



NORTH PARK PLANNING COMMITTEE (NPPC)

ANNUAL REPORT OF THE NORTH PARK PLANNING COMMITTEE April 2019- March 2020 Dated June 16, 2020

I. Introduction

The following is the Annual Report of the North Park Planning Committee (NPPC). For the period covered the officers were René Vidales, Chair; Steve Doster, Vice Chair; Chelsi Sparti, Treasurer (April 2019 to August 2019), Sarah McAlear, Treasurer (September 2019 to March 2020) and Marc Gould, Secretary. The NPPC has two standing Subcommittees; Urban design/Project Review and Public Facilities & Transportation.

II. Administrative

- a. Nine regular meetings of the full Board were held during the twelve months from April 2019 through March 2020, as NPPC was dark in December. The July 2019 meeting was cancelled due to lack of agenda items, and the March meeting was cancelled due the COVID-19 pandemic.
- b. The March Annual Election was cancelled due to the COVID-19 pandemic.
- c. NPPC submitted the 2018-2019 Annual Report that consisted of a 3-page summary along with approved meeting minutes from April 17, 2018 to March 19, 2019.
- d. In October 2019 the Board filled a vacancy left by a departing Board member with the election of Marissa Tucker.
- e. NPPC became aware of the passing of former board members Rick Pyles and Judi O'Boyle, both contributors to the 2016 North Park community Plan
- f. NPPC continued to update the website and make use of social media for meeting agenda announcements and other postings.

III. Awards

- a. NPPC and AT&T received the Merit Award for the AT&T North Park Water Tower Cell Site from the American Society of Civil Engineers San Diego Section. Another North Park project that received an award was the Georgia Street Bridge.
- b. NPPC and AT&T received the Honor Award for the AT&T North Park Water Tower Cell Site from the American Public Works Association San Diego Chapter. Other North Park projects that received awards were the Georgia Street Bridge and the Upas Street Pipeline Replacement Project.

IV. Historic Districts

- a. The proposed Park Boulevard Historic District did not move forward due to lack of interest from the property owners.
- b. Work on the remaining proposed Historic Districts in North Park was put on hold by the City for the remaining of the reporting period.

V. Letters of Support and Special Projects

- a. NPPC gave a letter of support of the Rock ‘n’ Roll Marathon.
- b. NPPC reviewed the City’s Taskforce report on Community Planning Group Reform and gave recommendations.
- c. NPPC reviewed the 12th Land Development Code Update Phase II and gave recommendations.

VI. Summary of Project Review

- a. Urban Design and Discretionary Permit Projects
 - i. NPPC recommended a Map Waiver for the Hamilton III project to create three residential condominium units for a duplex under construction and existing detached single-family dwelling unit for a total of 2,745 sf of conversion located at 4174, 4176 and 4178 Hamilton St. The NPPC disagreed strongly with the practice of “dual tracking” which allows projects to initially be permitted as apartments and then be entitled as condominiums.
 - ii. NPPC recommended a Neighborhood Development Permit for the Lincoln Project related to the construction of a four level, 10,978 sf, 11-unit (including 1 affordable unit) apartment building with stacked parking at 3770 Alabama St.
 - iii. NPPC recommended a Map Waiver for the Miss 3 project to create three residential condominium units for a property under construction at 3718-3722 Mississippi St. The NPPC disagreed strongly with the practice of “dual tracking” which allows projects to initially be permitted as apartments and then entitled to condominiums and labeled this as a loss of opportunity for the input from the community at a time when it could have made a difference.
 - iv. NPPC supported the Right-of-Way Vacation for a portion of Myrtle Avenue west of Florida St. and requested the developer to incorporate the community’s desire to maintain the pedestrian right-of-way connectivity within their design.
 - v. NPPC recommended vehicular wayfinding directional signs for parking, shopping, dining, and other local attractions at approximately 20 locations throughout North Park and approved the design of wayfinding signage in concept with the recommendations to consider using a Craftsman Font for the words “North Park” and to consider having signs pointing to other parks such as Neighborhood Park and Mini Park.
 - vi. NPPC recommended the Casa Mayahuel Conditional Use Permit for a Specialty Tequila and Mezcal retail store in existing restaurant located at 2936 Adams Ave.
 - vii. NPPC recommended a Conditional Use Permit for an alcoholic beverage outlet at 3772 30th St. located near the corner of Gunn St. and 30th St.
 - viii. NPPC recommended a Neighborhood Use Permit for 2385 Felton St. to construct a 2,635 sq. ft. two-story, single-family residence with attached garage on a vacant lot.
- b. Public Facilities and Transportation Projects
 - i. NPPC recommended Option A (fully protected bike lanes) for Segment 1 (30th St. from Howard Ave. to Upas St.) and Option A (fully protected bike lanes) for Segment 2 (30th St. from Upas St. to Juniper St.). NPPC also made 10 recommendations with the implementation of the bike lanes on 30th St. from Howard Ave. to Juniper St.
 - ii. NPPC voted to support the following projects as the top five priorities in the Capital Improvement Program (CIP):

1. Pedestrian Improvements for the North Park Mini Park as shown in the Short-Term Plan from the July 2012 Streetscapes Master Plan
 2. Roundabout or other feasible improvements at El Cajon Blvd/Park Blvd/Normal St Intersection to include pedestrian and bicycle safety improvements
 3. North Park Library #1 redevelopment
 4. Completion of improvements and removal of paper street on Robinson Ave. east of Florida St.
 5. Creation of an off-leash dog park or dog run by fencing off a section of an existing park within a walkable distance for most residents
- iii. NPPC recommended a Public Service Easement Vacation for Sewer Group 691 near 29th St. and Kalmia Pl. with the condition that the elimination of the easement does not eliminate legal access to the neighboring parcel and the elimination of the sewer easement does not eliminate the only option for the adjacent parcel to have a sewer lateral running across another parcel.
 - iv. NPPC recommended to support the parking conversion on the west side of Iowa St. between Polk Ave. and Lincoln Ave. to convert parallel parking to head-in parking with the condition that the City does not receive over 50% of responses from mailout opposing the conversion.
- c. Planning Documents
 - i. NPPC recommended making comments during the public review period on the San Diego State University Mission Valley Campus Draft Environmental Impact Report (EIR) as it pertains to mitigation of traffic impact along Texas St. within the North Park planning area as a result of the EIR implementation.
 - ii. NPPC recommended to approve the North Park Community Plan Amendment for the East side of Florida St. between Cypress Ave. and Upas St. for a zoning change and requested publication of an Addendum to the Environmental Impact Report (EIR) as well as noticing all impacted property owners prior to the next public meeting on the rezoning.

VII. Activities of Associated Community Organizations

- a. Board Members or designee are designated to attend:
 - i. The three North Park Business Improvement Districts: North Park Main Street, El Cajon Boulevard Business Improvement Association and the Adams Avenue Business Association.
 - ii. Maintenance Assessment District
 - iii. Balboa Park Committee

For full details of actions and activities by the NPPC Board, please refer to the attached NPPC Meeting Minutes from April 2019 to February 2020.

