

Soichi Earns Michelin Star | Page 4



Diversionsary is Open! | Page 8



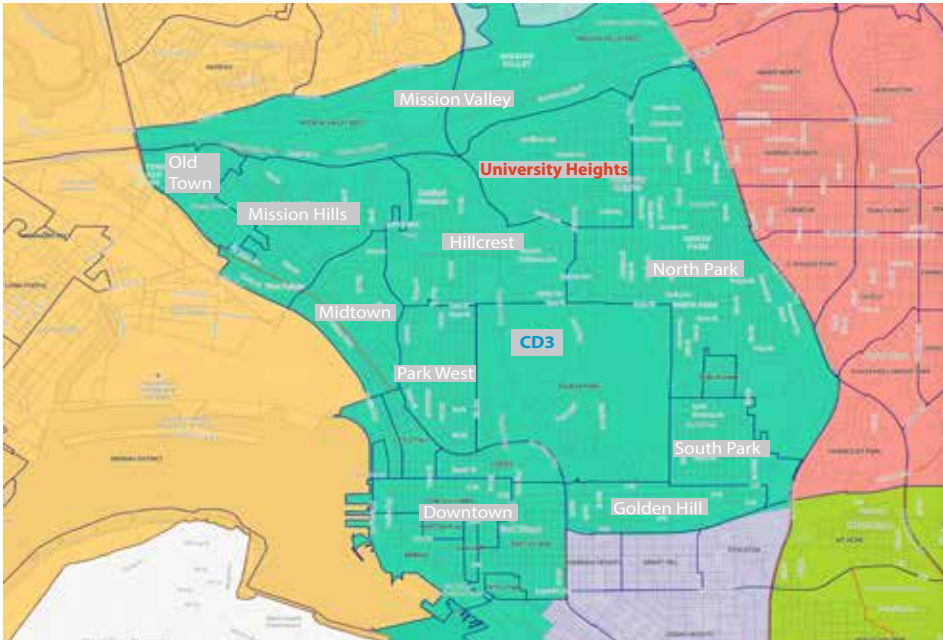
Lighting Up the Streets | Page 8

## Redistricting: Drama, Intrigue, and the Fight to Keep Our Community Whole

As this issue goes to press, there's a lot of action (and drama) going on at the San Diego City Redistricting Commission.

As reported in last month's UHCA News, the need to redraw City Council District borderlines was triggered by our current Council District 3 population increase. What makes this process so complicated is that as one district is redrawn, other districts are affected, and all districts need to be close to equal in population. Redistricting is an important issue for our community because it will determine how we are represented and how our community receives City funding and services for the next ten years. Having UH in a single district is critically important, as UH has learned by being split between two planning groups. Being in the same Council District with neighboring communities with similar needs and priorities makes it easier for those communities and groups to lobby and work with a single Council member.

This process is completely run by the independently appointed Redistricting Commission selected from among 103 applicants by a panel of three retired judges. The empaneled Commissioners do not answer to or communicate with the Mayor or City Council. Over the past 3 meetings of the Commission, various groups have proposed carving up Council Districts in a variety of ways, some of which would harm University Heights, and some ethical concerns have arisen about some commissioners' personal agendas.



Interim Map Proposed by Commissioners at October 21st Meeting

### CCUH Fighting for UH to be in One District

The CCUH (Community Coalition of University Heights), which includes UHCA, UH Community Development Corporation, and UH Historical Society, has had representatives at every Commission meeting concerning District 3 and provided written testimony, map proposals, and verbal testimony that our community needed to remain intact, and that our preference was to be in the same district as our neighboring Uptown and Mid-City neighbors, as we share common issues and concerns.

REDISTRICTING *continued on page 3*

## Coalition Fighting Encroachment into UH

### Trying to Work with Hillcrest on Solution

As reported in the April UHCA News, the Hillcrest Business Association (HBA) along with their consulting partner, New City America, Inc., has been moving forward on a revised plan to create the "Greater Hillcrest Community Benefit District" ("GHCBD" also known as a Maintenance Assessment District or MAD). New City America had previously attempted to create the "West End Community Benefit District," which was eventually shelved.

The new proposed MAD initially would have included properties from Meade Avenue south, but was pared down after the Community Coalition of University Heights (CCUH) strongly pushed back in discussions with HBA. The revised plan now offered by HBA continues to encroach on UH boundaries by including properties from Lincoln Avenue north to El Cajon Boulevard, areas that are within

what most people and maps consider to be UH.

CCUH surveyed property owners in the southern section of UH, from Meade to Lincoln, about their thoughts on a new Maintenance Assessment District that would assess additional fees on their property tax bills to fund additional services like graffiti removal, additional trash pickup, and sidewalk cleaning. Surveys representing 22% of the properties were received, and 81% believed their properties were in UH, and 55% were against funding additional services through a special assessment.

**"55% were against funding additional services through a special assessment"**

HBA surveyed property owners in 2020, and among the same 74 properties within the UH portion of their plan, 3 (4%) were neutral or agreed to graffiti removal, 5 (7%) agreed to security and homeless abatement services and litter removal, 3 (4%) agreed to seasonal decoration installation/removal while 2 (3%)

MAD *continued on back page*

## SINGLE-FAMILY ZONING IN METRO SAN DIEGO: RELIC OF THE PAST?

Homes in general are scarce in major metropolitan areas of California, as we all know, so our State Senator, Toni Atkins, along with her colleague Bill Weiner from San Francisco, proposed Senate Bills 9 and 10 this year, which the Governor signed into law in September, requiring "infill" building be allowed on previously designated single-family lots throughout California through splitting lots and providing a streamlined process by which property owners can build multiple "accessory dwelling units" or ADUs, to increase housing supplies. Cities and other jurisdictions (except for Coastal zones) must now, by state law, allow up to 2 rental units to be built on single-family lots.

The city of San Diego, however, had already reworked building and zoning codes over the past few years and is currently allowing many more units than the new California law requires to be built on single-family lots - up to 12 or even 16 units per property, space permitting, according to some analysts. And in keeping with the state's mandate to make more housing available as quickly as possible, there are no environmental studies required for builders of ADUs, no Development Impact Fees, Regional Transportation Congestion Improvement Program Fees, or General Plan Maintenance Fees either.

While the new state law allows cities to require extra parking for full-size ADUs (of up to 1200 sq. ft.), San Diego decided not to require parking. The city is allowing property owners to convert the front of their properties into parking spaces, however, if they so choose. Garages, carports, and areas previously designated for car parking can now all be converted to or demolished to make way for rental units.

Beside the obvious additional traffic congestion and car parking nightmares which logically follow such a policy, another part of the new San Diego ADU ordinances that causes most concern (to those who have concerns) is the fact that ADUs "may encroach into the Side and Rear Setbacks of the Zone, including up to the Property Line." State law says cities may not require more than a 4-foot setback, but San Diego chose to go with no setback.

And just as the short-term rental market encouraged investors to buy up homes to run as motels in the middle of our neighborhoods, the new ADU codes encourage similar investment from people who have no attachment to the quality of life in UH to purchase single-family homes and then build the maximum number of rental units on their properties. Even for the "junior" units (up to 500 sq. ft.), whose owners are supposed to live on the same property (which is not required for the regular-sized ADUs), there are clear ways around that requirement, including maintaining a home but not actually living in it, or having corporate and private investors

Zoning *continued on page 7*

### NEXT UHCA MEETING

**NOV. 4  
6:45 PM**

**PATH: PEOPLE ASSISTING THE HOMELESS**  
GUEST SPEAKERS: REGIONAL DIRECTOR HANAN SCRAPPER AND THE PATH TEAM  
[UHSD.ORG/ATTEND-A-MEETING](http://UHSD.ORG/ATTEND-A-MEETING)

### LOOKING AHEAD

**DEC. 2  
6:45 PM**

**STATE ASSEMBLY REP CHRIS WARD**  
**CITY COUNCIL REP STEPHEN WHITBURN**  
[UHSD.ORG/ATTEND-A-MEETING](http://UHSD.ORG/ATTEND-A-MEETING)



## UH Halloween on Maryland Street

**Reminder: Norbert the Dragon has made masks a requirement this year. No mask, no candy!**

**October 31, Maryland between Meade & VanBuren Streets.**

Due to the Covid concerns, Halloween celebrations are being scaled back. Many homes will be decorated but not accessible for trick or treaters.



## Sign up for a UH Community Garage Sale!

**Saturday, December 4, 2021, all around University Heights**

Time to clean out the garage, closet, or storage space? Looking to pick up a few items like clothes, jewelry, toys, books, sporting goods, antiques, collectibles, tools? Sell everything you want to find a new home for, and buy new things you may need.

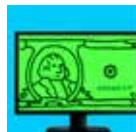
Registration deadline to add your address is Nov 15. Email [garagesale@uhsd.org](mailto:garagesale@uhsd.org) to put your address on the map and to take advantage of the free advertising, signs, and maps. You will receive an info packet with more details and helpful tips for a successful garage sale.

Maps will be available at 7 AM on Saturday Dec 4th, at 4416 Park Blvd in University Heights and will be posted on University Heights social media.

This event is being promoted, but not sponsored or managed by, UHCA.

# MEMBERSHIP

**JOIN TODAY AND HELP MAKE A DIFFERENCE! OUR SUCCESS IS LARGELY DEPENDENT ON VOLUNTEER EFFORTS FROM AREA RESIDENTS LIKE YOU.**



**JOIN, RENEW, DONATE, OR VOLUNTEER ONLINE AT UHSD.ORG.**

### CORRECTION

In the October 2021 Issue of UHCA News, an out-of-date "Yearly Membership" price schedule was inadvertently included. We regret the error. Correct current pricing information can be found on this page.

