



# NORTH PARK PLANNING COMMITTEE (NPPC)

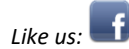
## Draft Meeting Minutes

July 21, 2020; 6:30 pm

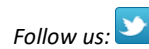
Virtual Meeting Via Zoom Platform

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### I. Parliamentary Items

(6:30 p.m.)

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

Member	Steve Billings	Steve Doster	Daniel Gebreelassie	Arash Kahvazadeh	Marc Gould	Sarah McAlear	Aria Pounaki	Jen Spencer	Melissa Stayner	Matt Stucky	Tim Taylor	Marissa Tucker	Eduardo Velasquez*	René Vidales	Randy Wilde
Attendance		x	x	x		x	x	x	x	x	x	x	x	x	x
Late															
Absences	3	3	1	2	7	2	1	-	3	1	2	-	3	-	1

\*Eduardo Velasquez was present on the zoom meeting but was unable to contribute due to technical difficulties. Subsequently requested that his “votes” be listed as abstentions in the record.

#### 2. Modifications to the NPPC Agenda

a. **Urgent Non-Agenda Action Items:** NONE

b. **Todd Gloria gave a special thanks to René Vidales for his years of service on NPPC.**

##### c. Consent Agenda

i. Urban Design/Project Review. Members present: Stayner, Pounaki, Hill, Spencer, Tucker, Vidales.

1. **Map Waiver Application at 2828 Polk Ave (Process 3) Project Number 662123.** Polk 4 Map Waiver application to waive the requirements of a Parcel Map to create 4 residential condominium units in buildings under construction on a 0.092 acre site at 2828 Polk Ave in the RM-3-7 Zone within the North Park Community Plan, Transit Area Overlay and Transit Priority Area. Council District 3. Maggie Roland, applicant.  
***SUBCOMMITTEE MOTION: To recommend approval of the Map Waiver for 2828 Polk Ave. 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. Pounaki/Tucker (6-0-0)***
2. **Diversionsary Theatre Right of Way Neighborhood Development Permit at 4545 Park Blvd (Process 2) Project Number 662938.** NDP to install a new 6 ft. high fence with sliding gate encroaching 1.5 ft into the public right-of-way, and new planting in front of

the gate (2.5 ft high max), located at 4545 Park Boulevard. The site is located in the CN-1-3 zone, Transit Priority Area within the North Park Community Plan area, Council District 3 Presenters: Matthew Paola, Architect; and Matthew Morrow, Owner.

**SUBCOMMITTEE MOTION: To recommend approval of the 6-ft high fence with 2'10" encroachment into the public right of way for 4545 Park Blvd. as presented. Vidales/Spencer (5-1-0) (Pounaki against)**

Public comment:

**Pat Sexton:** There seems to be no minutes from the sub-committee mtg posted, would like to know if there were any public comments. **Pounaki:** Russ Lopez had public comment at the subcommittee mtg.

**MOTION: To approve the Consent Agenda. Stayner 9-2-2 (Stucky & Pounaki voting no; Kahvazadeh abstained due to unfamiliarity & Velasquez abstained due to technical difficulties)**

3. **Minutes:** Approval of the June 16, 2020 Minutes.

**MOTION: To approve the June 16, 2020 Minutes. Taylor/Wilde 12-0-1 (Abs: Eduardo Velasquez technical difficulties)**

4. **Treasurer's Report:** Sarah McAlear/Randy Wilde. Account balance is \$869.57  
a. Annual donation to Horizon NP Christian Fellowship for hosting meetings.

**MOTION: To approve annual donation of \$150 to Horizon NP Christian Fellowship for use of their facilities. Kahvazadeh/Tucker 12-0-1 (Abs: Velasquez technical difficulties)**

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

**Chris Ward**, City Councilmember District 3:

- Ballot Measures – Midway Community Height limit repeal & Housing bond (900 million to build 7500 affordable homes in San Diego) both advance to November ballot.
- Thank and honor René Vidales all his hard work – he has been a central figure of the revitalization of North Park. Presented him an accommodation for his advocacy for North Park.
- North Park Mini-Park – chance to buy an engraved paver to support programming at the future park.

