



NORTH PARK PLANNING COMMITTEE (NPPC)
Revised Minutes: April 20, 2021; 6:30 pm
Virtual Meeting Via Zoom Platform

Register online at:

<https://tinyurl.com/NPPCzoom>



Or Dial +1 669 900 9128 or +1 346 248 7799

Meeting ID: 987 0091 5525

Password ID: 150923

www.northparkplanning.org

info@northparkplanning.org

Like us:  [NorthParkPlanning](https://www.facebook.com/NorthParkPlanning) Follow us:  [@NPPPlanning](https://twitter.com/NPPPlanning)

To receive NPPC Agendas & Announcements sign up at:

https://www.facebook.com/NorthParkPlanning/app_100265896690345

I. **Parliamentary Items**

(6:33 p.m.)

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

Member	Arash Kahvazadeh	Aria Pounaki	Basil Mournian	Beau Benko	Daniel Molitor	Ginger Partyka	Jeff Olsen	Jennifer Spencer	Jessica Ripper	Josh Bohannan	Marissa Tucker-Borquez	Matt Stuckey	Peter Hill	Steve Billings	Tyler Renner
Attendance	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Late															
Absences															

2. **Seating of the New Board**

a. Election of Board Officers

i. Vote to approve Chair

MOTION: To reappoint Aria Pounaki chair of the North Park Planning Committee. Pounaki/Spencer (15-0-0)

ii. Vote to approve Vice-Chair

MOTION: To appoint Jennifer Spencer the Vice-Chair of the North Park Planning Committee. Pounaki/Molitor (15-0-0)

iii. Vote to approve Secretary

MOTION: To appoint Marissa Tucker-Borquez the Secretary of the North Park Planning Committee. Tucker-Borquez/Olson (15-0-0)

iv. Vote to approve Treasurer

MOTION: To appoint Beau Benko the Treasurer of the North Park Planning Committee. Pounaki/Stucky (15-0-0)

Public Comment

Mark Spitzer: Feels it is inappropriate for chair to make nominations, would like introductions from new board members.

Yvette Marcum: Do the chairs have to be board members?

Renay Johnson: Would like introductions from new board members. Wants access to Zoom chat function. Used a vulgarity in reference to the Chair and was removed from the meeting.

Victor Torres: Paper ballots need respect.

Diane Strum: Displeased with results of board election.

Don Leichting: Wants to hear less monologues and more discussion.

Responses from past and current board members:

Sarah McAlear: the chat function in zoom presents Brown Act conflicts that cannot be resolved. It is off for committee members and all participants.

Aria Pounaki- Provided an explanation for his nominations- people were chosen based on willingness, qualifications, and experience.

b. Appointment of Subcommittee Chairs & Liaisons

i. Appointment of Urban Design Committee Chair & Vice Chair

Chair Pounaki appointed Tyler Renner as Chair and Joshua Bohannon as Vice-Chair of the Urban Design Subcommittee

ii. Appointment of Transportation & Public Facilities Chair & Vice Chair

Chair Pounaki appointed Arash Kahvazadeh as Chair and Matt Stucky as Vice-Chair of the Transportation & Public Facilities Subcommittee

iii. Appointment of Liaisons (Matt, Steve, Ginger, Beau, Peter)

Chair Pounaki appointed the following liaisons: Maintenance Assessment District – Matt Stucky, North Park Main Street – Steve Billings, Adams Ave Business Improvement Association – Ginger Partyka, El Cajon Blvd Business Improvement Association- Beau Benko, North Park Community Association – Peter Hill, University Heights Community Association – Tyler Renner, CPC – Aria Pounaki

3. **Modifications to the NPPC Agenda** *None Needed*

a. **Urgent Non-Agenda Action Items:**

b. **Consent Agenda** (none)

4. **Agenda:** Adoption of the April 20, 2021 Agenda, if necessary. *None Needed*

5. **Minutes:** Approval of the March 16, 2021 Minutes.

MOTION: *To approve the March 16, 2021 Minutes. Tucker-Borquez/Stucky (15-0-0)*

6. **Treasurer's Report:** TBD.

a. Account balance is \$599.69 including a recent \$195 deposit

III. **Non-Agenda Public Comment:**

Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time.