## NEW MEMBERS & RENEWALS

### GOLDEN OSTRICH

Liz Bernal & Suzanne LaTour, Katie Pierce, Brent Orlesky & Ron Oliver

### HOUSEHOLD

Peter & Sally Flournoy, Christine Hernandez & Jen Fong, Shane Doner, Theresa Tunnickliff, Michael Perkins, Russell Elrod, Loretta McNeely, AnneMarie Sachs & Adam Hill, Curtis Brauer & Rahim Panjwani, Martha Carey & Elisabeth Fidler, Russel Sperling & Gus Pagsanjan, Pamela Isaacs, Lee Sherwood, Ed Ruegg

## OUR MISSION

The University Heights Community Association (UHCA), founded in 1983, is a 501(c)(3) nonprofit, member-supported community association dedicated to improving the quality of life and the sense of community in San Diego's University Heights.

Clip & Return to: UHCA PO BOX 33032 San Diego, CA 92163



## Yearly Membership

- ( ) Feather – give what you can \$ \_\_\_\_\_
- ( ) \$36 Plume (Household)
- ( ) \$120 Golden Ostrich (Household)
- ( ) \$75 Business Plume
- ( ) \$150 Business Golden Ostrich

Name \_\_\_\_\_

Business Name \_\_\_\_\_

Address \_\_\_\_\_

City/State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Referred by \_\_\_\_\_

- NEW
- RENEWAL

## Donor

\$ \_\_\_\_\_ Donation for Keeping Up the Good Work (Donate as a member or non-member)

## Volunteer Your Time on a UHCA Committee!

- Beautification & Planning** Keep UH beautiful.
- Blockwalker** Help deliver UHCA News to neighborhood residences and businesses.
- Marketing & Merchandising** Promote UHCA via marketing/advertising, visual arts, photography, and product merchandising.
- Membership** Help meet record goals for membership and meeting attendance.
- Neighborhood/Zone Watch** Join your neighbors to keep UH safe.
- UHCA News** Write articles, take photos, or sell ads; these are just a few of the many ways to contribute your talent, creativity, and energy to the UHCA News.
- Program & Events** Plan and oversee the various events and general meetings.

A portion of your membership is tax-deductible to the extent allowed by law. For more info, email [membership@uhsd.org](mailto:membership@uhsd.org)



## UHCA NEWS

**EDITORIAL TEAM** Susan Holts, Nan McGraw, Judith Annicchiarico, Marc Johnson (Publisher)

**CONTRIBUTING WRITERS** Nan McGraw, Wren Gardiner, John Lovio, Meg Kight, Tyler Renner, Sol Schumer, Jennifer Bishop, Jennifer Dill, Vaychan Hallman, Peggy Goings, Isabel Schechter, Stephen Whitburn, Katrina Dickson, Andy Hinds, Marc Johnson, Stu McGraw, and Judith Annicchiarico

**GRAPHIC LAYOUT** Patty Howland

**PHOTOS AND GRAPHICS** Paul Farris, Marc Johnson, Patty Howland

**ADVERTISING DIRECTOR** Susan Holts [ads@uhsd.org](mailto:ads@uhsd.org)

Published 10 times per year by the University Heights Community Association. We welcome articles, letters, and announcements about issues and events relating to University Heights. The deadline for submission is the first of the month. Please see [www.uhsd.org/submissions](http://www.uhsd.org/submissions) for details.



WEBSITE [uhsd.org](http://uhsd.org)



FACEBOOK [@universityheightscommunityassociation](https://www.facebook.com/universityheightscommunityassociation)



INSTAGRAM [@universityheights\\_sdcommunity](https://www.instagram.com/universityheights_sdcommunity)

## UHCA OFFICERS

**PRESIDENT** Marc Johnson, [president@uhsd.org](mailto:president@uhsd.org)

**VICE PRESIDENT** Stu McGraw, [vp@uhsd.org](mailto:vp@uhsd.org)

**SECRETARY** Brent Orlesky, [secretary@uhsd.org](mailto:secretary@uhsd.org)

**TREASURER** Brent Orlesky, [treasurer@uhsd.org](mailto:treasurer@uhsd.org)

## UNIVERSITY HEIGHTS BOUNDARIES AND ZONE WATCH



Zone Watch Coordinators manage email lists of participants wishing to receive University Heights crime watch information and updates. Download more on the UH Zone Watch program at [uhsd.org](http://uhsd.org) or contact your zone's coordinator or Nan McGraw.

- 1 **Nan McGraw** [nmcsan@aol.com](mailto:nmcsan@aol.com)
- 2 **Pam Isaacs** [pamisaacs1@gmail.com](mailto:pamisaacs1@gmail.com)
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- 6 **Nan McGraw** [nmcsan@aol.com](mailto:nmcsan@aol.com)



### CRIME WATCH SIGNS

UHCA installed 60 new signs in 2016. If you know of an old sign that needs replacing or a location needing a sign, email [signs@uhsd.org](mailto:signs@uhsd.org).



### SLOW DOWN SIGNS

Speeding on neighborhood streets in UH continues to be a problem. Shaving time off trips by speeding has small benefits and high risks. PLEASE SLOW DOWN! Please email [signs@uhsd.org](mailto:signs@uhsd.org).

## UH PHONE BOOK

<b>Emergency • Police • Fire • Medical</b>	911	<b>Retired Senior Volunteer Patrol (RSVP)</b>	619-692-4945
<b>Non-Emergency</b> Suspicious Activity, Homeless Outreach Team, etc. Online: non-emergency problems: <a href="http://www.sandiego.gov/get-it-done">www.sandiego.gov/get-it-done</a>	619-531-2000	Vacation home security check, welfare of home-bound, patrolling business districts, homeland security support	
<b>SD City Services: Emergency &amp; Non-Emergency</b> Street lights, potholes, etc. Online: <a href="http://www.sandiego.gov/city-hall/departments">www.sandiego.gov/city-hall/departments</a>	619-527-7500	<b>SDPD Community Relations Officers:</b> David Surwilo <a href="mailto:dsurwilo@pd.sandiego.gov">dsurwilo@pd.sandiego.gov</a>	619-692-4858
<b>Alert San Diego</b> Reverse 911 notification to mobile phones for emergencies requiring evacuations <a href="http://www.readysandiego.org/alertsandiego/">www.readysandiego.org/alertsandiego/</a>		<b>SDPD Western Division</b> 5215 Gaines Street	619-692-4800
<b>2-1-1 San Diego</b> Free Resources: COVID-19, CalFresh, Medi-Cal, Covered California, etc.	211 or 858-300-1211	<b>Shopping Cart Pick-Up Service</b>	800-252-4613
<b>Abandoned Vehicles</b>	858-495-7856	<b>Stonewall Citizens Patrol</b>	<a href="mailto:sredmond@stonewallcitizens.org">sredmond@stonewallcitizens.org</a>
<b>Alice Birney Elementary Office</b>	619-497-3500	<b>Suicide Prevention</b>	888-724-7240
<b>Animals / Non-Emergency</b>	619-767-2675	<b>UHDC</b> University Heights Community Development Corporation	619-297-3166
<b>Brush and Weed Abatement</b>	619-533-4444	<b>University Heights Public Library</b> 4193 Park Blvd	619-692-4912
<b>Code Violations</b>	619-236-5500	<b>UH Zone Watch Coordinator</b> Nan McGraw <a href="mailto:nmcsan@aol.com">nmcsan@aol.com</a>	619-260-0668
<b>COVID-19</b> City of San Diego Daily Updates	<a href="http://www.sandiego.gov/coronavirus">www.sandiego.gov/coronavirus</a>	<b>Graffiti:</b> In Progress Emergency:	911
<b>COVID-19</b> California Daily Updates	<a href="http://www.cdph.ca.gov">www.cdph.ca.gov</a>	Report Online: <a href="https://apps.sandiego.gov/streetdiv/">apps.sandiego.gov/streetdiv/</a> / email photos	<a href="mailto:cericson@pd.sandiego.gov">cericson@pd.sandiego.gov</a>
<b>COVID-19</b> County of San Diego Daily Updates	<a href="http://www.sandiegocounty.gov/coronavirus">www.sandiegocounty.gov/coronavirus</a>	Graffiti Hotline:	619-527-7500
<b>COVID-19</b> National Daily Updates	<a href="http://www.cdc.gov">www.cdc.gov</a>	<b>SD Vector Control</b> mosquitoes / ticks / rats	858-694-2888
<b>Crime Stoppers Tip Line</b>	888-580-TIPS (8477)	Online: <a href="mailto:vector@sdcounty.ca.gov">vector@sdcounty.ca.gov</a>	
<b>Department of Environmental Health</b> Public Health/Rats/Rodents	858-694-2888	<b>https://getitdone.force.com</b> Download this app for reporting non-emergency issues like potholes, graffiti, etc.	
<b>Downed Power Lines / SDG&amp;E</b>	800-411-7343	<b>If all else fails, email</b>	
<b>Emergency Water / Sewer Repair / Sink Holes</b>	619-515-3525	<a href="mailto:IMCaballero@sandiego.gov">IMCaballero@sandiego.gov</a> at Council member Stephen Whitburn's office.	
<b>Narcotics</b> Suspicious drug house / anonymous	619-531-2468		



### DISASTER CONTACTS

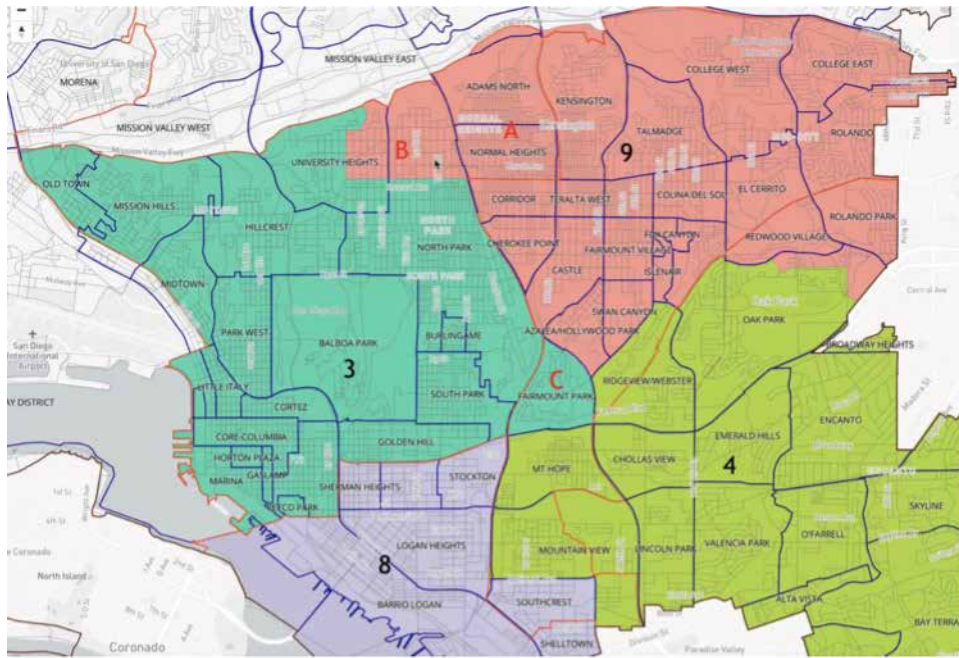
In case of a major disaster, have two out-of-area contacts handy. When the power is out, landline phones may not work. Make sure your cell phone is charged. Call 211 for updated information.