**Carrie Schneider**, San Diego Canyonlands:

- Switzer Canyon is having a replacement of water and sewer pipelines – she is requesting the city do a presentation of the project so that the community can have input on design and environmental issues before it's too late. Arash said that the City of SD will be presenting at the next Public Facilities sub-committee mtg on Aug. 11<sup>th</sup> at 6pm via zoom.

**Sarah Davis**, Candidate for Assembly District 78

- Advocate for universal health care, life-long San-Diego resident.

**Matt Thompson**, NP resident

- Wanted to thank René Vidales for his years of service and dedication.

**Kate Callen**, SONO Alliance

- Neighborhood non-profit, sponsor community forums, sign up for free email list, website: <http://sonoalliance.org/>

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

1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year-round. More info at: <https://northparkmainstreet.com/events/farmers-market/>
2. **North Park Community Plan Amendment and Rezone.** The project includes the following amendment: Redesignate 3.5 acres located between Florida St. and the parallel alley east of Florida St. and between Upas St. and Cypress Ave., from Residential Low 5-9 dwelling units per acre (du/ac) to Residential Medium High 30-44 du/ac. Planning Commission Virtual meeting, July 23 at 9 am. <https://www.sandiego.gov/planning-commission> . Contact Nathen Causman, Associate Planner (619) 236-7225 [NCausman@sandiego.gov](mailto:NCausman@sandiego.gov) for more information.

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

1. **Maria Bojorquez-Gomez, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, [maria.bojorquez-gomez@mail.house.gov](mailto:maria.bojorquez-gomez@mail.house.gov) – No report given
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, [Mathew.Gordon@asm.ca.gov](mailto:Mathew.Gordon@asm.ca.gov)
3. **Chevelle Newell-Tate, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, [Chevelle.Tate@sen.ca.gov](mailto:Chevelle.Tate@sen.ca.gov).
  - Budget passed, email with any questions. Senate housing package; SB 995 and SB 1120 – both introduced by Senator Atkins.
  - Senator Toni Atkins sent a video thanking René Vidales for his years of service.
4. **Brett Weise, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 [BWeise@sandiego.gov](mailto:BWeise@sandiego.gov).
  - Affordable housing bond to raise 900 million to build 7500 units of affordable housing, Federal Cares Act went online – if you need rental assistance you can apply. Expanded outdoor dining permit into ROW & Parking lots areas.

**Question from Tim Taylor:** Feels like there is a lack of signage in city parks regarding masks and social distancing. Brett said he would bring this to the attention of the parks staff and what methods of communications are currently being pursued and if increased signage is part of the plan.

**Question from Pat Sexton:** Restaurants on sidewalks and parking spaces – what about 30<sup>th</sup> St.? Brett says that there is a separate proposal to close portions of 30<sup>th</sup> Street that was being pursued by North Park Main Street and has not been voted on by City Council yet. It is separate from the permit for expansion into ROW and parking lots.

**Carrie Schnieder Comment:** Follow up on face mask question, when she asked a park ranger she was told they are not allowed to enforce mask wearing in the park.

5. **Bernie Turgeon, Planning Department,** 619-533-6575, [BTurgeon@sandiego.gov](mailto:BTurgeon@sandiego.gov). No report given.

V. **Action Items:**

1. **NPPC Transition Plan.** Discussion of transition to interim Chair and interim officers until the 2020-2021 election is held and the new board gets seated.
  - a. **State of NPPC current board.** This is the last meeting chaired by René Vidales, who is leaving the board at the end of the month. Secretary Marc Gould has missed a number of meetings and therefore has lost his seat. With 2 board officers down, the 13 remaining board members need to vote on the next set of officers for the coming months until the NPPC election is held and the new board gets seated.

**Public Comment:**

**Pat Sexton:** Why can't the Vice-chair become chair and everyone else stay the same? **Answer:** Secretary position is open as well due to Marc's absence and there is a need to have every position filled.

