The June 4 meeting of the University Heights Community Association (UHCA) will feature John LaRaia from the H.G. Fenton Company, developers of the property on the North side of El Cajon Blvd. in the 2000 block between Florida and Alabama streets. John will discuss the history of the company, a San Diego fixture for 100 years, and the current plans for the El Cajon Blvd. location previously occupied by Route 44 Skateboards, the Costume Shop and San Diego Stage and Lighting. This will be our chance to learn more about the company and their plans as they relate to our neighborhood.

Parking for the structure will be accessed from Florida and Alabama Streets. The upper floors will offer a variety of studio, one and two-bedroom living units. The developers have included bike racks and a solar roof to enhance the “green” aspect of the building. Although I did see a rendering of a possible building, I know that there will be some changes to that structure. I am hoping that John will present an up-to-date rendering of the actual façade at our June meeting.

Building is scheduled to commence by the end of this year, the upper floors will offer a variety of studio, one and two-bedroom living units. The developers have included bike racks and a solar roof to enhance the “green” aspect of the building. Although I did see a rendering of a possible building, I know that there will be some changes to that structure. I am hoping that John will present an up-to-date rendering of the actual façade at our June meeting.

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News University Heights Community Association | 06.2015

We certainly have an interesting subject and speaker for the June meeting. Development is headed our way and over the next few years our neighborhood will undergo some significant changes. Hopefully you will join us at the UHCA meeting on Thursday, June 11, as we learn more about a new mixed-use project planned for the 2000 block on the southwest corner of El Capo Blvd. between Florida and Arizona.

The University Heights Community Association (UHCA) makes every effort of area residents. The Board also voted to raise the annual dues for membership. To the best of my knowledge, the membership rates have not changed since the community association was formed about 25 years ago. The new rates take effect with this newsletter and are on the membership form below. We hope that you value our time and efforts on your behalf and continue to support your neighborhood through yearly dues that keep this organization a vital part of the community and the city. Thank you.

We hope these tips help promote awareness of knowledge for even the most tenured driver and the importance of knowledge when exercising caution while using the roadways. We don’t want anyone to die to have the burden of knowing “if I only...”

WHERE SHOULD I WALK?

By Alphonse Lozier

This is the second in a two-part series on the rights and responsibilities of pedestrians, cars and cyclists on the streets and sidewalks of University Heights.


Information for this article is based on review of the 2015 California Vehicle Code, and the California Department of Motor Vehicles.

Pedestrians generally have the right of way; however, courtesy and caution when crossing is always recommended.

21950. (a) The driver of a vehicle shall yield the right-of-way to a pedestrian crossing a roadway within any marked crosswalk or within any unmarked crosswalk at an intersection except as otherwise provided in this chapter.

(b) The driver of a vehicle approaching a pedestrian within any marked or unmarked crosswalk shall exercise all due care and shall reduce the speed of the vehicle to take any other action relating to the operation of the vehicle so as to safeguard the safety of the pedestrian.

(c) A driver who crosses a pedestrian within a marked or unmarked crosswalk at an intersection.

When walking on the side of the roadway, yield to vehicles on the road, then you may walk on the roadway, but you walk on the roadway, you must be walking on the roadway and walk as wide as you can to a legal parking lot. If there is an obstruction on the roadway that requires running or walking in the roadway, you must be walking on the roadway for your safety and others.

21950. (a) A pedestrian may walk close to the edge of the roadway, the pedestrian shall not walk at the edge of the roadway, if a crosswalk or other means of safely crossing the roadway is not available, or if existing traffic or other conditions would compromise the safety of a pedestrian attempting to cross the road.

(b) A pedestrian may walk close to the edge of the roadway, the pedestrian shall not walk at the edge of the roadway, if a crosswalk or other means of safely crossing the roadway is not available, or if existing traffic or other conditions would compromise the safety of a pedestrian attempting to cross the road.

Safetips 2015:

• Keep UH beautiful.
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The blocks within each zone are linked together via the Zone Watch Coordinator, who manages an email list of participants and serves as a point of contact to receive zone Watch information. Please contact your zone coordinator for more information.

University Heights Map, Boundaries and Zone Watch

The bold street names on this map define the boundaries of the community of University Heights. Every block and monument combo should have an established Neighborhood Watch.

A zone is a neighborhood within University Heights as defined by the 6 zones on this map.

The blocks within each zone are linked together via a Zone Watch Coordinator, who manages an email list of participants wishing to receive zone Watch information. Please contact your zone coordinator for more information.