REDISTRICTING *continued from front page*

**The Road to a New District 3 Map**

In meetings leading up to the “Interim Proposed” map being produced, a proposed “Unity Map” developed by Alliance San Diego was proposed and garnered a number of public comments in support. This map has generated a lot of debate across San Diego because it would split UCSD from LaJolla and join it with Clairemont to create an Asian American empowerment district. That plan also would redraw D4 to be more African American-centric, and D8 and D9 to be more Latinx-centric.

Another proposal, “Mid City Mesa” map would have split UH along community planning group lines. In response to both of these proposals, and to promote our community’s interests, CCUH created an “Uptown & Mid-City Neighborhoods” map proposal and reached out to our community through email and social media asking UH residents to view the Commission web site and comment on the Unity Map and our own proposal.



*Proposed “Mid City Mesa Map,” splitting UH into 2 different Council Districts*

**October 5th & 12th Redistricting Commission Special Meeting**

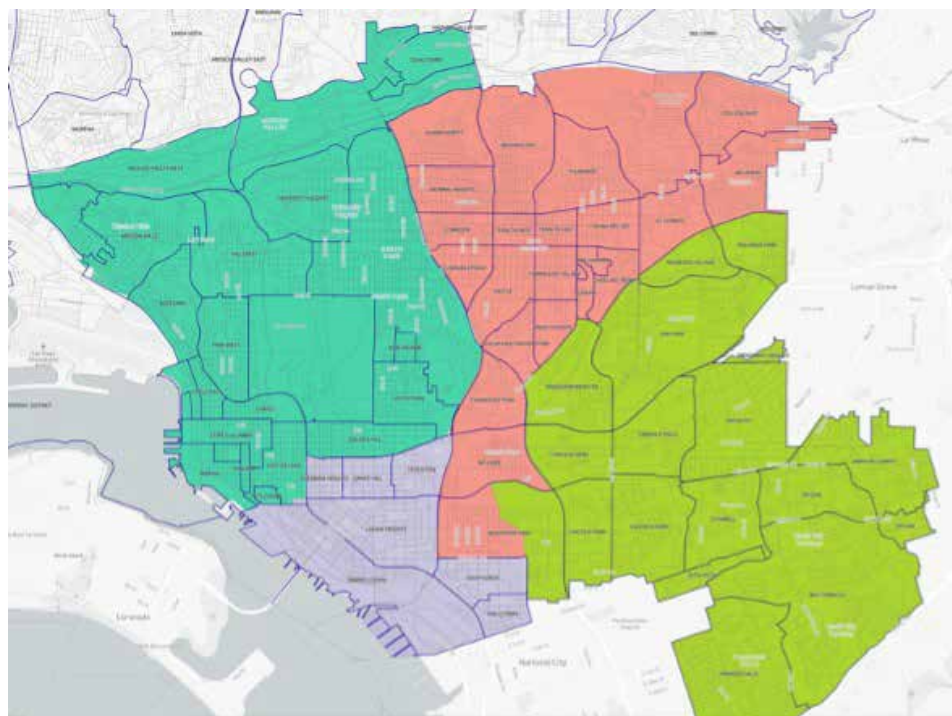
The Commissioners presented what they heard from previous meetings. Commissioner Roy MacPhail, who represents District 3, presented the “themes” from the various proposals, including keeping Downtown in a single council district, keeping UH intact, not splitting Normal Heights, and keeping District 3 as an LGBT “empowerment district.”

Commissioner MacPhail also referenced the “Unity Map,” as well as the “Mid City Mesa Map” which had been presented at the District 9 meeting, but was not available on the website for public comment, although it had significant impact on District 3. As noted above, the “Mid-City Mesa” map presented would split UH into two different Council Districts along the same lines as we are split between Community Planning Groups: west of Park would stay in District 3 and east of Park would move to District 9.

CCUH members Marc Johnson, Kristin Harms, and Ernie Bonn each spoke out about the need for UH to remain intact, and that a proposed “Uptown & Mid-City Neighborhoods” map had been submitted and had the highest number of supporting comments of any submission. CCUH members also noted that the “Unity Map” had garnered the highest number of comments against it. After the meeting, CCUH submitted a formal letter to the Commission restating our position, and we continued dialog with other groups who would potentially be negatively impacted by the other redistricting proposals, including Golden Hill and Normal Heights.

As the October 12th meeting started, it was announced that Commissioner Mitz Lee from District 6 had resigned and was replaced by an alternate Commissioner. Voice of San Diego later reported that Lee resigned due to improper influence on the redistricting process connected to her involvement with the Asian Pacific American Coalition.

Alliance San Diego and their coalition partners presented an updated “Unity Map 2.0,” which proposed keeping Golden Hill in District 3 and moving all of Normal Heights, intact, into District 9 (while still moving Mission Valley and Downtown into District 3).



*Proposed “Unity Map 2.0”*

Marc Johnson and Ernie Bonn, speaking on behalf of CCUH, raised the issue of the “Mid-City Mesa” splitting UH and how that would damage our community and disenfranchise us by moving an important part of our community, including Old Trolley Barn Park, into District 9. Attendees, including CCUH, also voiced issues with the “Unity Map” (1.0 and 2.0) and how it would impact their communities.

At the end of the meeting, instructions were voted on for the next phase, when the consulting group, Haymarket DNA, would work on building proposed new districts, using all the public comments and submitted maps, and guided by the Commissioners’ instructions. These instructions for District 3, after some discussion and amendments, include the following:

- Recognize that District 3 has a strong LGBT presence and has elected several LGBT members to the local and state legislature.
- Consider a map where Golden Hill stays in District 3.
- Try to provide a map where the Normal Heights Community Planning Area is wholly within District 3 or District 9.
- Consider assigning the neighborhoods of Adams North and Normal Heights to different districts if necessary, for population balance.
- Try to keep downtown San Diego intact and in one council district.
- Try to keep University Heights in one district, preferably District 3.

**What’s Next & What Can You Do?**

The CCUH proposed CD3 map, while gaining a large number of positive comments and support in testimony, has not been included in the Commission maps or influenced their consultants. Every district map impacts other districts, and in order to get fair and equal sized districts, everyone will have to accept something that may not be their desired outcome.

CCUH believes that the current “Interim Proposed Map” (shown on page 1) is probably close to what we will end up with, and that means that our Councilmember will be representing UH, in addition to Hillcrest, North Park, Mission Hills, Bankers Hill, Old Town, Downtown, Little Italy, Golden Hill, South Park, and Mission Valley (to I-15). While UH is represented entirely within CD3, it is less than ideal as the priorities and needs of UH are vastly different than fast-growing, retail-dominated Mission Valley.

The commission will present a final map in November and have public hearings through December. CCUH will have people attending those meetings to raise UH concerns and try to ensure the best outcome we can get from this process. **You can view information on attending upcoming meetings, read (and offer) public comments at the Commission’s website: <https://www.sandiego.gov/redistricting-commission>. You can also keep up to date on what CCUH is doing to advocate for our community at our website blog: <https://www.uhsd.org/blog> or sign up for email updates by sending a note to [cd@uhsd.org](mailto:cd@uhsd.org).**

– Community Coalition of University Heights

**PRESIDENT’S CORNER**

MARC JOHNSON

Greetings, Neighbors!

Just as the paper was going to press, the UHCA Board finished our October meeting and made some important changes.

It was with a heavy heart that we accepted the resignation of Christine Hernandez from her role as President and as a board member in order to tend to family and work needs. Meg Kight, our secretary and social media maven, is expecting twins soon and will be stepping back as the demands on her time will become a whole lot different!

Brent Orlesky was elected to fill the role of Secretary in addition to Treasurer, I was elected to fill the role of President until our October 2022 elections, and Stu McGraw was elected to fill the role of Vice President.

Christine stepped up to lead UHCA just as we were beginning to cope with how to be a community organization without regular in-person connections or events. She led us through a transition to Zoom meetings, filling in gaps as we transitioned new people onto the board (myself included), and helped keep us focused on our mission of improving the quality of life and sense of community.

I have developed a deep respect for her empathy, compassion, drive, and organizational abilities. She has been the source of inspiration and energy helping keep the UHCA board and our organization moving forward. She will be sorely missed, and her return to “active duty” when she is ready is eagerly awaited by all of us with UHCA.

For those that don’t know me, I’ve been UHCA’s Vice President for the past year, and a UH resident since 2012, moving here with my husband Jeffrey and our furry family from Boston (and 18 years before that, from Chicago) to where we

live right in the middle of all the action on Park between Adams and Madison.

I’ve been active with the Park, Recreation, and Open Space Advisory Group for several years and currently am the chairperson. I’ve also been helping out with UHCA News, leading the amazing team of folks who lovingly curate, write, edit, produce, and deliver this paper.