Submitted by:

René Vidales, Chair
North Park Planning Committee



NORTH PARK PLANNING COMMITTEE (NPPC)

Corrected Meeting Minutes

April 16, 2019; 6:30 pm

2901 North Park Way, 2nd Floor

www.northparkplanning.org

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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			

2. Modifications to the NPPC Agenda

a. Consent Agenda Items:

i. Public Facilities & Transportation. Members present: Steve Doster, René Vidales, Ernie Bonn, Robb Steppke

1) **Robinson Avenue Improvements.** Proposed improvements on a “paper street” that are currently in disrepair. Randy Walsh and neighbors of the Kahlos and Florida Manor nearby complexes. ***SUBCOMMITTEE MOTION:*** *To support adding the following project to the North Park Capital Improvement Program Project Prioritization List: Robinson Ave. from Florida St. to the Alley east of Florida St. The project should complete the improvements both on the north side and the south side to match Robinson Ave. west of Florida St. to include curb, gutter, sidewalk, drainage, re-grading of the street, and address all safety concerns from the neighbors. This project should not preclude the implementation of the SANDAG Mid-City Bike Corridor segment on Robinson Ave. In addition, the “paper street” should be removed and this street segment should be added to the inventory roster of street-division maintained assets. Vidales/Doster 4-0-0* ***MOTION:*** **To approve Consent Agenda. Velasquez/PF&T On Consent 12-0-0**

3. **Minutes:** Approval of the March 19, 2019 Minutes. ***MOTION:*** **To approve March 19, 2019 Meeting Minutes. Stayner/Wilde 11-0-1 (Stucky abstained due to not enough information)**

4. **Treasurer’s Report:** Chelsi Sparti/Randy Wilde. With the additional collection of \$119 from last month, the current account balance is \$1,050.26

II. Election of Board Officers, Appointment of Subcommittee Chairs & Liaisons

1. Election of Board Officers.

MOTION: To approve René Vidales as Chair. Gould/McAlear 11-0-1 (Vidales abstained due to being the subject of the motion)

MOTION: To approve Steve Doster as Vice Chair. Gould/Wilde 11-0-1 (Doster abstained due to being the subject of the motion)

MOTION: To approve Marc Gould as Secretary. McAlear/Stayner 11-0-1 (Gould abstained due to being the subject of the motion)

MOTION: To approve Chelsi Sparti as Treasurer. McAlear/Doster 11-0-1 (Sparti abstained due to being the subject of the motion)

MOTION: To approve Tim Taylor as Community Planners Committee (CPC) Alternate. Rene Vidales/Steve billings 12-0-0

2. Appointment of Subcommittee Chairs & Liaisons.

The following members were appointed by the Chair:

- a. Melissa Stayner as Chair and Aria Pounaki as Vice Chair of the Urban Design/Project Review Subcommittee
- b. Steve Doster as Chair and Arash Kahvazadeh as Vice Chair of the Public Facilities & Transportation Subcommittee
- c. Confirmation of Vicki Granowitz as Balboa Park Committee (BPC) Liaison since this position is appointed by the Mayor's office
- d. Matt Stucky as Maintenance Assessment District (MAD) Liaison
- e. Steve Billings as North Park Main Street (NPMS) Liaison
- f. Chelsi Sparti as Adams Avenue Business Association (ABBA) Liaison
- g. Randy Wilde as El Cajon Boulevard Business Improvement Association (ECBBIA) Liaison
- h. Peter Hill as North Park Community Association (NPCA) Liaison
- i. Randy Wilde as University Heights Community Association (UHCA) Liaison

III. Non-Agenda Public Comment

1. Susanne Thompson. Read a statement from Matt Thompson welcoming the new board and to remind them that they are representing all constituents with responsibilities that include big picture thinking, weighing opposing viewpoints on their merits, exercising realism of funding, implementation, and enforcement of proposals.

IV. 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. **Housing the Next 1 Million (HN1M).** Will hold community team support meetings online twice a month. Next meeting is April 20, 9:00 - 10:00 a.m. Link to subscribe to HN1M announcements: <https://hn1m.us7.list-manage.com/subscribe?u=a89c2e364cd272edc30ddf0a4&id=18208232ed>
Link to join the meeting: <https://global.gotomeeting.com/join/580590949>
HN1M Website: www.hn1m.org
3. **SDSU Water Days.** Fostering partnerships for science and solutions. Tuesday, April 23rd at San Diego State University. 1st annual all-day event. FREE event includes: presentation on the future of SDSU at Mission Valley; breakout groups to identify research priorities and visions for the Mission Valley campus; opportunities to meet and interact with researchers, stakeholders, and water professionals; boxed lunch. RSVP at <http://sdsuwaterdays.com/>

4. **Adams Avenue Unplugged.** Saturday, April 27 noon-10pm. Unplugged, formerly the Roots Festival, is a musical walk-about. Acoustic performances are held on 24 stages inside businesses on Adams Avenue. This is one of the best times to experience all that Adams Avenue has to offer. More info at: <https://www.adamsavenuebusiness.com/event-info/adams-avenue-unplugged/>
5. **2019 SDCCU Festival of Arts in North Park.** Saturday, May 11th from 11:00 AM to 10:00 PM. This unique and vibrant neighborhood festival brings live music, art, crafts, food and Craft Beers. More info at: <https://www.explorenorthpark.com/festival-of-arts>
6. **50th Annual San Diego Greek Festival.** Music, food and vendors. Friday, June 7 from 5 p.m. to 10 p.m., Saturday, June 8 from 11 a.m. to 10 p.m. and Sunday, June 9 from 11 a.m. to 8 p.m. Saint Spyridon Church at 3655 Park Blvd. <http://sdgreekfestival.com>
7. **Hess Fest – Hess Brewing Anniversary Party.** June 22, 11:30 a.m. to 5 p.m., Grim Ave. between University Ave. and North Park Way.
8. **First Annual Scoop San Diego Ice Cream Festival.** June 23, 11 a.m. to 4 p.m., North Park Way between Granada Ave. and 30th St.
9. **Bird Park Summer Concerts.** July 6 & 20, and August 3 & 17, 3-8 p.m. at the northeastern portion of Balboa Park. More info at: <http://www.northparksd.org>
10. **Visioning Open House Workshop for Citywide Parks Master Plan.** Tuesday, April 23rd 2019 at Balboa Park Club Ballroom 2150 Pan American Rd W, San Diego 92101

V. Elected Official & Planner Reports

1. **Jawad Albaghdadi, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, jawad.albaghdadi@mail.house.gov
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov. Community updates: (1) 17th Annual Easter Basket Wednesday April 17th Located at 1642 University Avenue #100 San Diego CA, 92103 6PM-7PM; (2) California Latino Legislative Caucus Foundation Scholarship program is calling for all qualified students to apply for \$5,000 scholarship. Deadline is June 1, 2019. App. Available at www.CLLCF.org. Legislative updates: (1) **AB 1477** (Introduced) empowers large California cities to confront deceitful businesses by allowing the municipality to collect all civil penalties awarded as a result of prosecution by the city. Historically, fifty percent of awarded civil penalties were required to go to the district attorney even if the case was entirely prosecuted by a city attorney. (2) **Other Bills:** Assembly member Gloria is co-author of a couple housing bills currently moving through the legislative process (a) **AB 68** (Granny Flats/Casitas): This bill will would require permits for accessory dwelling units (ADUs) be issued in 60 days rather than 120 days and prohibit local ordinances that apply lot coverage, lot size, or floor area ratio requirements to ADUs; and (b) **AB 816** (Flexible Housing Program): This bill establishes a consolidated funding source for homelessness and housing. The bill appropriates \$450 million to the program annually, which is then made available to cities, counties, and continuums of care to fund a variety of housing options and services. (3) **AB 1734** (Missing Middle Tax Exemption): This bill provides a property tax exemption for multi-family rental housing for middle-income households.
3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Toni.Duran@sen.ca.gov (1) Funding is now available from Senator Atkins' bill, SB2, for cities to update their community plans and address our housing crisis. (In January, \$2.5mil came to San Diego from SB2 to combat homelessness. That funding went to the Regional Task Force on the Homeless). (2) The California Department of Housing and Community Development awarded \$40.7 million to San Diego County to build permanent housing with supportive services for people who live with severe mental illness and are experiencing homelessness or chronic homelessness or are at-risk of chronic homelessness. This funding comes thanks to California voters, who approved Prop 2 this past November, allowing the "No Place Like Home" program to move forward. (3) SDG&E consumers - \$31.32 "California Climate Credit" on electricity bill this month. This is part of the State's efforts to combat climate change. You'll see another rebate in October. (4) Go-Biz announced the latest round of CA Competes Tax Credits last Thursday 4/11. San Diego County did extremely well, netting 25% of the

awards - far greater than our % of state population (8%). [9 companies, \$19.3 million in tax credits, \$247.5 million in investments, 772 new jobs]. The number of companies in SD County that have received awards since 2014 is similar to that of LA County, whose population is about three times larger. (In 2018 the program was extended for an additional five years with at least \$180 million in tax credits available for allocation to business each year through 2023.)