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Nun McGraw nmcm@att.net
Pam Isaac pamisaacs1@gmail.com
Nun McGraw nmcm@att.net
Christopher Hutchison christopherhutchison@hotmail.com
Tanya Zbysz tamaraz@msn.com
Mark Kopman mk2el@msn.com

Project No. 2

Update

By Renol Tito

As a pilot study to determine if making the bags available would lessen the amount of waste thrown on the streets of University Heights (UH), the University Heights Community Association (UHCA) provided for two weeks to use the bag. Desperators to supply waste bags to the community.

A city block where a great deal of dog waste was being regularly left on the streets of University Heights.

Howard Adams was selected for this initial study. Dog waste that had been left on the streets was counted and cleaned up before and after the dog waste station dispensers were installed.

We hope these tips help promote awareness of knowledge for even the most tenured driver and the importance of knowledge when exercising caution while using the roadways. We don’t want anyone to die to have the burden of knowing “if I only...”

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17th Annual Old House Fair 2015 Saturday, June 20, 10 am - 4 pm

Free family-friendly festival held in South Park featuring exhibit booths and vendors for those who love, own, or appreciate vintage homes. Exhibit booths line Beech Street and 33rd Street from Cedar to Ash.

Urbans Safaris Walking Tour

Guided one-hour walking tour around South Park.

Depart 11 am or 2 pm from the Info Booth at South Park & Beech St. It’s free and no tickets are needed.

Historic Home Tour

$25 ticket for admission to tour five historic homes, and the option to ride the free shuttle bus. Program booklet provides historical details and resource info, and docents guide visitors through each of the homes.

Centennial Trolley Tour

Board an “Old Town Trolley” for a narrated tour through the Balboa Park Centennial celebration and the 1915 Panama California Exposition. $10 adults, $5 children 12 and under. No charge for kids on adult laps.

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West Coast Premieres coming to Diversionary Theatre

By Monica Lanctot

The Diversionary Theatre, Lambdas at the San Diego Foundation Inc. (SDF), invite the public to attend one of three community meetings to provide input on the creation of a San Diego LGBT Cultural and Historical Legacy Dignity (SDFSHRD). The current location of the Diversionary Theatre and the Lambdas at the SDFSHRD meetings are hosted by the building’s current tenant and the SDFSHRD, which purchased the building earlier this year.

The three organizations envision expanding the site’s current arts programs to the San Diego LGBT Cultural and Historical Legacy Dignity (SDFSHRD). The CPAC will build community by offering a variety of programs (including quality entertainment, educational opportunities and memorable moments that engage and inspire audiences, honor LGBT culture, history, culture, and more) and cultivate civic and economic vitality.

Meeting dates and times at Diversionary Theatre:

• Tuesday, June 2, at 7 pm
• Wednesday, May 27, at 11 am
• Tuesday, May 26, at 11 am

In Case You Missed It

By Monica Lanctot

Our May meeting topic was homelessness, with a special emphasis on mental illness. David Fobes, M.D., M.P.H., medical director at the St. Vincent de Paul Village Family Health Clinic and associate professor of psychiatry, public health and preventive medicine at the University of California San Diego (UCSD) discussed a successful program that Father Joe’s Village launched known as St. Vincent de Paul started with initial funding from United Way.

Staying true to their mission to end homelessness one life at a time, Father Joe’s Village began Project 25 to focus on youths with medical and law enforcement services. Each high school costs the city between $252,010 to $315,000 per year for use of emergency medical services and law enforcement resources. Project 25 provides a percentage of those high school children with an apartment and a caseworker to help ensure that each recipient receives medical and physical health services. The key difference between Project 25 and other homeless outreach programs is that it does not require recipients to commit to sobriety. This is critical for youth, as St. Vincent de Paul has discovered that, if you remove strings and conditions, people will seek assistance.

Today, the high schools in the program cost the city about $42k per person, per year, a third of cost estimates from previous years. More importantly, the program has a 100% retention rate, enabling people to stay in their homes and receive the services they need to maintain a better quality of life. Marla Kingkade, training development specialist at the San Diego County Health & Human Services Agency, provided a history on how the program started and current successes working with law enforcement and mental health professionals on a multi-disciplinary basis.

PERF became a countywide program as 109 hospitals now employ 22 clinicians covering county jurisdictions. Law enforcement officers working with PERF provided supporting details about the benefits of the PERF program and what it has done to reduce re-offending and understanding of homeless and mentally ill individuals, resulting in better outcomes.

As always, we would like to thank our speakers, who attended and participated in the May meeting.

ULICA Beautification & Planner Committee Report

By Myrbecki Cordova

Project Chair: 201 Clairmont Dr.

A big thanks to the volunteers who came out to beautify an area on University Heights Blvd. (UH) for the May 15th Solar Eclipse. We’re honored to report, the last solar eclipse turned out to be a huge success.