I call UHCA and my volunteer community activities my “second” job, as I also work full time for HP here in San Diego in Global Market Development for our large industrial press division (hence my love for the printed newspaper).

When we decided to move to San Diego and discovered this amazing community, I knew it was special. I never imagined how much I would be getting involved with keeping and growing that “specialness.”

That’s one of the coolest things I’ve learned about UH: you can get involved at any level, for as much time as you can devote, and make a real difference. And build strong friendships along the way. UH is bigger than any one of us, and we all have not just a stake in the outcome, but a role in helping keep this special community vibrant, growing, and caring - for our own selves, and for newcomers and future generations. I’m looking forward to continuing to do that with our dedicated board and members as we grow UHCA (we’re always looking for people to find their passion to make our community better!) and help make UH even better, together.



*Marc Johnson* UHCA President

# Nature in the Neighborhood

## Changing of the Bird Guard



Winter Plumage Yellow-rumped Warbler  
photo courtesy of feederwatch

The changing conditions that accompany the progression of seasons is of no surprise to anyone. Fall is a time of gradual cooling, shorter days, and greater chance of rain. Our human activities are set to that rhythm, as the last of summer trips are behind us, kids are back in school, warmer clothes come out of the closets, and the holidays loom ahead.

So, too, are the annual cycles for our feathered friends. Most of the bird species in the vicinity of University Heights are actually year-round residents, but, having nested earlier in the year, they exhibit more or less subtle changes in social behavior, areas of activity, food sources, etc. in fall and winter. For example, hummingbirds gather near winter-blooming plants. The swift Mourning Doves and the diminutive Bushtits form large flocks that rove between the canyons and suburban neighborhoods.

More notable to the casual observer are the species that either depart from or arrive to our area in September and October. (It should be noted that another contingent of species merely passes through our area for a few weeks in the fall on its journey southward. This group, known as “transients,” is complex and deserving of discussion in a separate article.) By November, species such as the colorful Hooded Oriole (profiled in the June UHCA News) and the secretive Pacific Slope Flycatcher are long gone. Fall arrivals and regular winter visitors include the Yellow-rumped Warbler, White-crowned Sparrow, and Ruby-crowned Kinglet. Others such as the House Wren, Say’s Phoebe, Hermit Thrush, and Merlin are more unpredictable in their occurrence.

Among all of these mentioned and other bird species, the Yellow-rumped Warbler is perhaps the most conspicuous of our winter birds. Arriving in our coastal lowlands from breeding grounds in the high mountain forests, these active birds are identified by their distinctive “chip!” call notes and bright yellow patches on their sides and the bases of their tails. Otherwise, their winter plumages are fairly drab following a late season molt from more colorful feathers worn on the breeding grounds. They move swiftly, giving frequent calls as they feed on a variety of insect and plant foods, including flower nectar, during the fall and winter months. They seem particularly fond of nectar from winter-blooming Eucalyptus trees, often gathering in incidental flocks. During occasional flights of small insects, yellow-rumps can be seen sallying out into open air to partake of this food source.

It is this adaptable behavior and catholic diet that predispose this species to utilizing the human-altered environment and successfully surviving the harsh winter months at higher latitudes than many other species of small songbirds. Adaptability is an important characteristic of a species that may serve it well in the uncertain future imposed by global climate change.

- John Lovio

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FOR APPOINTMENT

## UHCA BEAUTIFICATION UPDATE

### Fall Cleanup Volunteers Needed!

We need you to help beautify our neighborhood! The UHCA Beautification Team Fall Cleanup will take place on Saturday, November 13, from 9:00-11:00 a.m. We will meet at the Birney Playing Field gate at the corner of Park Blvd. and Meade Ave. and focus on picking up trash and clearing weeds along Meade outside the playing field and Birney Elementary School. While equipment will be provided, volunteers should plan to wear gloves, a hat, and sunscreen.

Due to the Covid-19 pandemic, this is the first cleanup since November 2019. We hope you have been looking for an opportunity to volunteer and will join us. If you would like to volunteer at this event, please contact Jennifer Bishop: [jenniferlisabishop@gmail.com](mailto:jenniferlisabishop@gmail.com). You will be added to the volunteer list and reminded about the cleanup date, time, and meet up

location. You can also show up the day of the event.

#### Would you like a free tree planted in your parkway?

One of our Beautification Team's major initiatives over 2021 and beyond is increasing the number of trees in our community. Trees help homes save energy by keeping our neighborhood cooler in the summer, making the area more inviting to walk, bike, and run in, and improving overall air quality. The Team has identified key parts of the community most in need of trees and will be working to plant broad sections of University Heights in the coming months. If you live along Madison Avenue between Park Blvd. and Texas Street (the first section we are targeting), and you would like to be considered for a free tree in your parkway, please contact Jennifer Bishop at [jenniferlisabishop@gmail.com](mailto:jenniferlisabishop@gmail.com) for more information about the Free Tree Initiative and to be added to the interest list.

- Rod Girvin, UHCA Beautification Team Leader [beautification@uhsd.org](mailto:beautification@uhsd.org)

# BIRNEY ELEMENTARY SCHOOL CLEANUP

SAT, NOVEMBER 13 • 9-11 AM

Park Blvd. & Meade Ave.

### SOICHI EARNS MICHELIN STAR

While University Heights is already well known for fantastic dining offerings, Soichi sushi just elevated the neighborhood dining scene to a whole new level with their newly awarded Michelin star.

Soichi opened in University Heights in 2019, run by Chef/owner Soichi Kadoya and his wife Raechel. The intimate sushi spot, best known for its \$135 “chef’s choice” omakase experience, is one of only four restaurants in San Diego County to earn this distinction.

Soichi’s Michelin-starred peers include Addison in Carmel Valley (two stars), Jeune et Jolie in Carlsbad (one star), and Sushi Tadokoro in Old Town (one star).

Neighbors interested in a special night out should make a reservation soon – even before Soichi landed among the stars, reservations were highly sought after.

- Katrina Dickson

**Soichi**  
2121 Adams Ave  
[www.soichisushi.com](http://www.soichisushi.com)  
(619) 677-2220



# Birney

## GIVING TREE

UHCA is continuing our tradition of sponsoring the Birney Giving Tree to help support families in need this upcoming holiday season.

Starting November 4, collection boxes will be placed around UH businesses where you can drop off gift cards by December 2.

The list of businesses will be posted at [www.uhsd.org/givingtree](http://www.uhsd.org/givingtree) after our November 4 community meeting. Birney staff will distribute the gift cards based on need.

Get your cards ready, and enjoy the special warm feeling of helping our neighbors in need!

# Get Ready to Show Off Your Holiday Style!

Lights in the Heights is happening this year. Volunteer judges will be checking out all of UH on Dec. 19 starting at 5:30pm. More details in next month's UHCA News.



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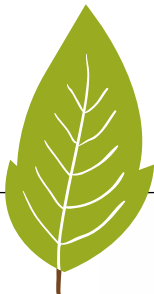








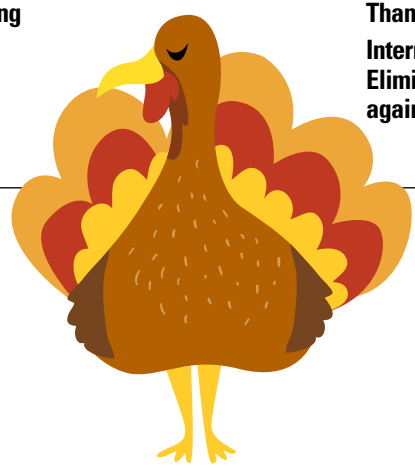
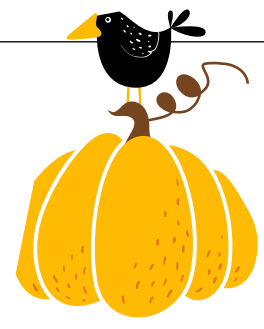




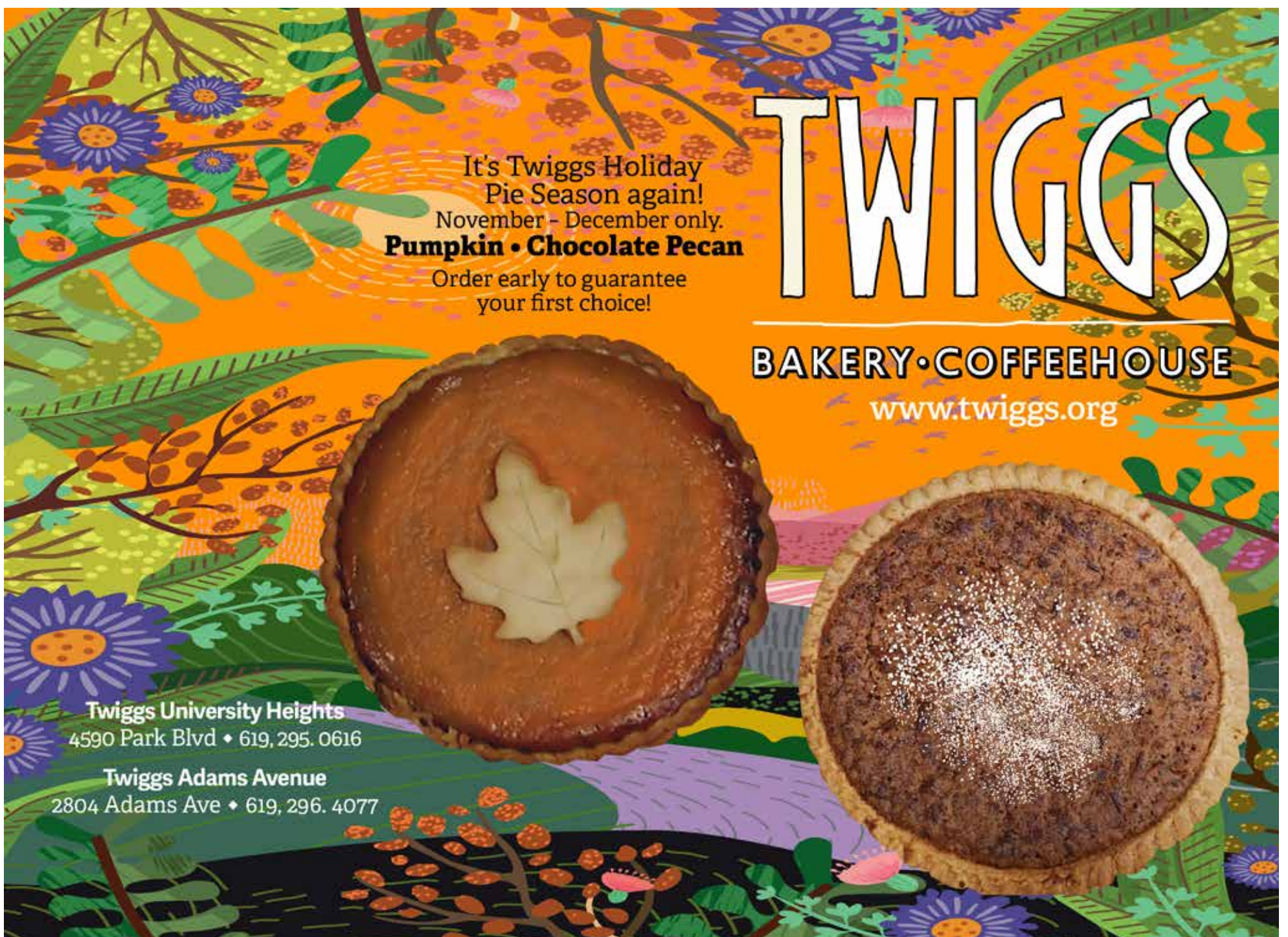
Use the Qr code below for a virtual tour of the Estate!



