

# Mission Hills Lighting Survey Results- Block 2E etc.

## Survey Collection and Information

This survey was conducted March 8, through April 9, 2006 to consider combining improved light fixtures with the planned under grounding project. Surveys were hand delivered to 574 households in the current under grounding project area called Block 2-E and the existing project areas along Ft. Stockton Drive and Sunset Blvd We received responses to over 40 % of the surveys distributed. Some respondents did not complete all questions on the survey. For those instances there is a response category called “no reply.”

The responses were calculated and results are listed below. All numbers are rounded to the nearest whole number. Additional comments provided on the forms were categorized and then summarized. Comments with a repetitive theme have a number after the comment indicating that others made similar comments on the same subject. Questions remain related to this project and the process. More information will be made available at upcoming meetings that will be arranged to continue to refine the issues related to this topic. Meeting dates will be posted at [www.MissionHillsHeritage.org](http://www.MissionHillsHeritage.org). A newsletter will be distributed in the coming weeks to provide information on this topic and the process.

Thank you for your participation, it is vital to understanding your interest in this endeavor.

## Results

1. Are you aware of the pending under-grounding project?

0% No reply 98% Yes 1% No

2. Currently, are there an adequate number of streetlights on your street?

3% No reply 63% Yes 33% No

*The current plan for Block 2-E is to increase streetlights from 40 to 77 fixtures. The streetlights currently on utility poles will be replaced with modern bright cobra lights. Thirty-seven more households will have streetlights installed in their parkway with the current plan. As part of this survey we want to determine if your lighting needs are adequate which would challenge the proposed increase and if a Maintenance Assessment District is desired, part of that process would include revisiting the necessity for this dramatic increase in street lighting.*

*Survey results from respondents on the below streets had equal or a majority of responses who felt that they did not have adequate lighting on their street. Respondents on all of the other streets surveyed had responses that indicated that over 50% of them were satisfied with the number of lights on their streets.*

<u>Street</u>	<u>Street Response Rate</u>	<u>Responded Yes</u>	<u>Responded No</u>
Ampudia	50%	50%	50%
Arden Way	34%	20%	80%
Arguello	29%	20%	80%
Conde Pl	20%	0	100%
Crescent Drive	18%	50%	50%
St. James	62%	42%	57%
Whiterby	19%	42%	57%

3. When new light fixtures are installed on your street would you prefer to have them changed to the acorn lighting? 3% No reply 82. % Yes 16% No

4. Do you have trouble seeing the roadway along Presidio Dr. when driving at night? 6. % No reply 21% Yes 73% No

*If a majority of residents want to improve the street lighting the current under-grounding plans would need to be delayed in order to coordinate the projects together. The Block 2-E project would still go forward but would have a delayed start date and thereby a delayed completion date. It is anticipated that the project would start in June 2006 without rescheduling for upgrades to the lights. AT&T/SBC (telephone company) will not remove its telephone poles until they go through a hearing process with the Public Utilities Commission. This means the telephone/utility poles could remain in place for 3 years or more, regardless of when the under-ground trenching is completed. If lighting modifications are added to the project plan it is likely that the under-grounding project would be delayed approximately 18-24 months (approximate start January 2008-July 2008). This should not affect or delay the removal of the utility/telephone poles.*

5. Would you be bothered by a delayed start date to the under grounding project, given the AT& T/SBC telephone poles will remain in place for the near future? 2% No reply 22% Yes 76% No

6. There are costs to each household for upgrading to the acorn lights that are similar to those used in the Presidio area. Would you be willing to incur an assessment in order to pay for the acorn light fixtures? 2% No reply 77% Yes 20% No

7. If you answered *Yes* to the above question, what is the maximum amount you would be willing to pay in assessments each tax year (This amount would be divided in half for each tax installment)?

11% \$25per year 19% \$50 per year 7% \$75 per year 15% \$115 per year  
3% \$135 per year 15% \$165 per year 3% Other \$ Over \$165 27% No reply

*Average assessment \$94.11*

*Median Assessment \$75.00*

8. Would you like to see the bus bench at Ft. Stockton and St. James also improved to match an iron and wood design similar to those used on W. Lewis Street or made from other natural materials? 8% No reply 71% Yes 19% No

9. Would you be willing to sign a petition to further explore the costs and benefits of forming a Maintenance Assessment District? 4% No reply 75% Yes 21% No

10. Depending upon results from this survey, a petition may need to be circulated to move the process forward. Would you be willing to collect petitions from some of your neighbors related to this project? 3% No reply 67% Yes 30% No

11. Would you be interested in being a member of a citizen's advisory committee related to this process? This committee would meet once per year to review the MAD.

