



NORTH PARK PLANNING COMMITTEE (NPPC)

Draft Minutes

March 16, 2021; 6:30 pm

Virtual Meeting Via Zoom Platform

Register online at:

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I. **Parliamentary Items**

(6:31 p.m.)

1. **Call to Order, Roll Call and Attendance Report**

Member	Steve Billings	Steve Doster	Daniel Gebreselassie	Arash Kahvazadeh	Vacant seat	Sarah McAlear	Aria Pounaki	Jen Spencer	Melissa Stayner	Matt Stucky	Tim Taylor	Marissa Tucker	Eduardo Velasquez	Vacant seat	Vacant seat
Attendance	-	x	-	x	X	x	x	x	x	x	x	x	x	X	X
Late	x				X									X	X
Absences	2	1	2	0	X	0	0	1	2	2	1	0	3	X	X

2. **Modifications to the NPPC Agenda**

• **Urgent Non-Agenda Action Items:**

Aria: Request to add an item to the agenda, presenter would be a local artist, Robin Brailsford, regarding funds to complete Bird Park improvements.

Vickie G.: this came up after the agenda came out, but it is very time sensitive. We have followed this issue for 30 years, raise funds to complete the park.

MOTION: To modify the agenda to include the Bird Park item as an action item.

Pounaki/Spencer (9-0-1) Stayner abstaining due to technical difficulties.

• **Consent Agenda (none)**

3. **Agenda: Adoption of the March 16, 2021 Agenda**

MOTION: To adopt the modified agenda with the Bird Park action item. Pounaki/ Kahvazadeh (9-0-1) Stayner abstaining due to technical difficulties.

4. **Minutes:** Approval of the February 16, 2021 Minutes.
MOTION: To adopt the Feb. 16th 2021 Minutes. Stucky/Tucker (9-0-1) Stayner abstaining due to technical difficulties.
5. **Treasurer's Report:** Sarah McAlear.
 - NO Report
6. **2021 March NPPC Election**
 - Link to candidate statements:
<https://sites.google.com/northparkplanning.org/2021candidates/home>
 - Recap of voting procedure (Reminder that voting closes at 6:30pm)
Aria: Voting ended at 6:30. By the end of the meeting we will have a final count. Voting was done by OpaVote. Consorted effort to make sure everyone was notified of the voting method and was offered assistance, if needed.
 - **Electronic voting via OPAVOTE**, you will need to have checked your email for the digital ballot.

III. **Non-Agenda Public Comment:** Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time.

- Jeff Olsen: reminder from the last meeting, to reimburse "Sarah M. for expenses she incurred" [sic] for NPPC – for incidental costs, paper, ink, technology (zoom/google), donation to church for renting the space sarahpm@gmail.com (paypal) or sarahpm (Venmo), please put NPPC in the note/subject.
- Pat Sexton: special thanks to Sarah and Vicki G. for all their work on the election!
- Matt Thompson: special thanks as well to Sarah and Vicki G. – so easy to vote and clean. Would encourage us to use this voting method in the future as well.

IV. **Announcements & Event Notices:** Limited to One minute each.

1. Mayor's Eviction Moratorium: proposal to extend eviction protections for renters and businesses has received approval from the San Diego City Council. Applies to residential tenants and one for commercial tenants. Qualifying tenants cannot be evicted for unpaid rent for financial hardships related to COVID-19 accrued during the period starting on Feb. 1, 2021 and ending 60 days after the City's COVID-19 emergency declaration ends.

V. **Elected Official & Planner Reports:** Reports are limited to 2 Min Max

1. **Makana Rowan, Hon. Nathan Fletcher, SD Board of Supervisors Dist. 3**, (619) 531-4936, makana.rowan@sdcounty.ca.gov . NO REPORT.
2. **Kohta Kaiser, Hon. Todd Gloria, Mayor of San Diego**, ZaiserK@sandiego.gov.
Update: Capital approved the Am. Rescue Plan, the Mayor's priorities for these funds are: 1) Covid-19 vaccine efforts, 2) protecting core neighborhood services, 3) restaurant and business relief. Additionally, rental assistance application is now live and open if anyone is struggling to pay rent. San Diego Unified School District has announced that April 12th will be the date for "return to learning", which consists of a hybrid model. There is a survey from the Library available, the purpose is to identify how the library better serve your community.
3. **Diana Lara, Hon. Toni Atkins, State Senate Dist. 39**, 619-645-3133, Diana.Lara@sen.ca.gov. NO REPORT.

4. **Ryan Darsey, Hon. Stephen Whitburn, City Council Dist. 3**, (619) 236-6633 RDarsey@sandiego.gov. Ryan: Environmental Justice Survey – city is working with communities to update it’s policies on the City’s General Plan through the development of an Environmental Justice Element, or chapter – looking for public input on what this policy should focus on. Women’s History Month – looking for nominations women who have made a difference in the community, to be featured in social media.

Stephen Whitburn joined to recognize Sarah M. and Daniel G. – special commendation for both of them for all their years of service on the NPPC. Great job guys!