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# November 2021

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	<b>1</b> <b>World Vegan Day</b> Dec. News Articles Due 	<b>2</b> <b>SDUSD Board Meeting</b> 5 pm, sandiegounified.org <b>Uptown Planners</b> 6 pm, uptownplannerssd.org	<b>3</b> <b>UHCDC</b> 6 pm, uhcdc.org <b>UHCA Beautification Meeting</b> 6 pm, uhsd.org	<b>4</b> <b>UH Park &amp; Rec Meeting</b> 5:30 pm, uhcdc.org <b>UHCA Meeting</b> 6:45 pm, uhsd.org 	<b>5</b> 	<b>6</b>
<b>7</b> <b>Hillcrest Farmers Market</b> 9 am - 2 pm <b>Daylight Saving Time Ends</b> 	<b>8</b> 	<b>9</b> <b>SDUSD Board Meeting</b> 5 pm, sandiegounified.org <b>Hillcrest Town Council</b> 6:30 pm, hillcresttc.org	<b>10</b>	<b>11</b>  <b>VETERANS DAY</b> HONORING ALL WHO SERVED	<b>12</b>	<b>13</b> <b>Birney Cleanup</b> 9 am 
<b>14</b> <b>Hillcrest Farmers Market</b> 9 am - 2 pm	<b>15</b> 	<b>16</b> <b>North Park Planning Committee</b> 6:30 pm northparkplanning.org <b>International Day for Tolerance</b>	<b>17</b> <b>Friends of the UH Library Meeting</b> 6 pm <b>No UH Library Task Force Meeting</b>	<b>18</b> 	<b>19</b> 	<b>20</b>
<b>21</b> <b>Hillcrest Farmers Market</b> 9 am - 2 pm	<b>22</b> 	<b>23</b> <b>SDUSD Board Meeting</b> 5 pm, sandiegounified.org <b>UHCA News Out</b>	<b>24</b> 	<b>25</b> <b>Thanksgiving</b> <b>International Day for the Elimination of Violence against Women</b>	<b>26</b> 	<b>27</b> <b>Small Business Saturday</b> 
<b>28</b> <b>Hillcrest Farmers Market</b> 9 am - 2 pm <b>Hanukkah Begins</b>		<b>30</b>				



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*Single-Family Zoning continued from front page*

paying property owners to stay put and allow building on their properties for a share in the profits.

Councilmember Sean Elo-Rivera, who represents District 9, including Kensington, Talmage, and other areas where residents fear the negative effects of ADUs on their neighborhoods, has recently proposed some adjustments to the new code to mitigate parking concerns and tree loss. But the group “Neighbors for a Better San Diego,” who met with Elo-Rivera and Mayor Gloria, say that San Diego must change its ADU regulations to align with the State of California, rather than deviating so drastically from state requirements in ways that will degrade quality of life in neighborhoods like ours. San Diego’s “unlimited Bonus ADU incentive” is of particular concern to the group.

Since UH is not on the coast, where the Coastal Commission has the final say in how the San Diego and state requirements are enacted, almost all homeowners in our area will be affected by the ADU builders’ bonanza at some point, with the exception, perhaps, of those in historic districts, although this is unclear. The language of Senate Bill 9 suggests that the new ADUs are not allowed for parcels “within a historic district” or “included on the State Historic Resources Inventory” or “within a site that is legally designated or listed as a city or county landmark or historic property or district.” This language suggests owners in areas like the Valle Vista district along and adjacent to Panorama Dr. and the Spalding Place district off of Park Blvd. near Adams will not be allowed to build ADUs on their properties, if San Diego is adhering to that section of the California law. But some ADU builders’ websites say that San Diego will in fact allow ADUs to be built in historic districts. So this question will likely be dealt with by some

of our neighbors in conjunction with their attorneys, and perhaps SOHO.

Advocates of conforming San Diego’s new building codes to match the less aggressive requirements of SB9 and 10 say that wherever people live in UH, everyone in our area will feel the impact of additional cars and traffic, additional visual obstructions, additional residents making use of our fairly small park and fairly old water / sewer infrastructure, and of course the general loss of a neighborhood “vibe.”

Advocates in favor of the new ADU codes say that what we’re losing matters less than building thousands of affordable homes as quickly as possible, even though there are no mechanisms in place to mitigate environmental damage or additional traffic and parking, or even to encourage the new ADU residents with no parking space to ride public transportation.

“Neighbors for a Better San Diego” says that ADUs in our area will not, in fact, be “affordable” to most workers, and if San Diego voters had been truly made aware of the details as the city planning division worked out their new codes, particularly the changes made during the dark days of the pandemic last October and quickly agreed to by the city council and former mayor, that many of us would have fought for our neighborhoods, and the new codes would not be quite so generous to builders at the expense of neighborhoods and the environment.

You can read more about this issue at <https://www.neighborsforabettersandiego.org>, <https://www.nytimes.com/2021/10/08/business/economy/california-housing.html>, and <https://www.sandiego.gov/sites/default/files/dsdib400.pdf> among hundreds of other sites online.

– Judith Annicchiarico with Nan McGraw

## PATH Helping People Experiencing Homelessness Find their PATH Home

MAKING IT HOME

Homelessness in our community is as visible as ever, and as our worlds open back up from staying at home, many of us realize that there are still thousands of San Diegans without one. For University Heights residents, homelessness is a constant political debate, a frequent topic of discussion at UHCA meetings, and an issue that many people don’t know how to help alleviate.

We often hear elected officials discussing committees, plans, and budgets to address homelessness, but we don’t often hear directly from the people and organizations that help turn these discussions into actions. At the November UHCA meeting, you’ll hear from our San Diego team at PATH, which stands for People Assisting The Homeless. San Diego Regional Director, Hanan Scrapper, and Associate Director of Outreach, Brian Gruters, will present information and provide an opportunity to ask questions about our programs and ways you can support our unhoused neighbors.

PATH is a statewide organization dedicated to ending homelessness for individuals, families, and communities. We do this by building affordable housing and providing supportive services throughout California. In 2013, PATH San Diego and several partners opened Connections Housing, an integrated service and residential community in Downtown San Diego, designed to help local homeless individuals rebuild their lives and move into permanent housing. Since then, PATH has begun operating additional services throughout San Diego, including supportive housing, the county’s Whole Person Wellness pilot, and street outreach.

PATH’s outreach model is housing-focused and person-centered, using persistent and frequent engagement to assist individuals who are unable to access homeless services on their own. Outreach is geographically oriented so that we learn who is experiencing homelessness in each of our coverage areas through a combination of assessment, observation, and communication with businesses and community groups.

Our outreach team members use individualized problem-solving in order to help folks needing light-touch services take a step toward permanent housing. All of PATH programs are aligned with the regional Coordinated Entry System, as well as outreach standards developed by the local Continuum of Care. We work to ensure there is coordination of homeless services, including outreach, across the Homeless Crisis Response System in the City of San Diego and San Diego County.

PATH’s newly expanded outreach efforts consist of the coordinated street outreach program, enhanced outreach team, and the Mid-City outreach program. In 2020, these programs served 847 people experiencing homelessness across the City of San Diego, with 218 positive exits (off the street and into housing), including 80 exits to a permanent home.

Even with all of the challenges the pandemic threw their way, PATH’s essential workers provided 2,792 instances of service, including initial contact, ongoing case management contact, or providing basic needs assistance such as food and warm clothes.

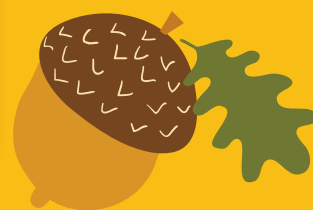
As a former staff member of City Council District 3, current Director of Media for PATH, and resident of University Heights, I am excited to join you all in this discussion.

To learn more about PATH, visit [epath.org](http://epath.org) and/or contact me at [TylerR@epath.org](mailto:TylerR@epath.org).

– Tyler Renner

# FALL FLAIR! UH DRESSES UP FOR THE SEASON

UH residents have begun to decorate for the fall season. From one building where residents change wreaths out by season, to homes decked out in full Halloween flair, our neighbors are sprucing up UH one door, porch, and staircase at a time.