Yvette Marcum: Suggestion: follow protocol, work together. Chat feature needed in breakout rooms.

Question about residence of new board member Renner.

Don Leichtin: I don't know you. The parking garage was my idea. All of the money goes to NP Main St. The garage is now generating money that needs accounting. The garage is dirty and needs maintenance.

Pat Sexton: Where are police representatives at these meetings?

Eugene Polly: Time seceded to Pat Sexton. Suggested that chair use zoom voting function instead of roll call votes.

Judy Aboud: Welcome new committee members. NP is diverse please represent the entirety of NP.

Randy Walsh: Congrats new committee. Thank you outgoing members. Suggests a parliamentarian be appointed. Interested in subcommittee work. Good luck.

Kelly Davidson: Curious about training on bylaws.

Steve Oechel: Training sounds great. Curious about resumption of in-person meetings.

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

1. Community Police Meeting: The establishment of a new monthly community police meeting is in the works to gather feedback from business owners, community members, and others to share concerns and talk about issues facing the neighborhood. Will meet on the 3rd Thursday of each month at 9am. Reach out to Ryan Darsey (rdarsey@sandiego.gov) for more info.

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 . Absent
2. **Kohta Kaiser, Hon. Todd Gloria, Mayor of San Diego**, ZaiserK@sandiego.gov.
Discussed proposed budget, rental assistance program, and current use of the convention center.
3. **Diana Lara, Hon. Toni Atkins, State Senate Dist. 39**, 619-645-3133, Diana.Lara@sen.ca.gov. Absent
4. **Ryan Darsey, Hon. Stephen Whitburn, City Council Dist. 3**, (619) 236-6633 RDarsey@sandiego.gov.
See IV. 1. Above. Also Stormwater survey, and 30th and Upas/Ray
5. **Bernie Turgeon, Planning Department**, 619-533-6575, BTurgeon@sandiego.gov. Absent
6. **Chris Gris, Hon. Chris Ward, State Assemblymember**, Christopher.gris@asm.ca.gov
Discussed volume of bill in Sacramento, vaccine efforts, and AB 311 gun control proposal.

VI. **Action Item:**

1. **Tentative Map Waiver (4473 30th Street)**

This proposed project requires the processing of a Process Three Tentative Map Waiver for a mixed-use development for the creation of 35 condominium units and 4 commercial spaces for a building that is currently under construction. The 0.48-acre site is located at 4473 30th Street in the CN-1-5 Zone in the North Park Community Plan area.

Presenter: Mehran Saberi, mehran@mayfaircommunities.com

Public Comment:

Steve Oechel: Concerned about Condo vs. Apartment. What is the pricepoint on the units?

Answer: ~\$600K

Kate Callen: Are any of the units affordable? *Answer: No*

Pat Sexton: Pleased with the inclusion of parking.

Yvette Marcum: Did they use special government programs for permit process? *Answer: No*

Brer Marsh: Supports project.

Judy Abound: Are there affordable units? *Answer: No*

Matthew Thompson: Concerned about parking minimums.

Kristine Aaron-Jacobi: Supports inclusion of parking.

Andrew Bowen: Was this a conversion to condo? Are the parking spaces deeded to the units or separately? Why was this rushed to the full committee? *Answer: There was no special process, parking spots deeded with units*

Board Comment:

Board comments were generally supportive, additional questions about parking, use of shade trees, traffic circulation, & permitting process.

MOTION: To approve the map waiver for 4473 30th Street, because increasing access to opportunities to home ownership increases neighborhood stability and desirability. However, the NPPC strongly believes that the often-used “dual tracking” method of initially permitting a building as apartments, to later change to condominiums, deliberately circumvents neighborhood input into the design process. NPPC would like to work with city staff to improve upon this process. Spencer/Tucker-Borquez (15-0-0)

2. Review of Motion by Joint Meeting of the NPPC Board Officers and Election Subcommittee. (And review of City Response if received).