4. **Tyler Renner, Hon. Chris Ward, City Council Dist. 3**, 619-236-6633 TRenner@sanidiego.gov. (1) Councilmember Ward voted against moving the Citizens Initiative, “Yes for a Better San Diego” to the March 2020 ballot due to concerns over Measure L and voter participation. (2) The Mayor released his proposed Fiscal Year 2020 budget, which includes more funding for infrastructure and homelessness. (3) Over the coming weeks, the City Council will comb through the budget for every City department to understand that impact to neighborhood services. Funding for the North Park Mini-Park is included in the budget. (3) The public is invited to attend the evening budget meeting on Monday, May 13th at 6:00pm at the City Council. (4) Tonight, the community will hear information for improved bicycle facilities for 30th Street. The North Park Planning Committee will make a recommendation at their May 14th meeting.
5. **Elizabeth Ocampo Vivero**, 619-236-6301, EOcampo@sanidiego.gov. There is an upcoming Community Orientation Workshop (COW), which is a requirement for new board members of all community planning groups, May 18, 2019 from 8:45 a.m. – Noon at 202 C Street, San Diego (City Concourse, Silver Room), RSVP required to attend. Attendance by all elected planning group members at a COW session or by completing the Electronic COW (E-COW) after being elected or appointed to a planning group satisfies the requirement for planning group members to complete an orientation training session. In order to meet the criteria for indemnification this training must be completed within 60 days of being elected or appointed. The session discusses City Council Policy 600-24, “Standard Operating Procedures and Responsibilities of Recognized Community Planning Committees,” and is a great opportunity to hear dialogue about operations of community planning groups. This four-hour workshop includes breakout sessions with speakers from a variety of City departments.

VI. Information Item:

(7:10 p.m.)

- 1) **Proposal for the implementation of Bike Lanes along 30th Street from Howard Avenue to Juniper Street.** The 30th Street Pipeline project, which will replace water pipelines from Howard Ave. to Juniper St. is currently underway and resurfacing presents an opportunity to add improved bike facilities. The pipeline construction timeline is from April 2018 to July 2020, and repaving will occur in phases after construction, beginning at Juniper St. and ending at Howard Ave. Everett Hauser, Mobility Program Manager at City of San Diego, Transportation & Storm Water Department made a presentation.

The presentation gave some background on the North Park Community Plan and its vision and policies, as well as City policies such as the Climate Action Plan and Vision Zero which aims at reducing fatalities due to collisions between cars and bikes or pedestrians. 30th Street currently has a Class III Bike Route designation which consists of a shared lane condition with bikes and autos, with ‘sharrows’ striped on the road. A graphic was shown depicting that 51-56% of the total population may not bike at all if bicycle facilities do not meet needs for perceived comfort, while 5-9% of the population generally prefers some separated facilities but are comfortable riding in bicycle lanes or on paved shoulders if need be, and finally 1-2% of the total population would be comfortable riding with traffic and would use roads without bike lanes. The 30th St. bike lanes would connect with the SANDAG bikeway projects at Howard Ave. and at Landis St.

- **Segment 1: Howard Ave. to Upas St.** with three options:
 - i. **Option A. Cycle Tracks (No Parking).** This option offers a Class IV protected bike lane on both sides of the street. This option maintains the center turn lane and removes 258 on-street parking spaces.
 - ii. **Option B. Cycle Tracks (Floating Parking).** This option offers a separated bike lane with ‘floating’ parking spots between the bike lane and travel lanes. This option removes the center turn lane and retains some on-street parking but removes 142 parking spaces.

- iii. Option C. Buffered Bike Lanes. This option offers a Class II separated, painted bicycle lane on both sides of the street. This option removes the center turn lane and retains most on-street parking but removes 111 parking spaces.
- Segment 2: Upas St. to Juniper St. with two options:
 - i. Option A. Cycle Tracks (No Parking). This option offers a Class IV protected bike lane on both sides of the street. This option removes a total of 162 parking spaces on both sides of the street.
 - ii. Option B. Bike Lane (uphill) / Shared Lane (downhill). This option offers a downhill shared bike lane and an uphill separated bike lane. This option removes 74 parking spaces on the uphill portion of the street.

This presentation has also been made to North Park Main Street (2 previous meetings and one upcoming meeting), Burlingame Neighborhood Association, El Cajon Boulevard Business Improvement Association, Greater Golden Hill Planning Committee, South Park Business Group, North Park Maintenance Assessment District, and North Park Planning Committee (1 previous subcommittee meeting, the current meeting and one upcoming meeting). The majority of the attendees were in support for the proposed bike lanes, with 31 attendees who spoke in favor and 4 against. Some supported the no parking option, and some supported the reduced parking option, but the feeling was that the protected bike lanes were the best. There were a few business owners and residents that were concerned about parking and where the business patrons will park, and also concerned residents who believe the overflow parking will end up in front of their residences. NPPC will hear this item again in May.

VII. **Action Item:**

- 1) **White Paper on adding Multi-Family Housing to solve the Housing Crisis.** White Paper from Councilmember Scott Sherman. The paper highlights North Park as a prime example of an area that has supplied the largest amount of multi-family development outside of Downtown. The board was briefed on the white paper and decided to take no action at this time.

VIII. **NPPC Reports**

1. **Chair's Report**
 - a. **Upcoming Awards for North Park projects.**
 - i. The *American Society of Civil Engineers* San Diego Chapter will give awards on April 26 to the following projects: AT&T North Park Water Tower Cell Site, Georgia Street Bridge Seismic Retrofit Project, Upas Street Pipeline Replacement Project, and University Avenue Pipeline Replacement Project
 - ii. The *American Public Works Association* San Diego & Imperial Counties Chapter will give awards on May 16 to the following projects: AT&T North Park Water Tower Cell Site, Georgia Street Bridge Seismic Retrofit Project, and Upas Street Pipeline Replacement Project
 - b. **Water Tower Public Art Project.** The final conceptual design was presented to the selection committee by the artist team of Bhavna Mehta and Lynn Susholtz on November 7, 2018 and approved by the North Park Historical Society Board on November 15, 2018. An application will be eventually submitted to the City of San Diego Commission of Arts and Culture.
 - c. **Changes to Historic Reviews.** The process for receiving community input about building permits being requested for properties older than 45 years has changed. The City is now just posting addresses on a web page for only 5 days instead of the previous email notification.
 - d. **San Diego Unified School District (SDUSD) Visioning Workshop.** Community input was sought on the Ed Center site at Park Blvd./El Cajon Blvd. Workshop held on April 3.

