



NORTH PARK PLANNING COMMITTEE (NPPC)

Draft Meeting Minutes

August 20, 2019; 6:30 pm

2901 North Park Way, 2nd Floor

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I. Parliamentary Items

1. Call to Order, Roll Call and Attendance Report

Member	Steve Billings	Steve Doster	Daniel Gebreselassie	Arash Kahvazadeh	Marc Gould	Sarah McAlear	Aria Pounaki	Jen Spencer	Chelsi Sparti	Melissa Stayner	Matt Stucky	Tim Taylor	Eduardo Velasquez	René Vidales	Randy Wilde
Attendance	1	2	3	4	5	6	7	8		9		10	11	12	
Late															
Absences		1	1	1	1	1			1	1	1	2			1

2. Modifications to the NPPC Agenda

a. **Consent Agenda Items:** Items were heard, voted on at an NPPC subcommittee and are not considered controversial. *Items on the Consent Agenda can be moved to Action for full discussion by any member of the Board or Public.*

i. Urban Design/Project Review (UDPR). Members present: Melissa Stayner, Daniel Gebreselassie, Peter Hill, Robb Steppke, Tim Taylor, René Vidales.

1) **Vehicular Wayfinding Directional Signs.** North Park Main Street received a grant to install vehicular wayfinding directional signs for parking, shopping, dining, and other local attractions. The proposal is to install signs at approximately 20 locations throughout North Park. *SUBCOMMITTEE MOTION: To approve design of wayfinding signage in concept with the following recommendations: 1) Consider using a Craftsman Font for the words 'North Park'; 2) Consider having signs pointing to other parks such as Neighborhood Park and Mini Park. Taylor/Gebreselassie 6-0-0.*

ii. Public Facilities & Transportation (PFT). Members present: Steve Doster, Ernie Bonn, Daniel Gebreselassie Rob Steppke, René Vidales.

1) **Public Service Easement Vacation for Sewer Group 691.** Proposal for vacation of Public Service Easement due to relocation of services for Capital Improvement Program project "Sewer Group Job 691" on Assessor's Parcel Map Numbers 539-011-14-00 (open space), 539-011-24-00 (2334 29th St) and 539-011-25-00 (2330 29th St) near 29th Street and Kalmia Place. Sewer Group 691 started construction on January 22, 2015 and completed in November 9, 2017. The project included the installation of 4,450 linear feet of new sewer mains and the abandonment of 1,293 linear feet of sewer mains in canyons and easements. DSD PTS No. 635770. Project Manager: Jericho Gallardo, 619-533-7523, jgallardo@sandiego.gov

SUBCOMMITTEE MOTION: To support the Sewer Easement Vacation for Sewer Group 691 as presented as long as: 1) The elimination of the easement does not eliminate legal access to APN 539-011-24 (2334 29th St); and 2) The elimination of the sewer easement does not eliminate the only option for APN 539-011-24 (2334 29th St) to have a sewer lateral running through APN 539-011-25 (2330 29th St). Vidales/Steppke 5-0-0

MOTION: To Approve Consent Agenda. Gebreselassie/UDPR & PFT On Consent 12-0-0

3. **Minutes:** Approval of the June 18, 2019 Minutes. **MOTION: To approve June 18, 2019 Meeting Minutes. Taylor/Billings 12-0-0**
4. **Treasurer's Report:** Chelsi Sparti/Randy Wilde. Account balance is \$819.47

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

1. Stephen Hon, North Park Historical Society. 10th annual Car Show. September 7th 10 am to 1pm Located in the parking lot at the Balboa Tennis Club courts in Morley Field. This will be the last year for the show. They will be focusing on more educational work from here on out. Please come down and support. info@northparkhistory.org
2. Ted Coakley III. Update on his neighbor opening a kindergarten adjacent to his property. He has decided to sell and move out, and would like to thank the committee for all the help he received in learning more about zoning and permitted uses.
3. Pat Sexton, Street Parking on 30th St. Spoke about her press release, to help define options A, B, & C. Pat explained the way the media and the city has proposed the 30th St. parking plan.
4. Gene Pollsy, 30th St. Parking. Since 2001 has owned an 18-unit apartment complex in North Park. Voiced his frustration about not receiving the proper information about the 30th St. bike lanes prior to the discussion and vote. Wishes there to be a future date to discuss and re-vote the 30th bike lane.
5. Viki Granowitz. Councilmember Scott Sherman is putting a committee together for Community Planning Group Reform. She was asked to be part of that group
6. Catherine McCullough. A new Maintenance Assessment District for street lights is being formed for the Morley Field Area. The first meeting will be held on Wednesday, September 18 at 6:30pm at the Lafayette Hotel. For more info please visit morleyfieldhistoricstreetlights.org or email morleyfieldhistoricstreetlights@gmail.com

