of 30<sup>th</sup> St. Both encountered difficulties during construction, and given the limited budget, Mr. Lasaga is determining if there's any way either location can be constructed with whatever remaining funds are in the project budget. Specifically, an alternative power source location for the proposed Juniper Street streetlight location may be available.

The project funds will be exhausted when retention and final payments are made to the contractor and the resident engineer processes project close-out.

- **Switzer Canyon/30<sup>th</sup> Street Bridge Enhancement** – This project is with Engineering and Capital Projects for preliminary design and still lacks for sufficient funding.
- **Red Sidewalk Replacement on University Avenue** – This project has been assigned to Dean Marsden, a project manager with Engineering and Capital Projects. Work will focus on the most damaged sections of red sidewalk. MAD staff agreed to a project charter that sets the cost at \$200,000 and provides a schedule that initiates design in 2013 and brings construction in August 2014. This schedule should be consistent with the upcoming University Avenue Mobility Project (UAMP), which is currently in environmental review. Cory Peterson has met on site with Mr. Marsden to ensure he is aware of the intended scope of the project, the locations most in need of sidewalk panel replacement, and the need for replacement sidewalks to be colored red (not just stained). Mr. Marsden will likely bring an update forward to the advisory committee at a future meeting.

Respectfully submitted,

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