- e. **National Park Service Proposes Changes to National Register Regulations.** Proposed changes would give federal agencies power to block National Register listings and eligibility determinations of federally owned properties, and also give large landowners the ability to block historic district and property listings. The changes appear designed to limit the input of local communities in the National Register listing process while giving more power to large corporations.
Proposed regulations: <https://www.federalregister.gov/documents/2019/03/01/2019-03658/national-register-of-historic-places>
Link to submit comments: <https://www.regulations.gov/docket?D=NPS-2019-0001>
- f. **Circulate San Diego Memo on Legal Concerns with Community Planning Group Structure.** The memo specifies legal concerns regarding compliance with the San Diego City Charter and the application of the California Political Reform Act to CPGs. Link to memo: http://www.circulatesd.org/memo_legal_concerns_with_structure_of_city_of_san_diego_s_community_planning_groups
- g. **Proposal for Citizen’s Committee to overhaul Community Planning Groups.** This is a compilation of the Audit, Grand Jury Report, and CirculateSD proposals. The ideas in the memo are not new, only the Committee is new. The committee is proposed to be comprised of the following: 11 members, 3 from CPC, 2 from small businesses, 1 from BIA, 1 from an infill developer, 1 from Planning Commission (past or present), 1 from Transit/Mobility advocacy organization (such as Circulate SD), 1 from DSD or Planning Department staff, and 1 from Environmental or Climate Action advocacy organization (such as Climate Action Campaign). Link to memo: https://onbase.sandiego.gov/OnBaseAgendaOnline/Documents/ViewDocument/Staff%20Report-%20Citizen%20Committee%20on%20CPG%20reform%20for%20LUH%204.10.19_.docx.pdf?meetingId=1494&documentType=Agenda&itemId=35074&publishId=165588&isSection=false
- h. **Community Planners Committee (CPC).** Tuesday, March 26, 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. **Mixed Use Regulations.** The new zones are intended to be applied in Transit Priority Areas (TPAs), where mixed-use does not currently exist and additional discretionary actions are required to meet the project goals. The zones could also be applied in areas that do not have a strong grid system with defined primary and secondary frontages, walkable blocks and connections to transit. It would be preferable that planning mixed land uses be accomplished by Community Plan Amendments initiated by the City under a public process, as opposed to being initiated by proponents on a more ad hoc basis. The City of Villages Strategy was supposed to provide for this type of development and intensity. The regulations were being sold as a way to get better design. CPC voted to support the regulations.
 - ii. **Capital Improvement Program (CIP) Projects Prioritization.** This item is coming in the future months.
- 2. **Social Media.** Chelsi Sparti/Randy Wilde. A few posts were generated regarding the election results and the proposed bike ways.
- 3. **NPPC Website Update.** Chelsi Sparti/Randy Wilde. Updated the list of board members on the website
- 4. **Subcommittee Reports:**
 - a. Urban Design/Project Review (UDPR): Peter Hill Chair, Melissa Stayner Vice Chair – NP Adult Center, 6:00 pm 1st Monday. No UDPR meeting in April; next meeting May 6. May action item: NDP for 11-unit building at 3770 Alabama St., between Wightman and Landis. Next meeting May 6, 2019

- b. Public Facilities & Transportation (PF&T): Eduardo Velasquez Chair, Steve Doster Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Only item heard was in the Consent Agenda. Next meeting May 8, 2019

5. **Liaisons Reports:**

- a. Balboa Park Committee. Vicki Granowitz. (1) Two Special Events during the Summer Moratorium were approved (a) ESRI User Conference on July 10, 2019 and (b) House of Pacific Relations Ethnic Food Fair May 26, 2019. (2) Two Information Items were given (a) Engaging Volunteers as a Service Enterprise by the Balboa Park Conservancy and (b) Botanical Building Restoration Concept Plans by Kotaro Nakamura. (3) Reports (a) City staff starting on Master Plan for Inspiration Point presented by Casey Smith Deputy Director Regional Parks Division; (b) Food Truck Friday starting the 1st Friday in April; (c) Trees to Treasures – Plan to use dead trees to create items to be sold to generate funds for the park; (d) Two incidents of vandalism to the Carousel; (e) Friends of Balboa Park are fund raising to restore the Palm Canyon Bridge at \$1.4 million project; (f) Balboa Park Cultural Partnership has invest \$80 million over the last 9 years. Projected to invest \$200 million in the next 9 years. Cost have gone up exponentially do to having to pay prevailing wages.
- b. Maintenance Assessment District. Peter Hill. Elected Officers: Chair – Peter Hill; Vice Chair – Rob Steppke; Secretary – Jean Samuels
- c. North Park Main Street. Tim Taylor. (1) The Board approved extending the Bid Contract agreement with the City, something done on an annual basis. The contract is unchanged and covers Main Street’s work coordination services within the Business Improvement District. (2) The Board took notice of the additional (3rd) design option for the 30th St. bikeway project, and the fact that it would be discussed at the next NPPC meeting. (3) The Board heard an update on the Festival of the Arts. Main Street expects to exceed their targets for vendors and sponsorships, which is important because of increasing costs. (4) The (Interchange) temporary art project is moving forward with the first of six taking place on the vacant 7-11 property. The next NPMS meeting is June 13th.
- d. Adams Avenue Business Association. Chelsi Sparti. Discussed painting of light poles along Adams Ave.
- e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde.
- f. Florida Canyon Enhancement Planning (SDCL). Chelsi Sparti. Next meeting will consist of a canyon visit on April 20th

IX. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, May 14, 2019 **(NOTE DATE CHANGE TO 2ND TUESDAY FOR THE MAY MEETING)**

X. **Adjournment.** Meeting adjourned at 9:04 pm

Meeting Minutes submitted by Marc Gould



NORTH PARK PLANNING COMMITTEE (NPPC)

Meeting Minutes

May 14, 2019; 6:30 pm (Special Date)

2901 North Park Way, 2nd Floor

www.northparkplanning.org

info@northparkplanning.org

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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	13
Late															
Absences		1	1	1	1							1			

2. Modifications to the NPPC Agenda

a. **Urgent Non-Agenda Action Items: MOTION: To move Action Items V.1 (Rock ‘n’ Roll Marathon Letter of Support) and V.3 (2018-2019 NPPC Annual Report) to the consent agenda. Wilde/Gebreseassie 13-0-0**

b. Consent Agenda Items:

i. Urban Design/Project Review. Members present: Melissa Stayner, Aria Pounaki, Ernie Bonn, Peter Hill, Robb Steppke, Tim Taylor, René Vidales

1) **Map Waiver at the Hamilton III Project (Process 3).** Map Waiver to create three (3) residential condominium units for a duplex currently under construction and existing detached single dwelling unit for a total of 2,745 sf of conversion located at 4174, 4176 & 4178 Hamilton St. The 0.12 acre site is located in the RM-3-7 Base Zone of the North Park Community Planning area. PTS 627462. Applicant: Robert J. Bateman. *SUBCOMMITTEE MOTION: To approve the Map Waiver for 4174, 4176 & 4178 Hamilton St. due to desirability of home ownership within the community for stability. The NPPC disagrees strongly with the practice of “dual tracking” which allows projects to initially be permitted as apartments and then be entitled as condominiums. Vidales/Taylor 5-2-0 (Bonn and Steppke voting no)*

2) **Neighborhood Development Permit for the Lincoln Project (Process 2).** Neighborhood Development Permit for deviations to development standards related to the construction of a four level, 10,978 sf, 11-unit (including 1 affordable unit) apartment building with stacked parking at 3770 Alabama St. The 0.11-acre site is located in the RM-3-9 Zone in the North Park Community Planning Area. PTS 619766. Applicant: Francisco Garcia and Alex Ruezga. *SUBCOMMITTEE MOTION: To approve Neighborhood Development Permit for the Lincoln Project at 3770 Alabama St. including requested deviation for the omission of common open space. Taylor/Hill 7-0-0*

ii. Former Actions Items now part of the Consent Agenda

- 1) **Rock ‘n’ Roll Marathon Letter of Support.** Request for a letter of support for Rock ‘n’ Roll San Diego Marathon and Half Marathon. Discussion of course that will take place in North Park during the upcoming Sunday, June 2nd race. Road closures will be in place between the hours of 5 am and 10:45 am, and will be lifted on a rolling basis. Course map and full list of road/ramp closures at <https://www.runrocknroll.com/san-diego/>. Lee Collenberg, Community Relations, Rock ‘n’ Roll Marathon Series.
- 2) **2018-2019 NPPC Annual Report.** Summary consisting of administrative issues, awards, historic districts, letters of support and special projects, summary of project review, and activities of associated community organizations along with approved meeting minutes from April 17, 2018 to March 19, 2019. The annual report is to be submitted to the City after approval from NPPC.