Aria added: thanks so much for all your work, well deserved!

5. **Bernie Turgeon, Planning Department**, 619-533-6575, BTurgeon@sandiego.gov. NO REPORT

VI. Information Item:

1. NPPC General Overview Presentation

North Park Planning Committee is a city of San Diego sanctioned Community Planning Group for the Greater North Park Neighborhood. This presentation will serve as a summary of what the committee does, how it is structured, and the laws governing the way it functions. Presenter: Aria Pounaki, info@northparkplanning.org

Public Comment:

Steve Oechel: thanks for the presentation. One thing I look from the NPPC is for information coming from the City, from the mayor, etc. Is that not part of the goals of NPPC? Would also like to know if you follow up on your recommendations - do you track if they follow your advice?

Pat Sexton: Can the NPPC make an amendment to revise the dual tracking method for condo conversions? Ministerial –is good for the developers, not good for the community. Right now, the community has no say in our development, unless it’s a map waiver. Would like to get the “ministerial” [sic] overlay put back on, so that NPPC can have a better say in the development within our neighborhood.

Christine Hernandez: Second Pat Sexton’s comments, especially regarding the dual tracking method. Also, would like to see more of an effort made to promote affordable housing – 10% rule is not acceptable. Would like to know what percentage of times does the city council take our recommendation – do you track this?

Mark Spitzer: On the board a few decades ago – there is not a lot of communication between the NPPC and the community. Same issues we had many years ago. Would like to see more communication between the NPPC, the city and the residents.

Aria Response: I have only been on the board for 2 years and haven’t tracked if our recommendations are followed by the city council. But this is something that we can follow up on in the future. I’m making a note to the future chair to track our recommendations and see if they are followed by the city council. Dual tracking – can we eliminate or reduce dual tracking – this is not feasible. However, what power do we have? How do we encourage developers come to us prior to sub-division? Can we reward good developers? This is policy issue, not a community plan issue. Modifying the community plan will not get rid off dual tracking. Affordable Housing is needed –we need to be leaders within our community to prioritize more affordable housing in our community.

We haven’t tracked our ratio of ‘wins’, but hope to do this in the future

How do we get better communication between the City, NPPC and the residents? Would like to pursue more community workshops to get more input from the community. Attending sub-committee meetings is helpful if you want to get more involved.

Board Comment:

Steve Doster: Good summary, clarification though – you need to attend 3 sub-committee mtgs before you can become a community member. Need to have one more board member than community member voting in sub-committee.

Arash K: thanks for the great presentation. We need more people at the sub-committee meetings to become more involved. In these meetings there are less items, so you are able to have more of an in-depth discussion of those items.

Sarah M. – no comment

Jen S – great presentation, no comment

Melissa Stayner: Dual tracking – saves costs for the developer and passes it on to the buyer. There are some pros to it.

Matt Stucky: Many State laws make it exceedingly difficult to have a lot of community oversight. We need to figure out a way to have more of community say/discussion – innovative and/or out of the-box thinking is needed to update the Community Plan.

Tim Taylor: Good discussion. Concerns from community have a political solution. We need to think outside of the box – other methods to reward developers who give us projects we like. Policy changes and ordinances – the board could be more pro-active in these, especially if they are in the early stages.

Marisa Tucker: Great presentation to set expectations, State laws do have a huge impact on our community process especially in timing to provide feedback. We need to have a more visionary, long term impact - on where we want North Park to go, maybe even updating community plan even though it was done recently.

Eduardo: Worthy presentation, really sets out expectations on the purpose and capability of the group.
Steve Billings: highly informative – something we should present to the public on a repeated basis to let them know what the role of what our community planning group is.

****The board voted to add the following Action Item:***

2. Request for NPPC support for Bird Park

Bird Park – the whole park is sculpted into the shape of a bird and was originally intended to be the children’s entrance into Balboa Park, 30 years ago. Many key features were not included when it was initially built, and Robin has been trying for 30 years to get more of the plan installed. Bird Park is a worthy part of the community and deserves to be funded. Plans to implement the art elements are all designed, engineered, and approved by the city – just needs funds to implement them. Seeking grants but needs City of San Diego Commission of Arts and Culture, to consider this part of their public art collection. Seeking a letter from NPPC to say that we support the improvements to this park project and that the commission of arts and culture should consider this park a piece of art. **presenters: Local Artist Robin Brailsford & Vicki Granowitz vdgwrl@cox.net**

Public Comment:

Lynn Elliot – great project, should support it!

Mark Spitzer – couple of things that disappoint me about this park. The area around her is not conducive to birds, would be great to have it designed to attract birds. Great learning opportunity here. Robin – response to comment, the landscape has been revised, in the past it was used as an “experiment” to test plants, and you are right, it’s not conducive to birds, but we would like to change that and create an environment where birds are welcome.

Antoinette Goodbody: Birds don’t really like to hang around people. Think it should be a people park, support the idea to update it though and create a more inviting and updated place for the community.