Bus Stop Vertical Garden

We awarded funds for the Metrospac Transit Service that has a bus stop at Campus Ave and Washington St. — where we planned to put one of the vertical gardens. We will keep you know how we will proceed in next month’s report. The vertical gardens will happen, we promise!

Fire Safety

This year’s drought is worse than ever in San Diego. This month means we will have a higher fire danger this summer and fall. This translates to the worst fire season in quite some time.

In case you are haunted by the “Miri Marauder” myths, check out the San Diego Fire Rescue Department’s information page for the latest updates on fires.

LGBT Pride Month

National Father’s Day Month

COMEDY

THEATRE

TICKETS:
4590 Park Blvd. (619) 295-0773

Leaves Thursday, June 4th.

For more information on Diversionary Theatre and calendar of events, visit www.diversionarytheatre.org.
The Many Faces of Infill
By Philip J. Gill

In the early 2000s, two words summed up the real estate boom in University Heights as well as the rest of San Diego: “condo conversion.” Today, as the real estate market comes rushing back, two different words are setting the theme: “infill development.”

With that in mind—and theme of this month’s UHCA meeting on June 4—I set out from my home base near the Birney School to see what my community of 4,667 residents think of as the typical infill project, in which an older single family home, perhaps in a dilapidated state, is torn down and replaced with multiple homes or condo units. The Campus project (left), still under construction and billed as an “eco-friendly design,” features two single-family, two-story homes on a narrow lot; one fronts the street, the other the alley at rear.

Infill developments are likely to get tear downs. Perhaps the most interesting current project is at the corner of Adams Ave. and Florida St., opposite the Trolley Barn Park. Park officials worry about the building’s historic character as the project advances. The new buildings will house a ground floor restaurant/coffee shop with some outdoor dining and seating, and a minimart. (See above photo). On the second floor will have room for offices; on the third floor, there’ll be live/work spaces.

Not all of these infill projects are tear downs. Perhaps the most interesting current project is at the corner of Adams Ave. and Florida St., opposite the Trolley Barn Park. The new buildings will house a ground floor restaurant/coffee shop with some outdoor dining and seating, and a minimart. (See above photo). On the second floor will have room for offices; on the third floor, there’ll be live/work spaces.

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Buddy literally walked into our lives on Christmas Day 2012. My son, who was five years old at the time, and I were playing in the front yard with our two new toys - a Fisher Price and a dog. My husband stopped us to let us know that when we first noticed him, the dog was wagging its tail, and we could see that he was either excited, sick, or looking for attention. We decided to offer him a treat, and he quickly responded to our offer of a treat. We then fed him a bowl of his favorite snack, and he started to eat it with great enthusiasm. He seemed to enjoy the treat and was happy to be with us.

Buddy is an eight-year-old boy, and we discovered him living in the front yard near our house. He was found alone and was in poor health when we first noticed him. We offered him a treat and then took him to the vet to check up on him. We were delighted to discover that he was healthy and had a great temperament. We soon became friends with him and took him home with us.

Buddy is now a happy and healthy dog and is a great addition to our family. We love having him around, and he loves spending time with us. He is a wonderful companion and is always happy to see us when we return home.

Laughterland!

By Ginger Sanmario

“We don’t laugh because we’re happy, we’re happy because we laugh.” — Victor Segovia

Why should we laugh? Here are just a few reasons: Laughter relieves stress and worry, improves breathing, increases blood flow to the brain, expands the brain, lowers blood pressure, increases energy and productivity, prevents heart disease, relaxes the muscles, and boosts the immune system. It develops and strengthens relationships, encourages group bonding, and the best reason of all: it produces a wave of well-being and joy long after the laughter has ended!

Laughter Yoga was founded in India by Dr. Kataria, a medical doctor in 1995, after having observed that many “grown up children” were not laughing. To change this, Dr. Kataria decided to find a way to deliver these benefits to his patients. His first Laughter Yoga class consisted of just five people in a public park in Mumbai. Today, it has grown into a worldwide phenomenon with more than 600 Laughter Yoga classes held every day.

The word yoga is used only to indicate that laughter connects body, mind and soul. Laughter Yoga is not the typical yoga, all exercises are done while laughing. Those who are simple and playful to bring the child out of all of us.

Circa Rustic, Regional, Retro

“Dinner Served Nightly”

Craft Beers on Tap

“Everything Made From Scratch”

Jazz & Blues

Vacation Bible School — VBS!

July 27-31

9:00 am — 12 pm

$30/child for the week inlcudes t-shirt & cd Snacks!

• Grade K-1

• Grades 2-5

Call Michael McGee.