MOTION: To Approve Consent Agenda. Sparti/Wilde 13-0-0

3. **Agenda:** Adoption of the May 14, 2019 NPPC Agenda. **MOTION: To approve May 14, 2019 Agenda as modified. Velasquez/Gebreselassie 13-0-0**
4. **Minutes:** Approval of the April 16, 2019 Minutes. A member of the public requested that the statement in the minutes be re-written to specify how many members of the public spoke at last month’s meeting in favor and against bike lanes. Two members of the board had taken a tally of the pro/con speakers, and those tallies will be added to the April 16 minutes. **MOTION: To approve April 16, 2019 Meeting Minutes, adding information on tally of pro/con speakers. Billings/Wilde 10-0-3 (Taylor, Gebreselassie, Kahvazadeh abstained as they were absent at last meeting)**
5. **Treasurer’s Report:** Chelsi Sparti/Randy Wilde. NPPC account balance is \$1,050.26. **MOTION: To donate \$200 to church for allowing us to hold the NPPC meetings here each month. McAlear/Gebreselassie 13-0-0**

II. **Non-Agenda Public Comment**

1. Lee Collenberg, Rock ‘n’ Roll Marathon Community Relations. This will be 22nd year running, will be held June 2, 2019. Made map available to public at meeting. By 10 a.m. roads will reopen.
2. Matt Thompson. Encourages crowd to introduce yourselves and where you live during meeting when discussing one of the upcoming action items.
3. Bernardo Heime, business owner and resident. Wonders how to find out about items being heard at this meeting. Instructed to sign up for emails and check NPPC website.
4. Michael Bagnas. Pointed out to all members of the public present that they need to sign into this meeting in order to be eligible to vote in next NPPC election.

III. **Announcements**

1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year-round. More info at: <https://northparkmainstreet.com/events/farmers-market/>
2. **Rock ‘n’ Roll Marathon.** Sunday, June 2. Covered under Non-Agenda Public Comment
3. **50th Annual San Diego Greek Festival.** Music, food and vendors. Friday, June 7 from 5 p.m. to 10 p.m., Saturday, June 8 from 11 a.m. to 10 p.m. and Sunday, June 9 from 11 a.m. to 8 p.m. Saint Spyridon Church at 3655 Park Blvd. <http://sdgreekfestival.com>
4. **Hess Fest – Hess Brewing Anniversary Party.** June 22, 11:30 a.m. to 5 p.m., Grim Ave. between University Ave. and North Park Way.
5. **First Annual Scoop San Diego Ice Cream Festival.** June 23, 11 a.m. to 4 p.m., North Park Way between Granada Ave. and 30th St.
6. **Bird Park Summer Concerts.** July 6 & 20, and August 3 & 17, 3-8 p.m. at the northeastern portion of Balboa Park. More info at: <http://www.northparksd.org>

IV. **Elected Official & Planner Reports:**

1. **Jawad Albaghdadi, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, jawad.albaghdadi@mail.house.gov. Wounded warrior joined Davis’s office with 2-year fellowship for veterans’ issues. HR9 Paris Climate Accord passed the House, gone to Senate.
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov. Provided report via email
3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Toni.Duran@sen.ca.gov. No update
4. **Tyler Renner, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 TRenner@sandiego.gov. Skipped update since he will be part of a presentation of an upcoming action item.
5. **Elizabeth Ocampo Vivero,** 619-236-6301, EOcampo@sandiego.gov. No update

V. **Action Items:**

1. **Proposal for the implementation of Bike Lanes along 30th Street from Howard Avenue to Juniper Street.**

The 30th Street Pipeline project, which will replace water pipelines from Polk Ave. to Juniper St. is currently underway and resurfacing presents an opportunity to add improved bike facilities. The pipeline construction timeline is from April 2018 to July 2020, and repaving will occur in phases after construction, beginning at Juniper St. and ending at Polk Ave.

- Segment 1: Howard Ave. to Upas St.
 - i. Option A: Cycle Tracks (No Parking). This option offers a Class IV protected bike lane on both sides of the street. This option maintains the center turn lane and removes on-street parking. Loss of 258 parking spaces
 - ii. Option B: Cycle Tracks (Floating Parking). This option offers a separated bike lane with ‘floating’ parking spots between the bike lane and travel lanes. This option removes the center turn lane and retains some on-street parking. Loss of 142 parking spaces
 - iii. Option C: Buffered Bike Lanes. This option offers a Class II separated, painted bicycle lane on both sides of the street. This option removes the center turn lane and retains most on-street parking. Loss of 111 parking spaces
- Segment 2: Upas St. to Juniper St.
 - i. Option A: Cycle Tracks (No Parking). This option offers a Class IV protected bike lane on both sides of the street. This option removes parking on both sides of the street. Loss of 162 parking spaces
 - ii. Option B: Bike Lane (uphill) / Shared Lane (downhill). This option offers a downhill shared bike lane and an uphill separated bike lane. This option removes parking on the uphill portion of the street. Loss of 74 parking spaces

See City Fact Sheet for street reconfiguration options. Everett Hauser, Mobility Program Manager at City of San Diego, Transportation & Storm Water Department 619-533-3012 erhauser@sandiego.gov

Public comment. The audience reception was mixed, with 27 attendees who spoke in favor and 31 against. Most of those who spoke in favor supported Option A, the fully protected bike lanes. Some speakers echoed other speakers, and this is not reflected in the comments below. Everett Hauser and Tyler Renner were instructed to save responses to the end of the public comment.

Comments in support:

- Representative from BikeSD. Reducing greenhouse gases is imperative to future
- People’s lives more important than convenience of parking
- Support of Option A
- Have to support cycling and pedestrians otherwise our City will be left behind
- Uptown Planners have already approved bike lanes making it safer for pedestrians and cyclists encourage us to do the same.
- White striped lines do not keep bikers safe, need barriers
- Successful shopping areas are pleasant for pedestrians and cyclists
- Option A provides safety for families
- The American Disabilities Act (ADA) was not passed to benefit the majority, but rather the disadvantaged minority
- People are currently scared to bike, need safe bike lanes
- Andy Hanshaw from SD Bike Coalition. Supporting Option A. This will help businesses.
- Do not design cities for cars, design them for bikes and people
- Option B provides a happy medium to support bikes and pedestrians.

Comments against:

- N/S lanes already on Utah St.; do not need additional lanes on 30th St.
- Seniors need more areas to park.
- Current bike lanes are not used
- Cannot safely park 3 blocks away for work (speaker is a jeweler who often carries fine jewelry)
- Several speakers expressed concerns for safety for residents (women) of NP (cannot park near their homes)
- Need neighborhood permitted parking for residents so there will be enough spaces for residents to park.
- Use less trafficked streets

- 420 parking spaces lost if Option A is approved
- No bike lanes; expand FRED (Downtown shuttle that picks up people up for free) so people would not need to bike.
- Vernita Gutierrez from SoNo Neighborhood Alliance. Use side streets instead of 30th St.

Questions:

- Why was a 'No Project Alternative' not considered?
- What happens to handicap parking?
- What happens to loading zones?

Responses by Everett Hauser and Tyler Renner

- Residents can oppose head-in angled parking if enough decide they do not want it. The City does not currently allow that for bike lanes.
- The reason an alternative to Utah St. was deemed necessary is that Utah St. does not go through to South Park, and there are blocks in the center portions of Utah St. that are not protected.
- There are current projects such as SANDAG Pershing Bikeway and the SANDAG Landis and Howard Bikeways. 30th St. would connect all of those projects.
- Studies show that people want to connect to businesses and South Park, this is why 30th St. was chosen. That is why the 'No Project Alternative' was not considered.
- Handicap and loading zones will be evaluated by Everett Hauser's division individually
- Residential Permit Parking is not an option. City Council Policy says they are only available near hospitals, colleges, or facilities driving a lot of parking.
- With Option A, approximately 400 spaces will be lost from Howard to Juniper- this includes the side street conversions.
- With Option B, approximately 50% of parking remains.

Board Discussion. The following are comments from different board members.