- b. **Election of Board Officers.** Chair, Vice Chair, Secretary, Treasurer, Community Planners Committee (CPC) Representative & Alternate

**MOTION: To approve Aria Pounaki as Chair. Tucker/ Kahvazadeh 12-0-1** (Abs: Eduardo Velasquez technical difficulties)

**MOTION: To approve Steve Doster as Vice Chair. Pounaki/McAlear 12-0-1** (Abs: Eduardo Velasquez technical difficulties)

**MOTION: To approve Jen Spencer as Secretary. McAlear/Tucker 12-0-1** (Abs: Eduardo Velasquez technical difficulties)

**MOTION: To approve Sarah McAlear as Treasurer. Tucker/ Pounaki 12-0-1** (Abs: Eduardo Velasquez technical difficulties)

**MOTION: To approve Matt Stucky as Community Planners Committee (CPC) Representative and Tim Taylor as Alternate. 10-1-2** (Gebreselassie voting no; Stucky abstaining to avoid voting for himself, Eduardo Velasquez abstaining due to technical difficulties)

The new roster with the names of officers and board members, as well as the CPC Representative and Alternate will be sent to the City for their records by Aria Pounaki.

- c. **Appointment of Subcommittee Chairs & Liaisons.**

The following members were appointed:

- i. Melissa Stayner as Chair and Jen Spencer as Vice Chair of the Urban Design/Project Review Subcommittee
- ii. Arash Kahvazadeh as Chair and Steve Doster as Vice Chair of the Public Facilities & Transportation Subcommittee
- iii. Howard Blackson to continue as Balboa Park Committee liaison, with Vicki Granowitz to continue to give the report
- iv. Matt Stucky as Maintenance Assessment District (MAD) Liaison
- v. Steve Billings as North Park Main Street (NPMS) Liaison
- vi. Arash Kahvazadeh as Adams Avenue Business Association (ABBA) Liaison
- vii. Randy Wilde as El Cajon Boulevard Business Improvement Association (ECBBIA) Liaison
- viii. Peter Hill as North Park Community Association Liaison
- ix. Randy Wilde as University Heights Community Association Liaison

- d. **Request to the City for alternatives to holding the NPPC election.** The NPPC, as well as half of the total number of community planning groups in the City have not been able to hold their annual election due to COVID-19 restrictions.

Board Comment:

**Tucker:** City has not had ANY recommendations, so no matter what we move forward with, it does not matter.

**Gebreselassie:** Put in the agenda to fill 2 vacant positions by next mtg, recommend people who already submitted their names.

**Stuckey:** According to our by-laws two or more vacancies must be filled by a general election open to the community – there are other planning committees are facing similar situations like this. However, if we only have one open position, it can be filled by a board-only special election.

Public Comment:

**Vicki Granowitz:** Quorum will be based on new number of the board – 13 not 15 - so you won't need to worry about having a quorum, unless you have less than 7 board members present at a meeting.

**Vicki Granowitz:** I have seen other Community Planning Groups do this scenario (Uptown): René could stay on the board (only resign as chair) for another month and you could have a special election next month (August) for Marc's seat. Then René could submit his letter of resignation from the board, and we could have special election in September for his position. René offered to rescind his resignation from the board.

Sarah McAlear, Marissa Tucker and Vicki Granowitz were appointed to the sub-committee for the special election.

**MOTION: For a special election in September to fill Marc Gould's board position.**  
**Gebreselassie/Pounaki 12-0-1** (Abs: Eduardo Velasquez technical difficulties)

It was decided to announce to the public that we are seeking qualified board members to apply for the special election. **[Addendum: It was later determined by city staff that this would be a conflict of NPPC by-laws and that the Special Election cannot continue]**

2. **Complete Communities: Housing Solutions and Mobility Choices.** Housing Solutions and Mobility Choices proposes amendments to the San Diego Municipal Code (SDMC) to provide incentives to increase housing production and expand the mobility network around transit hubs and existing development. The initiative removes regulatory barriers to housing to all income levels, especially low, very low, and moderate-income households, while investing in neighborhood and mobility amenities, such as recreational opportunities, street trees, linear parks, bicycle facilities, urban plazas, and promenades. These types of investments increase the quality of neighborhoods where new housing is proposed by creating more walkable, bikeable and enjoyable spaces, which in turn helps the City meet its Climate Action Plan goals. Prioritizing these investments in areas where the investments are needed most are central to the intent behind the Complete Communities initiative. The Housing Solutions draft documents are available at:  
<https://www.sandiego.gov/planning/programs/completemunities/housingsolutions>  
The Mobility Choices documents are available at:  
<https://www.sandiego.gov/planning/programs/mobility/mobilitychoices>

Aria Pounaki made a presentation on Housing Solutions. Arash Kahvazadeh made a presentation on Mobility Choices.