# BIRNEY BUZZ

## GRATEFUL FOR BIRNEY!

We are in the thick of the fall semester at Birney Elementary. The teachers have taken their classes through a review of last year's materials and have started teaching their students this year's curricula. As a parent of two very talkative children who tell me in great detail of how they are learning new concepts, I'm constantly in awe of how our teachers get them to master them. Last year, during distance learning, my son could not understand the math concept of the tape-method after several tries (look it up if you want to know), and fortunately for us, I had the time to try to help him figure it out, but it caused me, someone who uses math heavily for work, to question my own career choice. There are also many lessons that are taught at Birney that reaffirm the values we want to engrain in our kids. I figured I should use the November issue to focus on why I am one of so many parents who are grateful Birney exists.

You have probably heard that Birney has an award-winning International Baccalaureate Program, but what does that entail exactly? In addition to teaching math, reading, and science, the teachers are teaching their students to be citizens of the world and that they have a shared responsibility to help create a better and more peaceful world. The attributes of the IB learner are to strive to be caring, inquisitive, open-minded, reflective, balanced, communicative, principled, risk-taking, thinking, and knowledgeable. The Birney team regularly attends trainings so they can continue to learn and engage with other IB teachers on how to best make these concepts relevant to their students.



The Birney IB program is supplemented with specials classes in art, Spanish, gardening, and dance. Every week the students have classes in at least three of these subjects. My children have learned to sing in Spanish, created shadow puppet shows, learned the patience and work it takes to keep plants alive, and much more.

All students who go to Birney get the IB Program and specials classes, but it costs about \$350 per student to support these efforts. Last year, although we had to reduce our number of fundraising events due to COVID, we were able to raise the funds due to the outpour of support from Birney families, businesses, and community members that recognize the importance of a school like Birney in the neighborhood.

Birney's Big Give, a one-day online fundraising drive, is coming up on December 9. This is a great way for community members to show their financial support for Birney.

Please contact us at [info@friendsofalicebirney.org](mailto:info@friendsofalicebirney.org) if you are interested in becoming an annual sponsor, and we will include your name or logo on the Friends of Alice Birney Elementary (FOABE) website, Run For the Green t-shirt, or the school electronic board.

– Vaychan Hallman, Grateful Birney Parent, FOABE Board Member, and Donor

## IN DEVELOPMENT

### Diversionsary is OPEN!

On September 24th, the wrappings were taken off, the front gates were opened, and a giant ribbon was cut. After 14 months of



being closed and under reconstruction, Diversionsary Theater officially reopened with a "sneak peek" pre-opening and preview of the first production in their 36th "Homecoming" season, *One in Two*.

Supporters of the \$2.5 million Securing



Our Future campaign were welcomed into the grand new entrance and lobby, after confirming their vaccine status, and were greeted with the new colorful first floor Ye Olde Gay Bar and Cabaret stage. After tours of the new improved facilities, which include an expanded set design workshop, new educational room, and rehearsal theater, attendees were thanked for helping make the 3rd oldest



LGBTQ+ theater in the country new again. Local talent and San Diego Pride Executive Director, Fernando Lopez, took the Cabaret stage and "broke in" the piano with an awesome performance.

The evening finished with the first public performance and West Coast premiere of *One in Two*, playwright Donja Love's urgent and spontaneous new work that drills through the statistics to give voice to what it means to be black, queer, and HIV positive in a way only a live theatrical experience can deliver. The performance was the first in the completely remodeled Main Stage with all new seating and an expanded stage.

For information about Season 36 and other events at Diversionsary, visit [www.diversionary.org](http://www.diversionary.org).

## UHCA MEETING NOTES IN CASE YOU MISSED IT

### October 3 UHCA Community Meeting Summary

UHCA Vice President Marc Johnson opened the "Crime Watch" segment at 6:45, where the recent fire in the canyon and the homeless problem around the park and canyon was a hot topic, along with discussions of car break-ins (remember to take items with you and lock your doors!). Officer Surwilo shared a new procedure where initial contact with homeless encampments will now be done by PATH, and officers will not be able to take any enforcement actions until PATH has had a chance to respond. Residents are encouraged to continue to report encampments via the non-emergency number and the GetItDone app.



Marc Johnson, Kristin Harms, and Bill Ellig updated folks about the city council redistricting and our efforts together to ensure UH remains in one district. They also updated on the recent activities of the proposed Greater Hillcrest Community Benefit District (see articles in this issue for details).

Mary Beth Chruden provided an update on Beautification Team activities coming up, including a fall mini-clean-up at Birney on November 13 and the city's free tree program.

Our featured speaker Carie Chouinard from the City of San Diego Community Emergency Response Team presented what the CERT team has been doing during the pandemic, as well as sharing updates on what we can do to be prepared in the case of an emergency.

Rachel Esguerra from the UH Branch of the San Diego Library updated on their recent events including the "Get Carded" library card drive that the Friends of the UH Library sponsored.

Marc shared on behalf of Marcella from Councilmember Whitburn's office that the lights along Park Blvd. are now working after being out for nearly 3 years.

Stopher Vallejo shared some of the initiatives Senator Atkins led on, including homelessness funds and housing initiatives, and reminded folks that COVID relief funds still are available.

Christopher Gris announced some budget wins that Assemblymember Ward spearheaded for San Diego. Assemblymember Ward and Councilmember Whitburn will be our featured speakers in December.

### Lighting Up the Streets

For the past several years, folks walking down Park Boulevard between Adams and Madison have been doing so in the dark. The light fixtures that continue along Adams towards Old Trolley Barn Park have also had issues, staying on 24 hours a day. Meanwhile, the decorative "acorn style" streetlamps that were installed on Park Blvd. by the University Heights Maintenance Assessment District (MAD), maintained by the City, and paid for by an assessment to property owners' taxes in that area, have been dark at night. Despite many dozens of "Get It Done" reports and intervention by the UHMAD, the problem has continued to plague this busy part of our community commonly referred to as "UH Village."

City Council member and Council President Pro Tem Stephen Whitburn and his staff intervened and coordinated efforts between City Parks & Recreation, Public Works, and Streets departments with SDG&E to finally identify and fix the problem. Now, the hundreds of residents and thousands of visitors in the vicinity can enjoy safer evening strolls through this part of our neighborhood.



Lights along Park Blvd. now shine in the evenings



A dark, unlit apartment on Louisiana St. (front walk entirely dark - light shown in photo is from camera flash)

Where there aren't city-installed lights, property owners can take it upon themselves to brighten up their grounds and enhance safety for themselves and their neighbors. One building owner along North Ave. added lighting in the parkway trees and added large globes in their courtyard to enhance safety for their renters.



Well lit apartment on North Ave.

LED lighting is relatively inexpensive to operate, and new solar technologies can even store power from the sun during the day and provide a lighting solution where it may be difficult to install electricity. If you have a dark spot, consider the many ways you can help shine a light for safety and make our neighborhood a little brighter.

– Marc Johnson



FRIENDS OF THE UH LIBRARY

# Giving Thanks

## Giving Tuesday

Giving Tuesday (November 30th) is a global generosity movement that encourages people to give, collaborate, and celebrate generosity. We are thankful for our Friends of the University Heights Library members and your support of our library. We encourage members and nonmembers alike to make a Giving Tuesday donation to the Friends to help us continue to support our library. Please mail your check to Friends of University Heights Library, 4193 Park Blvd. San Diego, CA 92103, or drop it off next time you visit the library.

## Membership

Help us support the University Heights Library by joining or renewing your membership to the Friends of the University Heights Library. If you join or renew this month, you will receive an extra **2 FREE months of membership!** Instead of your membership expiring at the end of this year, your membership will be good through December 31st of 2022! You can

download a membership form on our website or pick up a membership form at the branch.

## Friends of the University Heights Library meeting

We hope you will join us for our upcoming general meeting on November 17 at 6:00 p.m. We will provide a Zoom link on our website closer to the date. General meetings are open to Friends members and the public.

## For more info

Check out our website at: [www.friendsofuhlibrary.org](http://www.friendsofuhlibrary.org), or contact us at [info@friendsofuhlibrary.org](mailto:info@friendsofuhlibrary.org). You can also subscribe to our newsletter for all the latest info.

Thanks for supporting the University Heights Library.

- Isabel Schechter, Secretary  
Friends of University Heights Library

*The Friends of San Diego Public Library is a California Tax Exempt Non-Profit Corporation under IRS 501(c)(3). FEIN: 95-3313747. Tax deductible membership dues and donations may be matched by the City of San Diego and used to support programs and purchase books, materials, and equipment.*



# Plume

## Trick or Treat on Maryland Street

Hats off to our Maryland Street neighbors for pulling off a successful Halloween comeback this year. We've missed you! Andy Cameron's Norbert and Co. are not the only huge draw. Neighbors spontaneously pitch in to make Trick or Treat on Maryland Street successful. Year after year, they have been imaginative, thoughtful, and creative with their homes and property. And the familiar and new faces have delighted their hosts with fun costumes and

enthusiasm. No grouches or ne'er-do-wells here. Everyone has a great time!

We thank you, Andy, and the many other spooky ghouls and gremlins that reside on the blocks from Franciscan Way to Lincoln Street. THANK YOU, MARYLAND STREET NEIGHBORS! Your generosity to the kids (and adults) of San Diego makes University Heights a special and fun place to live!

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BETWEEN THE COVERS

# NOVEMBER AT THE UNIVERSITY HEIGHTS BRANCH LIBRARY

Happy November! Hi everyone. Let me introduce myself. I'm Peggy Goings, Library Assistant III at the University Heights Branch Library. I've been here for over two years, but since our branch was closed for a large portion of that, it's been wonderful to reacquaint myself with the community since our reopening.

One of the library offerings I'm very excited about and happen to be on the panel for is the new MatchBook readers' advisory service. What is MatchBook, you ask? It's San Diego Public Library's new book list resource for patrons. Unlike other services, MatchBook is not based on machine algorithms, but on the quirky expertise of our reading staff. If you enjoy reading, but are not sure what to read next, then go to our website and fill out the survey to receive your very own customized reading list. We try to respond within seven days with at least five title recommendations.