7% No reply 29% Yes 64% No

12. Would you like to be kept updated on the lighting project via e-mail?  
4% No Reply      66% Yes      31% No

## Comments Summarized

<u>Number of Comments</u>	<u>General Issue</u>
21	<u>Questions related to the process or other concerns</u>
16	Thanks and gratitude for bringing this issue forward
15	<u>The city should pay for revival light fixtures or assessment should be for a fixed time</u>
12	<u>Acorn lights fit with the neighborhood and more may be needed.</u>
8	<u>Timeline concerns/Disclosure: Don't start until AT&amp;T is involved</u>
8	<u>Timeline concerns: Don't delay</u>
7	<u>Light pollution</u>
7	<u>Don't increase the number of light fixtures/Don't use Cobra fixtures</u>
4	<u>Cobra lights/Safety concern/Upgrades do not apply</u>
4	<u>Benches</u>
3	<u>Problem with contractors on the project</u>
1	<u>Expand the Maintenance Assessment District</u>

### 21 Questions related to the process or other concerns

#### Costs

- a. How much more are the acorn lights? (2)
- b. Can we raise funds to pay the difference rather than have an assessment district? (2)
- c. How much of a financial burden would be born by residents and how much by the city?
- d. I want to know the price difference and if that is all assessment is going to pay for (i.e. the city is going to keep them up once they are purchased?) (3)
- e. How long will the assessment go on?

#### Fixture Placement

- f. Why are new lights already being installed on our block? Are we too late to change the plans that seem to already be in progress?
- g. Who determines where the acorn light fixtures are placed?
- h. Who determines how many lights are installed?
- i. What happens to the telephone and cable lines on the poles?

#### Tree planting

- j I am interested in the street tree plantings that would take place after the lighting installations.
- k. I prefer to focus on planting more trees, cleaning up canyons, to spending so much time and energy on light posts!

#### Other Questions

- l. Why are we not designated historic yet?
- m. I would like Presidio Drive and Jackson Drive turned into a one way to allow a walk/bike way down the hill.
- n. We'd like a turn about/traffic circle considered at the intersection of W. Lewis and Fort Stockton as I see nearly 3-4 accidents a day. Drivers at the Ft. Stockton stop sign assume there is an all way stop, which is dangerous, and drivers speed down W. Lewis.

- o. Revitalize the neighborhood watch program
- p. Fix the broken, uneven sidewalks and trimming of the palms and trees. Abandoned parked cars are also a concern.
- q. Who gets the survey results?

**15 The city should pay for revival light fixtures or assessment should be for a fixed time**

- a. Acorn lights are consistent with the general appearance of the community and are admired always in Presidio park area. Why can't we have the same?
- b. With cobra lights compared to the acorn lights and a reduced number of lights the cost to homeowners (should) be eliminated or reduced. A one-time assessment should handle the installation because taxes already pay for light maintenance.
- e. We are all for the project as long as there is a time restraint. We don't want an assessment that goes on forever. A 3-5 years plan is ok. (2)
- d. We are fine with reasonable improvements as part of under grounding. We are opposed to increased regulation and assessment and homeowners in the area as a MAD implies.
- e. We do not need more taxes. Lighting is a basic service that should be covered without a special assessment. (6)
- f. The city should incentivize this historic neighborhood and make these types of improvements. (2)
- g. I would love to see Acorn Street lights replace overhead lights now in the neighborhood but would only be willing to pay for them if they replaced current overheads
- h. It is not mentioned that the assessment amount will almost certainly increase in the future.

**12 Acorn lights fit with the neighborhood and more may be needed**

**Fits in**

- a. This is a beautiful neighborhood that deserves to have all wires under ground, acorn lights and concrete streets that hold up.
- b. We need to preserve the original, unique feeling of this wonderful neighborhood. This is a good start and we need to prevent the approval of large ultra-modern home construction.
- c. Age and poor vision are problems but I've known this area most of my life and hope we keep it beautiful forever- acorn lights would surely help. / Acorn lights are right for our neighborhood! /Very much favor acorn lighting. (8)

**More Needed**

- d. I like the look of the acorn lights but I think there will need to more acorn lights to adequately illuminate our streets and make them safe.
- e. Increased lighting is fine with me. I am concerned that the acorn lights are more glaring. Acorn lights are ok if they don't cost too much. I have three different streetlights shine in my house, which is just fine.