III. **Announcements & Event Notices:**

1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year-round. More info at: <https://northparkmainstreet.com/events/farmers-market/>
2. **Smart Streetlights Community Forums.** 3 workshops remaining:
 - Wed, August 21, 5-7 pm, Lopez Ridge Recreation Ctr (Mira Mesa), 7245 Calle Cristobal
 - Tue, August 27, 5-7 pm, Logan Heights Branch Library Cultural Center, 567 S. 28th St.
 - Thu, September 10, 6-7 pm, Rancho Bernardo Library, 17110 Bernardo Ctr Dr.

For more information, please visit: <https://sandiego.gov/sustainability/energy-and-water-efficiency/programs-projects/smart-city>

3. **SDSU Mission Valley Campus Draft Environmental Impact Report (DEIR) and Public Workshops.** The DEIR will be available for public review and comment for a 60-day period beginning August 5, 2019 and ending October 3, 2019.

Link to the DEIR: <http://missionvalley.sdsu.edu>

Send comments to: Laura Shinn, Director, Facilities Planning, Design, and Construction;
San Diego State University, 5500 Campanile Drive, San Diego, CA 92182-1624
or via email to mvcomments@sdsu.edu

Public Workshops:

- Thursday, Sept. 12, 12 to 1:30 pm, SDSU Parma Payne Goodall Alumni Ctr, 5250 55th St.
 - Thursday, Sept. 12, 5:30 to 7 pm, SDSU Parma Payne Goodall Alumni Center, 5250 55th St.
 - Tuesday, Sept. 24, 5:30 to 7 pm at the Mission Valley Marriott, 8757 Rio San Diego Dr.
4. **Adams Avenue Street Fair.** Saturday, September 21, 10 am to 10 pm, and Sunday, September 22, 10 am to 6 pm. Adams Avenue from 32nd St. to 35th St. More info at: <https://www.adamsavenuebusiness.com/event-info/adams-avenue-street-fair/>

5. **Taste of North Park.** Saturday, October 12 from 11 am to 3 pm. Tickets at: https://events.com/r/en_US/tickets/taste-of-north-park-2019-san-diego-october-762887
6. **Collabapalooza.** Indie beer collaboration celebration. Saturday, October 19, 1 pm to 5 pm, North Park Way between Granada Ave. and 29th St., and 29th St. between University Ave. and North Park Way. More info at: <https://www.karlstrauss.com/events/collabapalooza/>
7. **CiclosDias.** Sunday, October 27, 8 am to 4:30 pm. Community event to include biking, jogging, strolling, roller blading along closed streets within North Park, Normal Heights, and Kensington-Talmadge. For North Park, the following streets would be closed: Adams Ave. between Hamilton St. and I-805 and 30th St. between Adams Ave. and Monroe Ave. More info at: <https://www.facebook.com/ciclosdias/>
8. **Adams Avenue Spirit Stroll.** Saturday, November 30, 2 pm to 5 pm. 20 Adams Avenue retail locations. More info at: <https://www.adamsavenuebusiness.com/event-info/adams-avenue-spirit-stroll/>
9. **North Park Toyland Parade. Sunday,** December 8, 11 am to 1 pm. The parade route will include University Ave. from 28th St. to 32nd St., 30th St. between Lincoln Ave. and North Park Way, as well as other adjacent side streets.