*Public Comment:*

**Matt Thompson:** Could you highlight an item / anything that go against existing planning guidelines/municipal codes, etc. **Answer:** setbacks would remain, but buildings could get taller.

**Bob LaRose:** Would sweeping plans from Sacramento would sidestep these local plans? **Answer:** Any changes to state laws would still need to meet local codes if they were more stringent. Either/or – complete communities is a “city” plan, not state. **Randy Wilde:** please contact Todd Gloria's office to see how plans relate to state laws.

**Pat Sexton:** worried about height of new buildings and the affect it will have on the character of our neighborhood. Will this allow builders to make buildings as tall as possible? **Aria:** If developers

agree to do meet program guidelines, then you get to use different approval mechanisms and guidelines that could result in taller buildings, but there would still be municipal codes to follow.

**Vicki Granowitz:** Housing portion is unlikely to create substantial changes in North Park as it would be too difficult/expensive for developers to move forward with. Added in that the mobility and housing presentations were great.

**Michael Bagnas:** Concerned about the destruction of North Park and the character of the neighborhood. Transit considerations need to take into account topography, should not be “as the crow flies”.

**Pat Sexton:** Worried about North Park turning into a bunch of high-rise buildings, de-values our unique character

*Board Comment:*

**Tucker:** We should generally vote on ‘support’ or ‘not support’ of the amendments and give to city council – b/c otherwise we could be here till midnight.

**Arash:** Likes the simple vote idea

**Daniel:** Great job on the presentations! Gave general consensus that he is worried about tying housing to community, \$9/sf does not seem like enough, and general concern about the fact that public transit hasn’t been upgraded in 30 years.

**Stucky:** Fees charged by sf vs units could incentivize developers to do only studios/small units, could exclude families from the North Park community. Like having a diverse mix of families and individuals now. In regards to Mobility, much of the plan seems to be an attempt to align city law to state mandates. Potential to bring a lot of revenue to North Park, lets make sure we would have projects lined up to support this.

**Stayner:** Good – vote yes on Mobility.

**Wilde:** Can we split housing and mobility solutions? Curious what goes before city council?

**Taylor:** CPC was against housing, was indifferent on mobility. They had concerns about height. Our group did a great job presenting to the community. Thinks we should go with Aria’s recommendations on housing portion. Mentioned that there is a possibility that we might replace some of the larger affordable units with smaller studios. Fear that the mobility plan doesn’t help solve the larger regional mobility issues – might even make it worse – areas would become afraid of new transit lines because of this.

**Spencer:** Likes mobility plan but has issues with housing. While some affordable housing developers would create great public/private connections a lot would sink to the lowest standard of acceptable and w/o any maintenance funding mechanism my fear is that these public areas would all disappear in 5-10 years – either by being paved over, fenced in or something worse. Without community support and management plans the sustainability of these areas will not survive. Money would be better invested into pocket parks that could have active investment by community groups which would foster a sense of ownership and create a stronger incentive for them to protect and preserve the pocket park.

**Doster:** Likes that the fees would be put into vulnerable communities.

**Rene:** Excellent presentations! Desire to split into separate votes. Housing seems to need to be overhauled – it's too restrictive, not cost effective. Mobility will only affect larger developments.

After further discussion, the following motion was made on Mobility Choices

**MOTION: The NPPC RECOMMENDS SUPPORT of the Mobility Choices element of the complete communities plan. Stucky/Tucker 10-1-2** (Taylor voting no; Abs: Eduardo Velasquez technical difficulties, Sarah McAlear due to temporary absence)

After further discussion, the following motion was made on Housing Solutions.