**8 Timeline concerns/Disclosure: Don't start until AT&T is involved**

- a. The City should have disclosed the AT&T/SBC situation.
- b. It wasn't made clear that the poles and wires (AT&T/SBC's) will stay after trenching is done and The PUC could rule that the poles stay up much longer than the three years projected.
- c. I want to see the telephone poles removed completely after the under ground is complete. (2)

- d. We have no control over AT&T/SBC
- e. Mission Hills property owners should focus their efforts on AT&T/SBC and the Public Utilities Commission to ensure that telephone lines are under-grounded and all utility poles removed as soon as possible. Street lighting design and any other streetscape upgrades are trivial matters by comparison.
- f. We have had this problem before where the different parts of the city (e.g. water, SDG&E) are not communicating and the streets are dug up one year and then again the next year! I think it would be best to get all our ducks in a row before moving forward, electric, cable phone all together --what good is a half completed job? (2)
- g. Mission Hills Heritage is doing a great job to serve this wonderful old neighborhood but we lived here very long and saw too many promises broken by corruption and greed. The telephone poles were promised to be removed more than 30 years ago. We don't believe this will ever happen and we don't believe that every street will have lights. We shall stand and support you fully, but we don't believe in their promises.

### **8 Timeline concerns: Don't delay**

- a. I would prefer less chitchat and more ho and go and get the job finished Talk in this town is getting more expensive by the day! (7)
- b. The current project has taken an unconscionable amount of time and this should be investigated.

### **7 Don't increase the number of light fixtures/Don't use Cobra fixtures**

- a. We do not need 77 light fixtures in our area. There has not been an increase in accidents or crime!
- b. Cobra lights are intrusive and ugly- more of them would be terrible (2)
- c. Cobra lights are inappropriate in residential areas and are only appropriate on major collectors. Cobra lights are not in keeping with the goals of the city of villages or the policies of the street design manual.
- d. I certainly don't want to pay for a light that I don't want.
- e. I do not want more lights.
- f. How do we protest going from 40 to 77 lights in our Block 2-E it seems like a waste of money?

### **7 Light pollution**

- a. Although the acorn lights are quaint, I think they are not practical for a couple of reasons. I have seen them blacked out on one side at times because they are lower than the cobra, I think they may be shining into some houses and are therefore a nuisance.
- b. They (acorn lights) add to the light pollution because they don't have a cap like the cobra lighting (2)
- c. The new bright Cobra lights create more problems than benefit. The brightness creates contrast with adequate lighting to make that lighting look too dark. The light intensity would better serve at ¼ power and save the city energy (costs)/ The lumens of the lighting needs to be compared (2)
- d. I don't want so much light at night. So that it doesn't seem like night. Wouldn't these bright lights affect visibility at Mt. Palomar? (2)

#### **4 Cobra lights/Safety concern/Upgrades do not apply**

a. Cobra lights are bright and safer. This is a high crime area for break-ins and auto theft. We were robbed, two neighbors and vehicles stolen and several more break – ins.

b. I prefer the cobra lights.

#### **Aloha Street not applicable**

c. Lot or residents in north Masson Hills do not have wide streets to take advantage of streetscape upgrades

d. Our street is “half moon” shaped with only 10 houses The acorn lamps would not provide enough light where the cobra light would be sufficient.

#### **4 Benches**

a. Improving the bus bench on Arista (near the intersection of Arista and Hickory) would also be appreciated. It’s a run down looking waiting area right now

b. Place a bench on Sunset Rd. going down to view the bay.

c. Benches should match.

d. Covered to protect from sun, wind, rain is just as critical and the design of the benches.

#### **3 Problem with contractors on the project**

a. My problem with AT&T/SBC was the haphazard method of installation to my property that would have placed an above ground-connecting box in front of my front door where everyone exits from his or her auto –besides being an eyesore. It took me three months to get that changed... AT&T/SBC planning was impossible to reach and the city is still working on it. So when it comes time to install the wiring to my existing meter I will no doubt have another problem to deal with. The point is enough is enough!

b. Check out the street light at Ft. Stockton and Sierra Vista. They cemented in the bent street sign.

c. SDG & E like AT&T/SBC have no proper planning respect for property owners. The cobra streetlight at Ft. Stockton and Pine was supposed to be installed on the corner in front of 2104 Pine. Go see where they put it.

#### **1 Expand the Maintenance Assessment District**

The maintenance assessment district should go beyond lighting and include tree replacement and pruning of all Mission Hills public trees. Also the existing Washington Street MAD needs to be folded into this new- one. MAD should also include several entry monuments and historic district markers. If we are going to do this, the broader benefits will be more convincing and will allow the cost to be spread among all residents.

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