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San Diego Forward: The Regional Plan
Provide Your Opinion on a Plan for our Region's Future

By Supervisor Ron Roberts

Are you interested in transportation and mobility, healthy communities, climate change mitigation, air quality, healthy communities or economic prosperity? If so, the San Diego Association of Governments (SANDAG) wants your thoughts on the Draft Regional Plan. One of SANDAG’s charges is to look at the next 25 years and develop a Regional Plan. Public comments are being accepted through July, and I strongly encourage you to make your voice heard.

For more information on San Diego Forward, call Rose Farina at 619-392-5157 or visit sdforward.com.

County Supervisor Ron Roberts represents University Heights as part of this Regional Plan. Public comments are being accepted through July, and I strongly encourage you to make your voice heard.

Paying for Affordable Housing

By Supervisor Todd Gloria

It is no secret that San Diego has a shortage of affordable housing. Last month, the results of the annual Point in Time Count revealed that 14,763 homeless individuals live in the San Diego region, a 2.9 percent increase from last year. But, Rice University recently named San Diego as the least affordable city in the U.S., which may account in part for the growing numbers.

A lack of economically diverse people must have housing stock of all kinds. Building affordable housing lacks the obvious financial incentives of constructing market-rate units. As we grapple with how to address growing income inequality, we cannot ignore the inequities created by the lack of affordable housing options.

Every level of government must make affordable housing a priority if we want to avoid larger homeless numbers. The City of San Diego and the San Diego Housing Commission have made the most of our current resources. The city council has approved more than 600 affordable housing units so far in 2015, and most possible only through complex funding arrangements. A recently completed project located downtown, for example, is a $74.2 million public-private partnership built by the Regional Housing Corporation (with assistance from the San Diego Housing Commission, the city, the county, the California Mental Health Services Act, and the U.S. Department of Housing and Urban Development).

I’m proud of the local work to build affordable units, but additional collaboration from the state would allow for more progress.

As the California legislature considers a new version of redevelopment, a focus on affordable housing would be beneficial, to complement Assembly Speaker Toni Atkins’ ongoing efforts for new funds.

Until California’s redevelopment law was changed in 2011, redevelopment was a key resource for funding the completion of affordable housing in San Diego. The elimination of redevelopment and the increased need to decrease affordable housing developments while increasing the number of people desiring housing, I understand the concerns of how and where the previous redevelopment law was used and that similar concerns have arisen about newer redevelopment proposals. Finding reasonable and fair means to increase affordable housing funds in a worthwhile endeavor.

While every affordable housing development groundbreaking and ribbon cutting help address our local disparities and make a difference for the people who move in, they do not provide a cure. Cutting help address our local disparities and make a difference for the people who move in, they do not provide a cure. Cutting help address our local disparities and make a difference for the people who move in, they do not provide a cure.

The Regional Plan represents University Heights as part of this Regional Plan. Public comments are being accepted through July, and I strongly encourage you to make your voice heard.

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Supplemental Environmental Projects (SEPs) are one way that CalEPA and other environmental regulatory bodies can help to direct environmental and public health benefits to a community after a violation of environmental protection law occurs. Although they are not compulsory, SEPs can be part of an enforcement action or settlement when a company or other entity violates environmental regulations. For example, some portion of the total funds in a settlement may go towards a project which benefits the environment, such as cleaning waterways. My Assembly Bill 1071 will allow up to 60% of settlement money to be invested in SEPs, whereas current statute only allows for 25%.

My bill also aims to ensure that environmental justice communities receive the benefits and improvements that SEPs provide after environmental damage has occurred. Currently there is no way to ensure environmental justice communities receive any improvements, nor that the communities directly impacted by the violation are able to receive any benefit.

For example, if University Heights was impacted by a violation of environmental law there is nothing that ensures supplemental project to provide direct public health benefits to University Heights, where the damage is real. Instead that project could be carried out in La Jolla, which would be less impacted by the initial violation. Bill 1071 will correct this problem by requiring each board, department, and office within the California Environmental Protection Agency (CEPA) to establish a policy or environmental justice projects (SEPs) that benefits environmental justice communities.

Environmental Justice for Disadvantaged Communities: AB 1071

Speaker Toni G. Atkins

Many communities across California, including San Diego, are impacted by the harmful effects of pollution from others. These communities, also known as environmental justice communities, need resources to appropriately address environmental health impacts and to implement community-led solutions. Especially since they often face economic disadvantages and other barriers to community-driven clean up.
Mary Anne Stevens

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Beautiful home with soaring ceilings, custom made hardwood flooring, and a romantic fireplace. Updated kitchen features marble countertops, stainless steel appliances, and under cabinet lighting with open space to dining room. Separate family room with built in projector and movie screen with Wifi.

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