IV. Elected Official & City Planner Reports:

1. **Robert (Bobby) Case, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, robert.case@mail.house.gov. (1) San Diego delegation announces Tijuana River Valley Pollution Solution Bill Package; (2) Rep. Davis introduces military hunger prevention act; (3) Rep. Davis introduces legislation to end student loan tax
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov. No report
3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Toni.Duran@sen.ca.gov. (1) Right after taking office, Governor Newsom established a DMV Strike Team to improve & revamp the way the DMV does business. A report was released that the end of July and included ways the department can improve with emphasis on transparency, worker training and performance, speed of service and overall consumer satisfaction. Progress already made includes: (a) decrease in wait times; (b) entered into contract to start accepting credit cards in field offices; (c) Strike Team & DMV have held 2 “pop-up” DMVs at major CA businesses to allow several hundred business travelers to get their REAL ID without going to a field office; (d) better access to mobile kiosks; (e) improved staff training: Strike Team organized training day 7/24/19. All DMV field offices were closed for comprehensive employee training on REAL ID procedures. [Folks have until Oct 1, 2020 to get their real ID. After that date, they will not be able to use non-real ID as identification at the airport. They would then need to use a passport or other approved federal identification. <https://realid.dmv.ca.gov/what-is-real-id-faq/#what-is-faq-heading>) (2) Gov visited SD and toured 211 on Fri 8/9. Budget includes over \$1bil in health ins. premium subsidies over 3yrs to help more low- & middle-class Californians afford health coverage thru Covered CA – providing premium support for the first time to middle-income individuals earning up to \$72,000 and for families of four earning up to \$150,000. Covered CA announced in July a rate change of 0.8% for CA in 2020 and 0.2% for SD - lowest increases since they began offering coverage in 2014. (3) CalFresh: Beginning on June 1, 2019, SSI (Supplemental Security Income)/SSP (State Supplementary Payment) recipients may be eligible for CalFresh food benefits. (Monthly food benefit for low income individuals and families through EBT card.) This historic shift in policy will be a tremendous opportunity to increase food security and reduce hunger and poverty for the estimated 500,000 SSI elderly and disabled recipients, many of whom have relied on local food banks and pantries for their daily nutrition. GetCalFresh.org to apply online
4. **Brett Weise, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 BWeise@sandiego.gov (1) The San Diego City Council approved of an update to our City’s Inclusionary Housing Regulations recently with a vote of 5-4, with Councilmember Ward in support. These regulations require developers to set aside a certain percentage of newly constructed residential units to be income restricted to a specific affordability level. The City Council lowered the Area Median Income (AMI) for inclusionary units, from affordable to those making 80% of the County’s AMI, to 50% of the

County's AMI. The new regulations also increased the in-lieu fee from \$10.82 per square foot to around \$22 per square foot. (2) The Middle Income Density Bonus Program was passed shortly after the update to the Inclusionary Housing Regulations. This program would allow developers to build 25% more units for a residential construction project than the base zoning as long as at least 10% of the units within the project are affordable to families making 100-120% of the Area Median Income (AMI). (3) Councilmember Ward sent a memo to the Mayor's office in support of a fully protected bicycle lane network along 30th Street from Howard to Juniper in North Park. In this memo, he also expressed support for "Option B", which would allow for floating parking from Howard to Upas. Councilmember Ward made his recommendation based on the input from hundreds of constituents, after providing information at around a dozen community meetings over a period of months, and his support of the Climate Action Plan and our Vision Zero initiative. (4) The City is moving forward with plans to install a bus only lane on El Cajon Boulevard. This would take over one of the existing lanes each way, resulting in a subsequent road diet. This is a pilot program, and the City will be observing effects of the bus only lane installation, including commuter data, transit times, and safety metrics. This is expected to be installed in early 2020.

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

V. **Action Items:**

1. **Casa Mayahuel Conditional Use Permit (CUP)**. Conditional Use Permit (Process 3) for Specialty Tequila and Mezcal retail store (Alcoholic Beverage Outlet) in existing restaurant located at 2936 Adams Avenue. The 0.07-acre site is located in the CC-3-7 zone within the North Park Community Plan area. PTS 634177. William Adams, applicant and Aaron Sas, owner. The presentation showed the new design for the proposed uses. They discussed their intent to service the local craft Tequila and Mezcal market by opening a retail space on the front of their already existing restaurant. There is currently no local location that has the selection of Mezcals and Tequila's that they will be offering. They have been a long upstanding business locally, currently serving as a Mexican restaurant and Tequila bar.

Public discussion:

- Gene Pollsy – Are you going to be using 30th St. Parking? A: No
- Pat Sexton – Have you done your homework with how far you are from schools?

Board discussion:

- What are your proposed business hours? A: 12 pm – 10 pm.
- Would like to see hours of operation in the conditions
- The SDPD has given their support
- Would like to see updated security
- Casa Mayahuel will be given a 10-year CUP, after the 10 years with no violations it becomes a Process 2 to renew
- For the future, if other restaurants see this being approved and now want to follow suit what is the criteria for us to stick to in order to approve these kinds of CUP proposals for Liquor Licenses? A: We will look to the SDPD recommendations, how long the business has been established, their history of business, and proposed uses

MOTION: To recommend the Casa Mayahuel Conditional Use Permit with the conditions as presented. McAlear/Stayner 10-2-0 (Taylor & Gebreselassie voted no)

VI. **NPPC Reports**

1. **Chair's Report**

- a. **Awards for North Park projects.** Once again North Park received awards last May, this time for the AT&T North Park Water Tower Cell Site, the Georgia Street Bridge, and the Upas St. Pipeline Replacement Project from the American Public Works Association. The awards plaques shown at the meeting are for NPPC & AT&T for the NP Water Tower Cell Site at Meade Ave. & Boundary St. from the April ASCE Awards and the May APWA Awards, where NPPC played a prominent role on those projects. The awards should be listed in the NPPC website in the coming days.