**MOTION: The NPPC RECOMMENDS SUPPORT of the Housing element of the complete communities with the following comments and concerns:**

1. Provision that beneficiaries of these incentives cannot partake in short-term rentals where today there is zero enforcement of any short-term rental ordinances.
2. Community amenities to be provided such as linear parks, bike amenities, etc. that are provided by developers today aren't always maintained. There should be a capital allocation plan associated with these amenities so there is some enforceability aspect if they are not maintained.
3. This incentive plan has a condition that says already developed land can be developed further based on the remaining lot area. This could be an important provision to stimulate the development of large ugly empty parking lots.
4. One benefit is that in areas near "communities of concern" the first right to 60% of affordable housing units be offered to nearby existing qualifying residents. This is a powerful tool for negating the impact of displacement that comes with gentrification and should be expanded further.
5. The quality of the transit in the TPAs is not considered in any of the analysis, assuming that transit access in TPAs is equivalent throughout all planning areas. True reduction in VMT is a goal but acknowledging the real-life conditions of our subpar transit system is important for making a plan that will achieve that goal. Suggestion that incentives be tied to a standard higher than the state's definition of a "TPA".
6. There is no rezoning initiative contemplated in this proposal, this means that many areas that are already zoned multifamily and have been developed will probably not be developed any further due to the cost of land acquisition. Further, it will exacerbate the inequity in multifamily housing distribution with wide swaths of the city nearer to jobs absorbing almost no new housing because they are already zoned for single family homes. There should be efforts to zone more land in TPAs to be multifamily.
7. The ad hoc nature of development also means that a lot of the neighborhood amenities created by developers could be dispersed at random without much consideration (i.e. a widened sidewalk on just one block, a public promenade that leads to nowhere, etc.)

**Taylor/ Pounaki 5-6-2** (Gebreselassie, Doster, Stayner, Spencer, Stucky, Tucker voting no; Abs: Eduardo Velasquez technical difficulties, McAlear due to temporary absence)

The motion fails.

**MOTION: The NPPC OPPOSES the Housing element of the complete communities plan with the following comments and concerns:**

1. Provision that beneficiaries of these incentives cannot partake in short-term rentals where today there is zero enforcement of any short-term rental ordinances.
2. Community amenities to be provided such as linear parks, bike amenities, etc. that are provided by developers today aren't always maintained. There should be a capital allocation plan associated with these amenities so there is some enforceability aspect if they are not maintained.
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7. The ad hoc nature of development also means that a lot of the neighborhood amenities created by developers could be dispersed at random without much consideration (i.e. a widened sidewalk on just one block, a public promenade that leads to nowhere, etc.)

Friendly Amendment from Wilde to read:

**The NPPC OPPOSES the Housing element of the Complete Communities plan with the following comments and concerns, BUT applauds the intent to increase the stock of affordable housing through this plan.**

**Kahvazadeh /Tucker 11-1-1** (Gebreselassie voting no; Abs: Eduardo Velasquez technical difficulties)

VI. **NPPC Reports**

1. **Chair's Report**
  - a. **From 2006 to 2020 and beyond.** Highlights from the last 15 years
    - i. Slides were shown with highlights of NPPC's achievements – Special Thanks to René Vidales for his years of service and dedication!
  - b. **Community Planners Committee (CPC).** Tuesday, July 28, 2019, 6-8:30 pm. For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>
2. **Social Media.** Sarah McAlear/Randy Wilde. No report given.