The 2021 NPPC Election received 19 complaints and 1 letter of concern. These complaints were reviewed and responded to by the Election Subcommittee and a review of these responses was undertaken by a Joint Committee of the 2019-2020 NPPC Board Officers and the Election Subcommittee. This action item is meant to review the motion from that joint meeting, as well as the city’s response to it, if this document is received in time. Presenter: Aria Pounaki, Chair

Public Comment

Pat Sexton: Transparency is key.

Claudia Flores: I don’t mean to be disrespectful. I just want all of us to get along.

Kate Callen: Community needs us to bridge the divide.

Victor Torres: Paper ballots deserve respect. Ballot box needed for future elections.

Kelly Davidson: Election committee choose path of least resistance.

Theresa George: Election amounts to voter suppression. Concerns about Brown Act.

Diane Strum: unable to participate due to technical difficulties.

Randy Walsh: supports challenges because they proved that the election of conducted in good faith and with transparency.

Yvette Marcum: Zoom moderator needed.

Board Comments

Tyler Renner: Great job, room for improvement

Steve Billings: Agree with report

Peter Hill: Supports Ad Hoc committee

Matt Stucky: Public Records Act ensures confidentiality

Marissa Tucker-Borquez: City determination needed

Josh Bohannon: Supports conclusion of report

Jen Spencer: observed the entire special meeting (4.5 hrs.)

Ginger Partyka: proposed 3rd party arbitration
Daniel Molitor: will abstain from motions regarding committee election
Beau Benko: Situation shows need to revisit bylaws
Basil Mournian: Thank you election committee
Aria Pounaki- numerous comments in response to public and committee comments
Arash Kahvazadeh: Thank you Vickie and Sarah

Motion to request city audit of the March 2021 NPPC election fails (1-13-1) Molitor abstain for perceived conflict of interest

MOTION: To accept Election Subcommittee's resolution of the challenges to the 2021 NPPC election. Stucky/Billings (14-0-1) Kahvazadeh abstains due to personal preference for 3rd party determination

VII. **Information Item: CANCELED, SPEAKERS LEFT**

1. **Presentation by PATH on the Mid-City outreach program (canceled due to meeting length)**

PATH (People Assisting The Homeless) will give an update and presentation on their work with the Mid-City outreach Program. This program works to create touch points with unsheltered people in the Mid-City neighborhoods in San Diego with the goal of connecting them with resources and services.
Presenter: Brian Gruters, BrianG@ePath.org

VIII. **NPPC Reports** (8:45 - 8:55 p.m.)

1. **Chair's Report.** *Establishment of Ad Hoc Committee on Review of Election Bylaws. With Matt Stucky as Chair, Ginger Partyka & Beau Benko as voting subcommittee members and Kate Callen and Randy Walsh as voting community voting members.*

Additional public comment

Randy Walsh: Wants to join Ad Hoc committee
Steve Oechel: board should have been allowed to attend special meeting (quorum violation)
Pat Sexton: Wants to join Ad Hoc committee. Still has questions about issues other than paper ballots and length of terms assigned to election winners.
Kate Callen: Ad Hoc committee should be balanced.
Matt Thompson: Single email notification is insufficient.
Theresa George- technical problems prevented her participation.
Yvette Marcum- During technical difficulties office a call-in phone option.

MOTION: To Adjourn. Pounaki/Kahvazadeh (15-0-0) (10:25 p.m.)

2. **Social Media.** New Appointment, no report.
3. **NPPC Website Update.** New Appointment, no report.
4. **Subcommittee Reports:** : (Limited to Items Not on the Agenda & 5 Min. Max. each)
 - a. Urban Design/Project Review (TBD, Chair): Next Meeting May 3, 2021, via Zoom.
 - b. Public Facilities & Transportation (Arash Kahvazadeh, Chair): Next Meeting May 11, 2021
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
 - a. Balboa Park Committee. Vicki Granowitz.
 - b. Maintenance Assessment District. Matt Stucky.

- c. North Park Main Street. Steve Billings.
- d. Adams Avenue Business Association. Arash Kazavahdeh.
- e. El Cajon Boulevard Business Improvement Assoc. Arash Kazavahdeh
- f. North Park Community Association. Peter Hill.
- g. University Heights Community Association. Christina Hernandez
- h. CPC. Matt Stuckey

IX. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, May 18, 2021

X. **Adjournment**

(10:25 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