- b. **Community Planners Committee (CPC).** Tuesday, August 27, 2019, 7-9 pm. 202 C St Civic Concourse. Terrace Level Silver Room. For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>
 - i. Wireless Ordinance. Approved on July 23 by City Council. To prepare for 5G technology, hundreds of small cell sites will be installed on existing poles or new poles. There are provisions in the ordinance for implementation in existing historic districts.
 - ii. City Charter Amendment Proposal for CPGs & Community Planners Committee. The proposal cited that there are inconsistencies between the City Charter with CPGs and CPC, and the way they were originally established, and that is why a ballot measure proposal was on the agenda of the Rules Committee. At the hearing, it was stated that the city attorney's office has been researching the complexities of CPGs for several months now, and a report will be released in the coming months. The item got tabled until the City Attorney's report comes out.
 - iii. Capital Improvement Program projects (CIP) prioritization. The process is now complete. 31 Planning Groups participated with a total of 234 projects, with North Park representing 10% of those projects
 - iv. Inclusionary Affordable Housing Regulations The amendments were proposed by Council President Gomez and were presented by Lara Gates, of her office. The Amendments raise the in-lieu fee for developers who wish to avoid on-site affordable housing. When on-site affordable units are included, they are provided to lower-income persons who would pay lower rents. The Planning Commission passed the item on July 11th. The City Council subsequently approved it on July 30th (5-4), with some changes.
The next CPC meeting will be Tuesday, August 27th.
 - c. Update on Historic Districts. The City will continue working on forming new Historic Districts, with a team comprised of Kelley Stanco (who is back working on Historic District), Bernie Turgeon (our newly assigned City planner for North Park) and a new planner that will be hired for that purpose.
2. **Social Media.** Chelsi Sparti/Randy Wilde. No report
 3. **NPPC Website Update.** Chelsi Sparti/Randy Wilde. No report
 4. **Subcommittee Reports:**
 - a. Urban Design/Project Review (UDPR): Melissa Stayner Chair, Aria Pounaki Vice Chair – NP Adult Center, 6:00 pm 1st Monday. Next meeting September 3, 2019. September meeting has been moved to Tuesday, September 4th.
 - b. Public Facilities & Transportation (PF&T): Steve Doster Chair, Arash Kahvazadeh Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting September 11, 2019. There was no meeting last month due to lack of quorum. Please show up if you are available in order to have a quorum and be able to vote.
 5. **Liaisons Reports:**
 - a. Balboa Park Committee. Vicki Granowitz. There were three presentations: (1) West Mesa Comfort Stations Replacement Updates by Christopher Nolan, Senior Civil Engineer, City of San Diego. The bathrooms are in deplorable condition. The project has taken years to get to this point, design is mostly complete. Speakers were concerned that there are no design standards for comfort stations and so there is no assurance the design is appropriate for the need and location. (2) South Palisades Project, City of San Diego Park & Rec Dept. The public was very supportive of removing parking and came out in force to support the proposal. There were no opposition speakers. The plan is to mimic the feel of the Plaza de Panama by resurfacing the plaza and adding benches, tables, chairs etc. Landscaping including trees, grass and irrigation would be included among other improvements. During public comments a number of speakers asked that a Design Review Committee be created to develop park design standards, and review and make recommendation on projects. There use to be a Design Review Committee many years ago but it was cut during the recession and never reformed. (3) Pershing Bikeway Project Update, Chris Carterette Senior Planner SANDAG. There were no comments from the Committee or the public.

- b. Maintenance Assessment District. Matt Stucky. There was no meeting this past month
- c. North Park Main Street. Steve Billings. September 29th 5-7 pm There will be a parking garage art celebration at the top of the parking garage. It is free to attend. Taste of North Park will be coming up Oct 12th.
- d. Adams Avenue Business Association. Chelsi Sparti. No report
- e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde. No report
- f. North Park Community Association. Peter Hill. There was no meeting in July. The next meeting is Aug. 28th.
- g. University Heights Community Association. Randy Wilde. No report

VII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, September 17, 2019

VIII. **Adjournment.** Meeting adjourned at 8:07 p.m.

Minutes submitted by Marc Gould