3. **NPPC Website Update.** Sarah McAlear/Randy Wilde. No report given.
4. **Subcommittee Reports:**
  - a. Urban Design/Project Review (UDPR): Melissa Stayner Chair, Aria Pounaki Vice Chair –Next meeting August 3, via Zoom.
  - b. Public Facilities & Transportation (PF&T): Steve Doster Chair, Arash Kahvazadeh Vice Chair – Please note meetings have been moved from 2<sup>nd</sup> Wednesday to 2<sup>nd</sup> Tuesday moving forward. Next meeting August 11, via Zoom.
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
  - a. Balboa Park Committee. Vicki Granowitz. No meeting in July.
  - b. Maintenance Assessment District. Matt Stucky. No report given.
  - c. North Park Main Street. Steve Billings. No report given.
  - d. Adams Avenue Business Association. No report given.
  - e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde. No report given.
  - f. North Park Community Association. Peter Hill. No report given.
  - g. University Heights Community Association. Randy Wilde. No report given.
  - h. CPC. Tim Taylor.
    - i. The Committee heard an informational presentation, by the Transportation & Storm Water Dept., on the Master Storm Water System Maintenance Program (MMP) 2019 Annual Report. It was a continuation of the last presentation of the report.
    - ii. The Committee heard an informational presentation, by the Transportation & Storm Water Dept., on the Municipal Waterways Maintenance Plan. It was a continuation of the last presentation of the report.
    - iii. The Committee heard an action item, by the Planning Dept., on the Parks Master Plan and General Plan Recreation Element Amendment branded “Complete Communities: Play Everywhere.” The committee voted to have the matter go to individual CPGs for comment.
    - iv. The Committee heard an action item, presented by the Planning Dept., on proposed amendments to the Municipal Code branded “Complete Communities: Housing Solutions and Mobility Choices.” The initiative would provide incentives to increase housing production and expand the mobility network around transit hubs and existing development. The committee voted to have the item not go to Council in June, that it be vetted by the local CPCs and be revised according to such input.
    - v. The next CPC meeting will be June 23rd.

VII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, August 18, 2020

VIII. **Motion to Adjourn Wilde/Stucky 12-0-1** (Abs: Eduardo Velasquez due to technical difficulties)

- **\*\*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: René Vidales 619-797-6772 or [info@northparkplanning.org](mailto:info@northparkplanning.org)
- Urban Design/ Project Review Subcommittee Chair: Peter Hill 619-846-2689 or [urbandesign@northparkplanning.org](mailto:urbandesign@northparkplanning.org)
- Public Facilities & Transportation Subcommittee Chair: Arash Kazavahdeh or [publicfacilities@northparkplanning.org](mailto:publicfacilities@northparkplanning.org)
- Adams Avenue Business Association: [www.adamsAvebusiness.com/](http://www.adamsAvebusiness.com/)
- North Park Main Street: [northparkmainSt.com/](http://northparkmainSt.com/)
- “The Boulevard” El Cajon Boulevard Business Improvement Association: [www.theboulevard.org](http://www.theboulevard.org)
- North Park Maintenance Assessment District: <http://npsmad.org>
- North Park Community Association. For information about North Park Activities or to have an event posted: [www.northparksd.org](http://www.northparksd.org)
- University Heights Community Association (UHCA): [www.uhsd.org](http://www.uhsd.org)

**Letter Written to San Diego City Council per NPPC motions on 7/21/20:**

August 4, 2020

**North Park  
Planning Committee**

San Diego City Council  
202 C St  
San Diego, CA 92101

**RE: Complete Communities Mobility and Housing Proposals**

City Councilmembers,

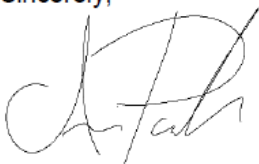
This letter serves to appraise the San Diego City Council of the North Park Planning Committee's (NPPC) opinions and concerns regarding the Mobility Choices and Housing Solutions as outlined in the Complete Communities plan.

**The NPPC voted to SUPPORT the Mobility Choices element of the Complete Communities plan.** Members of the board were supportive of plans that would invest in mobility choices in communities that could disproportionately gain from such investments such as the North Park Community.

As it relates to the Housing Solutions element of the Complete Communities plan, **The NPPC voted to OPPOSE the Housing element with the comments and concerns captured below, BUT applauds the intent to increase the stock of affordable housing through this plan.**

1. There is a provision that beneficiaries of these incentives cannot partake in short-term rentals but today there is zero enforcement of any short-term rental ordinances.
2. Community amenities to be provided such as linear parks, bike amenities, etc. that are provided by developers today aren't always maintained. There should be a capital allocation plans associated with these amenities so there is some enforceability aspect if they are not maintained.
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7. The ad hoc nature of development also means that a lot of the neighborhood amenities created by developers could be dispersed at random without much consideration (i.e. a widened sidewalk on just one block, a public promenade that leads to nowhere, etc.), measures should be taken to ensure these projects are harmonious.

Sincerely,



Aria Pounaki  
Chair  
North Park Planning Committee