Board Comments:

Steve Billings: love that so many people have been using this so much – it’s beloved! Would like to have the turf area be maintained better. Vicki G, response to comment: community members need to demand better maintenance at the Balboa Park meetings. Robin, response to comment: new plans with up-to-date irrigation and planting plans will help maintain turf health. There used to be one gardener that worked on it in the past and devoted all their time to it.

Arash: incredibly supportive

Sarah: Wants to write the letter to the be the last thing she wants to do!

Jen S. Incredibly supportive, as a Landscape Architect would love to see the original design elements come to fruition and see the park get the much-needed updates it deserves.

Melissa Stayner: Highly supportive

Matt Stucky: in support of this, would also like to see having sidewalk along Jacaranda Place.

Melissa Tucker: had no idea that bird park is actually in the shape of a board. Love seeing what it was supposed to be and what it could be.

Eduardo – love the park, also did not know that it was shaped like a bird. Support any effort to get it back to its original vision.

Aria: are grassy areas being maintained in updated design? Robin, in response: yes, they are. Aria: Also, did not realize it was shaped like a bird. Would like to see Bird Park revitalized – it’s a point of neighborhood pride.

Tim: In support! Love this park!

Steve Doster: is the nest going to be bigger? Looks too small currently. Highly supportive.

MOTION: Given the NPPC supported City approval of and funding for Bird Park, the NPPC is requesting the City of San Diego Commission for Arts and Culture to include Bird Park in the public art collection, including both present and future elements, in order to apply for grants and donations to complete this one-of-a-kind public art project. Pounaki/McAlear (11-0-0).

VII. **Election Results**

1. Candidates Elected - and votes received.
 - Jen Sabo Spencer - 116
 - Peter Hill - 115
 - Aria Pounaki - 113
 - Tyler Renner - 110
 - Marissa Tucker-Borquez - 108
 - Matt Stucky - 107
 - Steve Billings - 103
 - Arash Kahvazadeh - 103
 - Ginger Partyka - 102
 - Jessica Ripper - 101
 - Beau Benko - 97
 - Basil Mournian - 96
 - Josh Bohannon - 93
 - Daniel Molitor - 92
 - Jeff Olson - 89
2. Candidates Not Elected – and votes received.
 - Lynn Elliott - 84
 - Kate Callen - 83
 - Claudia Flores - 82
 - Chad Peace - 82
 - Steven Oechel - 79
 - Victor Torres - 77
 - Gene Polley - 72
 - John Hartley - 71
 - Andrew Buck - 27
 - Yvette Marcum - 14

VIII. **NPPC Reports**

1. **Chair's Report**
2. **Social Media.** Sarah McAlear -ready to do the handoff – wise to have a separate role to do this vs combining it with treasurer. Separate role for just website and/or social media.
3. **NPPC Website Update.** Sarah McAlear
4. **Subcommittee Reports:** : (Limited to Items Not on the Agenda & 5 Min. Max. each)
 - Urban Design/Project Review (UDPR): Melissa Stayner Chair, Jennifer Spencer Vice Chair –Next meeting April 5, via Zoom. (did not meet in March)
 - Public Facilities & Transportation (PF&T): Arash Kahvazadeh, Chair; Steve Doster Chair –Please note meetings have been moved from 2nd Wednesday to 2nd Tuesday moving forward. Will resume April 13, via Zoom. (did not meet in March)
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
 - Balboa Park Committee. Vicki Granowitz.
 - Maintenance Assessment District. Matt Stucky. Met in March, next mtg April 12th.
 - North Park Main Street. Steve Billings. Year end annual report. What goals are – PBID renewal – maintenance/cleanup on the area. Cancel the Festival of Arts. Re-scheduling taste of North Park.
 - Adams Avenue Business Association. Arash Kazavahdeh.
 - El Cajon Boulevard Business Improvement Assoc. Arash Kazavahdeh
 - North Park Community Association. Peter Hill. No News.

- University Heights Community Association. Christine Hernandez –offers a spot in their newsletter and community meetings.
- CPC. Matt Stuckey – information on the environmental justice

IX. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, April 20, 2021

X. **Adjournment** **(8:50 p.m.)**

- **For more info on any project, enter the SD Development Services PTS number in “Project ID” at <https://opensd.sandiego.gov/Web/Maps/ApprovalsDiscretionary>
- NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.
- To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.
- NPPC Chair: Aria Pounaki info@northparkplanning.org
- Urban Design/ Project Review Subcommittee Chair: Melissa Stayner urbandesign@northparkplanning.org
- Public Facilities & Transportation Subcommittee Chair: Arash Kazavahdeh or publicfacilities@northparkplanning.org
- Adams Avenue Business Association: www.adamsAvebusiness.com/
- North Park Main Street: northparkmainSt.com/
- “The Boulevard” El Cajon Boulevard Business Improvement Association: www.theboulevard.org
- North Park Maintenance Assessment District: <http://npmad.org>
- North Park Community Association. For information about North Park Activities or to have an event posted: www.northparksd.org
- University Heights Community Association (UHCA): www.uhsd.org