- Opportunity for NP to integrate bike lanes.
- Studies show that removing parking can help businesses.
- NP Main Street voted for Option B.
- Help to move scooters off sidewalks into bike lanes.
- Just because you do not presently see cyclists, it does not mean there is not a demand for it. It is just not safe with the limited bikeways we presently have, which only have small sections that are protected.
- According to NP Community Plan, a goal is to increase safe bikeways for all ages and abilities.
- Legally mandated increase mode share for bikes.
- Drivers and cars are favored right now over people outside of vehicles like bikes and pedestrians who are at a severe safety disadvantage.
- This proposal would result in only 1.6 miles of protected bike lanes in NP. That is not too much to ask.
- Cannot support Option A due to parking loss; cannot support Option B due to lack of safety.
- There is currently less and less parking available and more and more people want to live here, and property values keep going up.
- Support the Vision Zero plan.
- The NP Garage needs to be marketed more.
- Handicap parking solutions need to be made a priority.
- Construction of the I-805 in the 60s & 70s displaced many, and construction of CA 15 north of I-8 decades later displaced many more; this was done through eminent domain to benefit the entire region
- North Park is part of a region that needs to be connected, it does not exist in a vacuum. What we recommend here has impacts on other communities.
- The 30th St. Bike Lanes project has been previously discussed and listed in the October 2013 & July 2017 Capital Improvement Program priorities for North Park. It has also been discussed at the March Public Facilities subcommittee meeting and the April NPPC meeting, in addition to three North Park Main Street meetings.
- The goal is to reduce fatalities by preventing collisions between cars with pedestrians and bikes. Even one fatality is too much.
- This project complies with many goals and policies of the Mobility Element of the 2016 North Park Community Plan.

- Regardless of what option the board chooses, there should be some conditions attached with the approval of this project.

After board discussion the following motion was made:

MOTION: To recommend Option B for Segment 1 and Option A for Segment 2. Taylor/Billings 5-8-0 (Motion Fails)

Since the motion failed, after further board discussion the following motions were made:

MOTION 1: To approve Option A (fully protected bike lanes) for Segment 1 (30th St. from Howard Ave. to Upas St.) and Option A (fully protected bike lanes) for Segment 2 (30th St. from Upas St. to Juniper St.). Velasquez/Spencer 7-6-0 (Voting No: Billings, Gebreselassie, Kahvazadeh, Stayner, Taylor, Vidales)

MOTION 2: The Planning Committee makes the following recommendations with the implementation of bike lanes on 30th Street from Howard Ave. to Juniper St.

1. Conduct a search for parking opportunities and implement angle parking at adjacent side streets and nearby parallel streets to the 30th Street corridor from Howard Ave. to Juniper St and consider implementation of Residential Permit Parking.
2. Provide enhanced bollards with a type that is easy to replace where bollards are proposed
3. Preserve the Parklet at 3933 30th St.
4. Relocate any displaced parking meters to a suitable location.
5. Provide annual reporting to the NPPC on bicycle counts, similar to how traffic counts for vehicles are gathered within the 30th St. corridor from Howard Ave. to Juniper St. The bicycle counts survey should be taken before project implementation, and annually after project implementation. Bicycle Counts Annual reporting for the 30th St. corridor should be part of the Climate Action Plan Annual Report.
6. Provide annual reporting to the NPPC on the number of bicycle and pedestrian accidents with vehicles including fatalities by vehicles encountered within the 30th St. corridor from Howard Ave. to Juniper St. Annual reporting on accidents for the 30th St. corridor should be part of the Vision Zero component of the Climate Action Plan Annual Report.
7. If results from reports from items 5 and 6 do not show an improvement in both an increase in the number of users and a decrease in the number of fatalities/injuries 1 year after project implementation, then the project should be re-evaluated at a future time by the City of San Diego, NPPC and other stakeholder groups.
8. Evaluate impacts on businesses through tax revenues along 30th St. yearly after project implementation
9. Evaluate Utah St. for the floating parking option before it gets resurfaced
10. The City is asked to consider extending the bike lanes on 30th north of this project. Vidales/Kahvazadeh 13-0-0

- 2) **Right-of-Way Vacation and Neighborhood Development Permit for the Wilshire Terrace Development (Process 5).** Right-of-Way Vacation and Neighborhood Development Permit (NDP) for portion of Myrtle Avenue Map No. 526 located at 3605 Wilshire Terrace. The 0.14 site is in the RM-3-7 Base Zone of the North Park Community Planning Area. PTS 611694. Applicant: Shahriar Afshar. Due to time constraints, this item was not able to be heard.

- VI. **Adjournment. MOTION:** To hear the Right-of-Way Vacation item during the June NPPC meeting and adjourn the May NPPC meeting. Gebreselassie/Sparto 13-0-0. Meeting adjourned at 9:20 p.m.

Meeting Minutes submitted by Melissa Stayner



NORTH PARK PLANNING COMMITTEE (NPPC)

Meeting Minutes

June 18, 2019; 6:30 pm

2901 North Park Way, 2nd Floor

www.northparkplanning.org

info@northparkplanning.org

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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		2			

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. Members present: Melissa Stayner, Aria Pounaki, Daniel Gebreselassie, Peter Hill, Robb Steppke, Tim Taylor, René Vidales.

1) **Map Waiver at the Miss 3 Project (Process 3).** Map Waiver to create three (3) residential condominium units for a property currently under construction at 3718-3722 Mississippi Street. The site is located in the RM-1-1 Base Zone of the North Park Community Planning Area. PTS. 630433. Applicant: Lars Fredrik Gullberg. ***SUBCOMMITTEE MOTION: To approve the map waiver for the properties on 3718, 3720I, 2722 Mississippi Street due to the desirability of homeownership within the community for stability. The NPPC disagrees strongly with the practice of “Duel Tracking” which allows projects to initially be permitted as apartments and then entitled as condominium. This is a loss of opportunity for the input from the community at a time when it could have made a difference. Stayner/Steppke 6-1-0 (Gebreselassie)***

MOTION: To Approve Consent Agenda. Gebreselassie /UD&PR on consent 12-0-0

3. **Agenda:** Adoption of the June 18, 2019 NPPC Agenda. **MOTION: To approve June 18, 2019 Agenda as modified.** Gebreselassie/Wilde 11-1-0

4. **Minutes:** Approval of the May 14, 2019 Minutes. **MOTION: To approve May 14, 2019 Meeting Minutes.** Stucky/Wilde 10-0-2 (Doster and Gould abstained because they were not present at that meeting)

5. **Treasurer’s Report:** Chelsi Sparti/Randy Wilde. \$1050.26 in the Account. Two checks are going out this month: \$30.79 for business cards and \$200 for our annual donation to the church for use of meeting space.

II. Non-Agenda Public Comment

1. Alan Bennett, Florida Canyon Enhancement. Three other people seeded their time to Mr. Bennett to speak. Florida Canyon is a beating heart of our beautiful city. It has been overrun with up to 50% of non-native plants that are hindering continued growth of native plants in a park that has already seen over 400 acres taken away

from it over the years. We need to spread the wealth in a neutral and unbiased manner. Mr. Bennett proposes that this division be based on percentage of acreage of the parks total area. There are 1,043 acres in Balboa Park, Florida Canyon has 150 acres so by Mr. Bennett's calculations Florida Canyon should get 15% or \$1.5 million of the "recovered maintenance funds".

2. Pat Sexton, 30th St. Parking removal. Ms. Sexton believes that a better option for the bike lane, would be to place it on Utah St. Ms. Sexton has gathered over 900 signatures among residents, businesses and property owners. Ms. Sexton would like the NPPC to rescind their approval vote and recommendation to the mayor.
3. Judy Aboud, Cam Martinez, James Tuttle, and Pablo Romaneneo, bike lanes on 30th. Spoke against the 30th St. parking removal.