The other new library panel I am excited to be a part of is the nominating

committee for the International Dublin Literary Award. The Dublin Literary Award is presented annually for a novel written or translated into English and is unique for being the only award chosen by public librarians. This year the San Diego Public Library was honored to be named one of the nominating libraries. As a panelist, I'm reading hours upon hours of literary fiction published between July 2020 and June 2021. Being on the committee has helped sharpen my reading skills, though I am still on the hunt for THE NOVEL I would nominate. If you have any favorites, be sure to stop in and say hi. Until then, stay safe, happy reading, and see YOU at the library!

All City Libraries are CLOSED on Thursday, November 11 for Veteran's Day and Thursday, November 25 for Thanksgiving Day. Book drops will remain open for your convenience.

- Peggy Goings, Library Assistant III,  
University Heights Branch Library,  
San Diego Public Library  
619-692-4912 - [www.sandiego.gov](http://www.sandiego.gov)

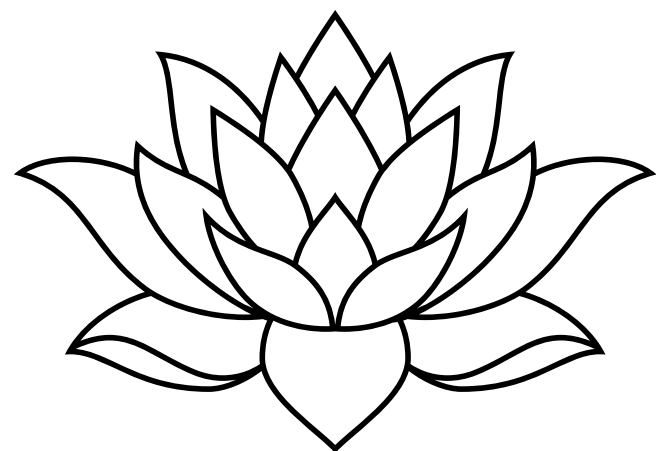


## UH Branch Hours

Monday-Tuesday 11:30 a.m. - 8 p.m.  
Wednesday-Saturday 9:30 a.m. - 6:00 p.m.  
Closed Sunday



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FROM COUNCIL PRESIDENT PRO TEM WHITBURN SUSTAINABLE UH



Greetings, University Heights!

As always, I am grateful for this opportunity to share neighborhood updates with you here in the renowned UHCA News. I also appreciate your continued engagement with our office as we all work to make University Heights even better.

I had a great time attending the Friends of the University Heights Library's mixer at Kairoa Brewing Co. last month. It was nice to see so many residents come together to celebrate National Library Card Month and support our small but mighty University Heights Library Branch.

I recently received an update on the new San Diego Public Library Master Plan Framework. It will guide decision-making about improvements to our library system over the next 20 years. I am confident about the future of our library system and grateful to all of the community members who provided their input on the University Heights Library. I look forward to working together to improve library services in the neighborhood.

I also want to keep you updated on matters related to homelessness. It was determined that last month's canyon fire near Trolley Barn Park was ignited at an encampment. That fact rekindled the fears of many residents that people living in the canyons will eventually start an even bigger fire that reaches homes.

We all know that widespread homelessness in San Diego today is unacceptable. It is

a humanitarian crisis, and it negatively impacts our neighborhoods. We have long needed more effective solutions.

Fortunately, progress is forthcoming. The City has shifted strategies and is now using more nonprofit social services providers to conduct outreach to unsheltered individuals instead of relying primarily on police officers for that outreach. These social services providers are assigned to specific neighborhoods where they can build trust with people experiencing homelessness and help connect them to housing and services. This approach has helped hundreds of people find shelter in recent months.

Mayor Gloria has expanded the City department focused on homelessness, the County is doing more than ever before to provide behavioral health care to those who need it, and the state and federal governments are providing unprecedented levels of funding to help struggling residents stay in their homes or get back into housing.

Obviously, we have a tremendous amount of work ahead of us, but we are finally doing the right things to end widespread homelessness in San Diego. It is my top priority, and as the City's representative to the Regional Task Force on Homelessness, I am determined to succeed in this all-important mission.

As always, your City Council office is here to assist you. My team and I are dedicated to constituent service. Our representative for University Heights is Marcela Miranda-Caballero, and she can be reached at [IMCaballero@sandiego.gov](mailto:IMCaballero@sandiego.gov) or 619-510-6877.

Thank you for all you do to make University Heights a wonderful community. I look forward to seeing you around the neighborhood in the weeks and months to come!

—Stephen Whitburn, City Councilmember, District 3

## KEEPING OUR SEDIMENTS TO OURSELVES

It's likely news to many of us that run-off of irrigation water leaving our properties is actually a code violation, and for a legitimate reason. Water flowing out of our yards onto the sidewalks and streets seems harmless, but, unfortunately, it's not. That water contains sediment (eroded rocks, dirt, etc.) and also toxic remnants of fertilizers, pesticides, herbicides, dog and cat waste (think e. coli bacteria), and microplastics from some synthetic lawns and mulches.

And that run-off into our streets and storm drains is not treated before it reaches our local creeks, rivers, and the ocean. So sediment and toxins from our yards eventually end up in the San Diego river and then make their way into the bay and ocean, killing plant and animal life at every step on that journey. Sediment blocks the sunlight aquatic plants need to grow, and all those toxins are, well, toxic to all life forms in the water.

Obviously, keeping our waterways healthy is a key component of maintaining the environment that sustains us, and luckily, there are resources available to help us do that.

The County's Watershed Protection Program helps residents determine how to best manage water on their property, based on the degree of their property's slope. Drought resistant native plants and shrubs are great for keeping soil and sediment on your property. Natural mulch and similar ground cover, or better yet, drought-tolerant ground cover plants that hold the soil in place (and in your own yard) are best choices for the environment. The Watershed Protection flyer linked here offers additional advice for grading and even deploying straw wattles if other measures to contain erosion and sediment runoff on a sloped property have failed: <https://tinyurl.com/PreventErosion>

Native plant species generally require less water and support the "web of life" around us, including our area's birds and beneficial insects. The California Native Plant Society's "Calscape" website provides an easy-to-use garden planner to help select the best plants for your yard: <https://gardenplanner.calscape.org>.

And Walter Anderson Nursery, where many of our UH neighbors shop for plants and gardening gear, has a native plant section and friendly staff to assist you in selecting the right plants for your property: <https://www.walterandersen.com>. Many other area nurseries, such as the one in Mission Hills, also carry native species, so finding the right plants for your landscape should be fairly easy.

The Miramar recycling Center offers city residents up to 2 cubic yards of compost mulch free of charge to those who can load, cover, and haul away the product themselves, and also provides various types of mulch, compost, and wood chips which they will load for you at a very reasonable cost: <https://www.sandiego.gov/environmental-services/miramar/greener/cmw>.

Besides sustaining our environment, configuring our irrigation systems to keep water on our properties should save money. The website "Save Our Water" explains that "adjusting sprinkler heads and fixing leaks saves 12-15 gallons of water each time you water, and a leak about as small as the tip of a ballpoint pen can waste about 6,300 gallons of water per month." Additionally, Save our Water explains that using mulch can save 20-30 gallons of water per 1000 sq. ft. each time you water: <https://saveourwater.com/en/How-to-Save-Water/Around-the-Yard>. As water rates rise, tweaking our irrigation systems to conserve as much water as possible is not only environmentally responsible, but money-wise\* as well.

(\*if the SD Water Authority doesn't raise rates to offset our conservation efforts)

—Judith Annicchiarico

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## Pet of the Month Remy



Remy is a corgi/beagle mix who loves to play, sleep, and cuddle. (Her astrological sign is Cancer, in case anyone was wondering.) We got her in 2014 when she was 8 weeks old. She's a "Velcro dog," meaning she follows me everywhere I go, which I'm always flattered by. She always wants to tag along and just be with us.

I had never had a dog before, and Remy made me love dogs. She's the perfect companion and is very protective of me and my partner. Even though she's little, she has a big dog bark, which she uses whenever someone is at our front door. We don't mind it though, because she always lets us know when someone is there.

Remy wears shoes to keep her paws cool and clean, and sometimes she wears a jacket if it's chilly out. We are originally from Arizona, where the pavement gets very hot, so the idea of dogs wearing shoes isn't weird to us, and she doesn't mind them. (We also think it prevents fleas from easily jumping on her.)

Remy also has a cat sibling as well. His name is Walter. The two are cute friends and like to chase each other around the house. Sometimes they even nap together, which is my favorite. We love Remy (and Walter!) so much and couldn't imagine our lives without them.

—Wren Gardiner

LETTER TO THE EDITOR

**Volunteer Opportunity – Assist in Environmental Study**

Dear University Heights Community Association Chair:

Tobacco product waste is a problem throughout California. The good news is that a research team at San Diego State University has received a grant to study tobacco-related waste in San Diego County neighborhoods. Volunteers are needed to make the **Tobacco Product Waste Reduction Project** a success!

**Data collection teams will be counting, measuring, and collecting tobacco product waste in Council District 3 starting in November.** The teams, wearing bright orange vests and using iPads and GPS technology, closely follow research protocols to collect and document the tobacco-related waste and explore reasons for the observed patterns.

More information is available on the project website: <https://merg.sdsu.edu/tpwr-project/>.

Briefly, the goals of this project are to work with local communities and governments to address tobacco product waste and protect neighborhoods

from exposure to tobacco-related pollution. SDSU researchers are studying all types of tobacco product waste – everything from cigarette butts, cigar tips, cannabis butts, and e-cigarettes, to rolling papers, packaging, smokeless tobacco tins, and lighters.

After examining the data, the team will share results with communities and discuss reasons for the patterns observed. Ideally, the communities and researchers will work together to discover ways to reduce and ultimately eliminate tobacco waste in Council District 3 and throughout San Diego County.