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. **Port of San Diego Master Plan Update (PMPU)**. Several dates and locations starting at 5:30 p.m. As part of the 90-day review period for the Discussion Draft of the PMPU, the Port is hosting a series of events, titled - "The Future of San Diego Bay: A Community Discussion." More info at: <https://www.portofsandiego.org/pmpu>
3. **Hess Fest – Hess Brewing Anniversary Party**. June 22, 11:30 a.m. to 5 p.m., Grim Ave. between University Ave. and North Park Way.
4. **Pure Water Day Open House**. June 22, 10 a.m. to 3 p.m. North City Water Reclamation Plant, 4949 Eastgate Mall, San Diego, CA 92121. Tours last approximately one hour and include an introductory presentation and a walking tour of the facility. At the end of the tour, participants have the opportunity to taste a sample of the purified water. RSVP at <https://apps.sandiego.gov/ereg/purewatersd/courses.php?grp=public>
5. **First Annual Scoop San Diego Ice Cream Festival**. June 23, 11 a.m. to 4 p.m., North Park Way between Granada Ave. and 30th St.
6. **Scoping Meeting for Transit Priority Area Housing and Infrastructure Incentive Program** Scoping Meeting for Preparation of Program Environmental Impact Report (PEIR), Wednesday, June 26 from 2 p.m. to 4 p.m. at the Mission Valley Library Community Room, 2123 Fenton Parkway, San Diego, CA 92108. The City is proposing a housing incentive program that includes an ordinance that would amend the San Diego Municipal Code to incentivize housing, construction, affordability, and supply, along with other related implementing actions. The purpose of the scoping meeting is to solicit public input on the scope and content of the PEIR. More info at: https://www.sandiego.gov/sites/default/files/nop_for_tpa_housing_program.pdf
7. **Normal School Property Visioning Workshop #2**, Thursday, June 27 at 6 p.m., Eugene Brucker Education Center Auditorium, 4100 Normal St., San Diego, CA 92103
8. **19th Annual Taste of Adams Avenue**. Saturday, June 30, 11 a.m. to 3 p.m. More than 48 participating establishments. More info at: www.tasteofadams.com
9. **Bird Park Summer Concerts**. July 6 & 20, and August 3 & 17, 3-8 p.m. at the northeastern portion of Balboa Park. More info at: <http://www.northparksd.org>
10. **Mission Valley Community Plan Update Final Program Environmental Impact Report**. Available at: <https://www.sandiego.gov/planning/programs/ceqa#Final%20CEQA%20Documents>

IV. Elected Official & Planner Reports

1. **Jawad Albaghdadi, Hon. Susan Davis, US Congress Dist. 53**, 619-208-5353, jawad.albaghdadi@mail.house.gov. Maria Guadalupe Bojorquez-Gomez gave the report on behalf of Jawad. Most recently, Congresswoman Davis joined her colleagues in support of HR5, the Equality Act, to strengthen anti-discrimination protections for LGBTQ Americans. The Equality Act includes Susan's bill HR 874, the Juror Non-Discrimination Act, to prohibit the removal of a person from a jury due to their sexual orientation or gender identity. Susan also voted in support of HR 9, the Climate Action Now Act, to block President Trump from pulling America out of its commitment to the Paris Agreement, in addition to HR 986, the Protecting Americans with Pre-Existing Conditions Act. In May, Susan cosponsored legislation to enhance the quality of child protective services (HR 2480) & to prohibit the buying or possession of guns for individuals who have been convicted of hate crimes (HR 2708). This past Saturday at Congresswoman Davis' Global Policy Series event on climate change, she announced that she will be cosponsoring the Green New Deal. She hopes that all the energy and momentum of its supporters will continue to push for action.
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78**, 619-645-3090, Mathew.Gordon@asm.ca.gov, Update on SB 50, SB 330, and SB 592 that will be discussed later on the agenda.
3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39**, 619-645-3133, Toni.Duran@sen.ca.gov. Not present but report sent ahead of the meeting and read to the public. This month, the Senate and Assembly gathered their list of priorities for the Governor's budget. The Governor, Pro Tem Atkins, and Speaker then met to finalize the budget and it passed both houses by the June 15th deadline. The Governor now has until the end of the month to

sign the budget. We are fortunate to have Pro Tem Atkins advocating for San Diego. Here are some specific wins in the budget for the region:

- a. \$9 M for Liberty Station, Historic Building 178 renovation
- b. \$8.2 M for Balboa Park Botanical Building restoration
- c. \$400,000 for Balboa Park International Cottages construction
- d. \$6.13 M for Del Mar Bluffs stabilization
- e. \$5 M for Caltrans Environmental Impact Assessment for Suicide Deterrent Barrier of San Diego-Coronado Bridge
- f. \$21 M for Park Boulevard Rail Crossing
- g. \$1.5 M for Department of Parks and Recreation Oceanography Program
- h. \$250,000 for San Diego Unified School District to support Homeless Students
- i. \$6.7 B for Homeless Youth Emergency Services and Housing Program
- j. \$250,000 for Homelessness Prevention for North County Cities
- k. \$5 M for Jackie Robinson YMCA Aquatic Center

There is still one more week to donate to “Skivvies for Stand Down”. There are 22 drop-off locations throughout the district where you can leave your donations of new underwear for our veterans and their families experiencing homelessness. We will be taking these donations to Stand Down, a program of the Veterans Village of San Diego, on June 26th.

4. **Tyler Renner, Hon. Chris Ward, City Council Dist. 3**, 619-236-6633 TRenner@sandiego.gov. 1) The City Council approved the proposed budget for FY2020 which includes historic investments in infrastructure, homelessness and neighborhood services. Funding for the construction of the North Park Mini-Park was secured, as were funds for a dedicated transit-only lane on El Cajon Blvd. The Mayor directed City staff to follow NPPC’s recommendation to implement fully protected bike lanes on 30th Street. 2) Jefferson Joint-Use Park will be closed during the day for the next two weeks for playground upgrades. 3) San Diego Unified School District will be holding a community meeting on the potential redevelopment of the Education Center at 4100 Normal St on Thursday, June 27th at 6:00pm.
5. **Elizabeth Ocampo Vivero, Planning Department**, 619-236-6301, EOcampo@sandiego.gov. The Planning Department continues to work on multiple community plan updates, including: Clairemont, Kearny Mesa, University, and Mission Valley. The Mission Valley Community planning group recently voted in support of the community plan. The plan will be heard by the city of San Diego planning commission on Thursday June 20, 2019. The next community plan update to get started will be the College area. The Planning Department has been awarded a SANDAG grant to develop land use, urban design, and mobility concepts for the college area community.

V. Information Item

1. **SANDAG 2021 Regional Plan.** The San Diego Association of Governments (SANDAG) is meeting with organizations throughout San Diego County to present and discuss the bold new transportation vision for our region. Jennifer Williamson, SANDAG Senior Planner gave a presentation.

As the first major step to developing a bigger and bolder transportation vision, key strategies (known as the 5 Big Moves) will set the framework for a new transportation vision for our region that will help meet the San Diego region’s environmental goals, add capacity to the freeway system, and create compelling transportation alternatives to driving. The 5 Big Moves are: 1) Complete Corridors; 2) Transit Leap; 3) Community Hubs; 4) Flexible Fleet; 5) Next OS.

The board had multiple questions regarding implementation, timelines and funding. A few key questions that were asked

Q: When will there be light rail to the airport? A: In the near future

Q: Lane assignments? A: We need to gather data first, no promise as to when this will happen

SANDAG will be hosting bi-weekly webinars on each of the 5 Big Moves. For more info and all upcoming webinars please visit <https://www.sdforward.com/about-san-diego-forward/developing-the-2021-regional-plan>

VI. Action Items

1. **Right-of-Way Vacation and Neighborhood Development Permit for the Wilshire Terrace Development (Process 5).** Right-of-Way Vacation and Neighborhood Development Permit (NDP) for portion of Myrtle Avenue as shown on Map No. 526 located at 3605 Wilshire Terrace. The 0.14 site is in the RM-3-7 Base Zone of the North Park Community Planning Area. PTS 611694. Applicant: Shahriar Afshar. SUBCOMMITTEE MOTION: *To approve the Right-of-Way Vacation, Neighborhood Development Permit & Site Development Permit for 3605 Wilshire Terrace with the condition that the City reserve a portion of the vacation to be converted and improved as open space or pocket park for the enjoyment of the surrounding community, to*

connect pedestrians to Wilshire Terrace, and to be in compliance with the North Park Community Plan Policies RE-1.5 & RE-4.8 as it pertains to finding recreational opportunities for vacations of “paper streets”.
Vidales/Taylor 5-2-0 (Hill and Pounaki voting no)

Son Nguyen, civil engineer and applicant’s representative gave a presentation. Several neighbors were present and made comments.