Join our project team today via this link: [https://sdsu.co1.qualtrics.com/jfe/form/SV\\_eLqeLkBzu1hXiQe](https://sdsu.co1.qualtrics.com/jfe/form/SV_eLqeLkBzu1hXiQe).

Please let me know if you have any questions.

Very Best Regards,  
Jennifer Dill  
Community Outreach Coordinator  
Tobacco Product Waste Reduction Project  
San Diego State University  
[jdill@sdsu.edu](mailto:jdill@sdsu.edu) / 858-449-5545

*UHCA News tries to include letters to the editor as space allows. You can send them to: [uhcaneews@uhsd.org](mailto:uhcaneews@uhsd.org)*

IT'S YOUR BUSINESS

**The Social Kight**

The Social Kight was created to help small businesses connect with their audience.

My name is Meghan Kight, and I founded The Social Kight, LLC. I graduated from Northeastern University in Boston, MA with a degree in Communications, and while working for large companies like MTV Networks (Viacom), Cox Media, and The Sak Brand Group, I learned about sales, product development, account management, marketing, styling, showroom management, social media, and brand building.

In the spring of 2020, I decided to bring those skills together and start my own business. In these unprecedented times, I knew that crafting rich content that engages an audience was more critical than ever. It was then that The Social Kight was born.

We specialize in solutions for small businesses, whether helping you craft your strategy, develop your brand, create beautiful and engaging content, manage your social communities, or support your marketing efforts, we are here to deliver a seamless experience that enriches your brand.

The Social Kight brings a unique perspective translating our expertise in a multitude of industries that rely heavily on prestigious marketing and branding. We are passionate about providing comprehensive solutions that



*Meghan Kight of The Social Kight*

help your business attract a larger audience and focus your messaging, developing content that resonates with your audience and helps you meet your business objectives.

The Social Kight, LLC is here to take your small business to the next level using social media sites such as Facebook, Twitter, LinkedIn, Instagram, and more. We help you reach your target audience by being a consistent presence in their social media feeds. For more information, please visit [thesocialkight.com](http://thesocialkight.com).

**Birney School Garden Farm Stand**

If you enjoy walking or running laps at the joint use field next to Alice Birney, you know our garden.

The Alice Birney garden feels grounded in the simplicity of nature as magician: dirt, water, and sunlight all mixing to create kales, lettuces, oranges, limes, figs, pomegranates, sage, rosemary, basil, lemon grass, tomatoes, eggplants, and more.

Everyone in the neighborhood can now share in the fruits of Alice Birney students' guided labor plus Mother Earth's magic

(plus your financial support, which keeps the garden going). The Alice Birney garden and our Garden Teacher, Ms. Mindy, are "Specials" experiences for students and exclusively funded by donations. That's one big reason why Alice Birney Elementary School is itself so special.

On November 20, our garden stand location will be hosted by Twiggs Coffee House on Park Blvd. at its north wall on Madison from 9:00-11:30 a.m.

Follow us on Instagram @friendsofbirney.  
-Alexandra T. Webber



**Want to help make UH better?**

UHCA is the voice of University Heights, and we need more neighbors to join us to help promote, beautify, lobby for, organize, and protect our special neighborhood. Have you considered how your talents, passion, drive, and energy could help make a difference in our community? We have open volunteer, board, and committee leadership positions. You can have fun meeting - and working with - neighbors and friends, while helping make a real difference. Contact us at [volunteer@uhsd.org](mailto:volunteer@uhsd.org) and let's make good things happen in UH... together!

**Just Sold!**

**1620 Mission Cliff Drive**  
3+ Bedrooms, 3.5 Baths, 5,222 sq ft  
**\$2,950,000**

**Sold**

**Sold**

**Sold**

**Sold**

**Sold**

**4429 Ohio Street**  
3 Bedrooms 2 Baths, 1,296 sq ft  
**\$1,000,000**

**3751 Cowley Way**  
3 Bedrooms 2 Baths, 1,440 sq ft  
**\$859,000**

**3532 Lord Street**  
3 Bedrooms 3 Baths, 1,576 sq ft  
**\$785,000**

**Mary Anne Stevens**  
[Maryanneshomes@gmail.com](mailto:Maryanneshomes@gmail.com)  
Cal RE #01034232

**Anastasia Brewer**  
[Brewer.anastasia@gmail.com](mailto:Brewer.anastasia@gmail.com)  
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MAD continued from front page

disagreed, and 5 (7%) agreed to sidewalk steam cleaning/power washing.

At the October 5th Uptown Planners meeting, HBA Executive Director Ben Nicholls presented the plan to the Uptown Planners board and requested that the board endorse it (which is not required to move forward). The rationale for this district is that there is a serious need for additional services in Hillcrest and that there needs to be a mechanism in place to maintain the future Normal Street Promenade.

Several UH business owners, including Sheep Riley (owner of BFD) and UH Realtor® Carmen Cooley-Graham, spoke out against the proposal. Bill Ellig, former Uptown Planners board member and active UH resident, presented maps showing UH boundaries, historical and present, and argued that the GHCBBD encroached on those boundaries.

Several Uptown Planners board members questioned why there would be confusion about boundaries and didn't appear to see a problem. Stu McGraw, elected representative to the Uptown Planners and UHCA board member, stated

**“this is a clear encroachment into UH and will impose higher costs on businesses and residents either through higher taxes, or passed through as higher rents, right as folks are coming out of the pandemic and can't afford it.”**

Nonetheless, the motion to support the GHCBBD was passed by the Uptown Planners Board, with guidance to HBA to work with UH groups to come to an agreement that satisfied all parties. The CCUH has presented a proposal to HBA to exclude most of the area that is part of UH, while working with them to include areas that they deem necessary to include as part of the future Normal Street Promenade.

**Exploring the Economics**

UHCA Vice President Marc Johnson echoed the issue of this being an encroachment into UH, but also stressed the economic impact: “We have businesses and residents who are in UH, and if they want a MAD, we believe that a non-profit, city-managed MAD, like what exists just a few blocks away on Park Boulevard, is what our property owners would want *if and when they decide they want the increased services of a MAD.*”

HBA has published a draft of the proposed costs for the GHCBBD which can be viewed at [www.hillcrestbia.org/gh-community-benefit-district](http://www.hillcrestbia.org/gh-community-benefit-district), which shows an assessment rate of: \$0.14/building square foot + \$0.055/lot square foot + \$5.00/linear foot frontage + \$0.20/square foot of residential condos on the property.

This is a much more complicated and potentially costly formula compared to what the UHCBDC-run MAD assesses, which is a flat \$9.02/linear foot frontage.

CCUH evaluated the impact on a property in the proposed GHCBBD, 4229 Park Blvd., using published estimates to determine what it would be assessed based on the nearby existing UH-MAD using their publicly-released annual report, the proposed GHCBBD, and what it could have been assessed if the now-shelved “West End” CBD had been implemented (including its proposed step-increases in years 2 and 3) as shown:

Assessment Element	Feet	UH MAD	GHCBBD	2020 West End Y1	2021 West End Y2	2022 West End Y3
Linear Frontage Feet	50.00	\$9.02	\$5.00	\$10.00	\$10.00	\$10.00
		\$451.00	\$250.00	\$500.00	\$500.00	\$500.00
Building Square Footage	10,600.00	\$0.00	\$0.14	\$0.10	\$0.15	\$0.20
		\$0.00	\$1,484.00	\$1,060.00	\$1,590.00	\$2,120.00
Lot Square Footage	5,300.00	\$0.00	\$0.06	\$0.12	\$0.12	\$0.12
		\$0.00	\$291.50	\$636.00	\$636.00	\$636.00
Residential Condo Square Footage <i>Per unit based on size</i>		\$0.00	\$0.20	\$0.10	\$0.15	\$0.20
		\$0.00	n/a (rental)	n/a (rental)	n/a (rental)	n/a (rental)
<b>Total Yearly Assessment</b>		\$451.00	\$2,025.50	\$2,196.00	\$2,726.00	\$3,256.00
<b>% greater vs. UH-MAD</b>			<b>349%</b>	<b>387%</b>	<b>504%</b>	<b>622%</b>

**A Proposed Path Forward**

CCUH believes that now is not the right time for UH businesses and residents to face a significant increase in taxes. McGraw added, “University Heights is already very well maintained by volunteer-led UHCA Beautification team members at no cost to our community or landowners/renters. The UH community has repeatedly reached out to partner with HBA. We have always supported the Normal Street Promenade project but urged HBA to respect the businesses and residents on Park Blvd that don't want or can't afford these services right now. If a MAD is needed, UH can explore a much lower cost option with the property owners.”

CCUH has made a good-faith proposal to HBA that would:

- Allow the section of properties along Normal to be included with the GHCBBD, to help ensure the Normal Street Promenade is contiguous;
- Allow only University Heights logos, marks, and other neighborhood identifiers be placed north of Lincoln Avenue;
- Permit the University Heights Historical Society to place historical signage, wayfaring signs, and other historical facilities in the public right of way at their expense along Normal Street from Lincoln Avenue to Polk Avenue;
- Support a Hillcrest Business Association and GHCBBD agreement to coordinate with the Community Coalition of University Heights regarding any improvements north of Lincoln Avenue; and
- Support the Community Coalition of University Heights, the Hillcrest Business Association, and GHCBBD agreement to submit any disagreements for resolution to a mutually agreed upon neutral party.



**Next Steps**

CCUH hopes that HBA is willing to “meet in the middle” for the good of both our communities. CCUH strongly advocates that all property owners in the area watch carefully for any ballot materials that may come in the mail and carefully weigh the costs, benefits, and how this proposal will affect your property, its value, and our community at large. Renters should also talk with their property owners about this.

– Marc Johnson, Stu McGraw, Ernie Bonn, Kristin Harms, Bill Ellig for Community Coalition of University Heights (UHCBDC, UHCA, and UHHS)



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