- Sean Cahall. We would like to see a stairway built through instead of having the developer grab the land to just give access to their property. There is no access to the park from this street. The stairwell proposal is in compliance with the NPPC Community plan policy RE-1.5 and RE-4.8 which talk about evaluating the utilization of paper streets as a future park, open space opportunities, or pedestrian passage.
- Randy Walsh. Would like to see a more holistic approach to the whole area.
- Frances Sitta. The area is a target for homeless. If a stairwell is built it will be harder for the homeless to build a tent.
- Marylyn Green. If there is an emergency there is no other way out, supports the stairway.

After board discussion the following motion was made:

MOTION: NPPC Supports the street vacation and requests the developer to incorporate the community’s desire to maintain the pedestrian right of way connectivity within their design. Sparti/Kahvazadeh 9-2-1 (Voting No: Spencer & Gebreselassie; Abstention: Velasquez due to not enough information)

2. **Capital Improvements Program (CIP) – Prioritization of Projects.** Community Planning Groups are tasked to do outreach in May and June of 2019 and submit a list of prioritized projects to the Community Planners Committee and to the City by July 2 in order to be included in the 5-year plan. Projects were previously discussed at May and June PF&T subcommittee meetings. *SUBCOMMITTEE MOTION: To recommend the following top 5 priorities for North Park in the Capital Improvement Program: (1) Pedestrian Improvements for the North Park Mini Park as shown in the Short-Term Plan from the July 2012 Streetscapes Master Plan; (2) Roundabout or other feasible improvements at the El Cajon Blvd./Park Blvd./Normal St. intersection to include pedestrian and bicycle safety improvements; (3) University Heights Library relocation to the Normal School Teachers Annex building; (4) Completion of improvements and removal of paper street on Robinson Ave. east of Florida St.; (5) Creation of an off-leash dog park or dog run by fencing off a section of an existing park within a walkable distance for most residents. 19 additional projects are recommended as low priorities and are described in an attached list. Vidales/Steppeke 7-0-0*

Vicki Granowitz suggested swapping item NPPC ID# C (University Heights Library relocation) with NPPC ID# X (North Park Library reconstruction). CIP Priorities should be allocating money in North Park first because the University Heights library relocation proposal would move the library from the North Park planning area to the Uptown Planners area. The existing North Park Library is in bad shape and should be higher on the list. After further discussion the following motion was made:

MOTION: To replace NPPC ID #C (university Heights Library relocation) with NPPC ID #X (North Park Library redevelopment) in the top 5 priorities. To support the list of top five priorities as following:

1. *Pedestrian Improvements for the North Park Mini Park as shown in the Short-Term Plan from the July 2012 Streetscapes Master Plan*
2. *Roundabout or other feasible improvements at El Cajon Blvd/Park Blvd/Normal Street Intersection to include pedestrian and bicycle safety improvements*
3. *North Park Public Library #1 redevelopment*
4. *Completion of improvements and removal of paper street on Robinson Ave. east of Florida St.*
5. *Creation of an off-leash dog park or dog run by fencing off a section of an existing park within a walkable distance for most residents.*

Along with 19 other projects identified as low priorities in the attached list, for a total of 24 projects Gebreselassie/Gould 10-2-0 (Voting No: Doster and Kahvazadeh)

3. **SB 330, SB 50 & SB 592.** SB 50 proposes to override local zoning laws to allow higher density housing construction in residential areas, particularly those near major transit hubs, job centers, and schools. They would also allow multi-family units on infill lots in single family zones. SB 330 proposes prohibit jurisdictions with low supplies and high costs of housing from enacting initiatives or referendums that would downzone properties, impose building moratoria, or limit the number of permits issues. SB 592 currently has incorporated language from SB 50 and SB 330. This item is to be voted at June 25 Community Planners Committee (CPC) meeting.

Members of the public:

- Marisa Tucker. Encourages NPPC to set a precedent for the other community boards and speak up
- Alan Bennett. You can always speak up, and need to or they will start rubber stamping plans

Board discussion:

Board members support the California state legislature's ongoing efforts to solve the housing crisis. Because the CPC presentation appeared to be from one point of view, the following motion was made:

MOTION: NPPC requests that CPC hears presentations from subject matter experts on current state legislation to address the housing crises. Sparti/Pounaki 11-0-1 (Gebreselassie abstained because he does not think it is right to make decisions on what other bodies have already voted on)

VII. NPPC Reports

1. **Chair's Report**

- a. **Community Planners Committee (CPC).** Tuesday, July 23, 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. Under this ordinance, new cellular facilities in the public right-of-way within existing or new poles would be allowed without review. Design Guidelines would be needed otherwise new poles will not match exiting poles where we have acorn style lighting. Item referred to Public Facilities & Transportation subcommittee and North Park Main Street.
- ii. SB 330, SB 50 & SB 592. Discussed earlier in the meeting.

2. **Liaisons Reports**

- a. Balboa Park Committee (BPC). Vicki Granowitz. (1) City to release a Request for Proposals (RFP) for Inspiration Point. There will be a workshop on the Inspiration Point RFP on July 11, 2019, at 6 pm. (2) Molly Chase, Chief of Staff for Councilmember Chris Ward gave an overview of Budget Priorities. Councilmember Ward will be doing a press conference to ask the Mayor to reallocate the \$9.5 million that had been set aside for the Plaza De Panama (PDP) Project to be allocated for bathrooms and roofs in Balboa Park. (3) Vicki Granowitz presented Rene Smith's report on the decrepit condition of the bathrooms in the Park, and the BPC unanimously passed a motion in support of the proposal to reallocate the PDP money to Park bathrooms and roofs. (4) Discussion of draft bylaws has been deferred to a future meeting. (5) There will be no BPC meetings in June, July & August.

The rest of the reports were not given due to time constraints

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, July 16, 2019

IX. **Adjournment,** Meeting adjourned at 9:12p.m.

Minutes submitted by Marc Gould

**2019 Capital Improvement Program (CIP) Project Priorities for North Park
June 18, 2019**

NPPC ID#	Project Title	Project Location (Primary Street or Address)	Project Description	Financing Plan & Community Plan References	Project Priority Rating
A	Pedestrian Improvements for the North Park Mini Park as shown in the Short-Term Plan from the July 2012 Streetscapes Master Plan	North Park Way (Utah to 29th St), 29th St (University to North Park Way), Granada Ave (University to North Park Way), Utah St (University to Gunn St)	Implement the Short Term Plan included in the July 2012 Streetscapes Master Plan associated to the North Park Mini Park. Short Term plan includes the following: For 29th Street modify the west side to create a 16' wide drop-off area and raised planters in front of the North Park Theatre, and add a 24' wide Mini Park Promenade with raised planters in front of the Mini Park; plant new trees with North Park branded tree grates in front of the North Park Theatre. For Granada Ave from North Park Way to University Ave. plant new trees with North Park branded tree grates. For North Park Way from 29th St. to Utah St. plant new trees with North Park branded tree grates except in front of the Mini Park. For Utah St. from Gunn St. to University Ave. plant new trees with North Park branded tree grates. This assumes CIP No. B-17102 has already been constructed.	Impact Fee Study Page B-2, Items 4.e and 6 & Community Plan Page 39, Policy ME-1.11 & Page 191, Table 12-4 Item 8,	1
B	Roundabout or other feasible improvements at El Cajon Blvd/Park Blvd/Normal Street Intersection to include pedestrian and bicycle safety improvements	El Cajon Blvd. at Park Blvd. and Normal St.	Construct a roundabout or other feasible improvements to improve safety for pedestrians and bicyclists. This is a very complex intersection involving three major traffic corridors that creates an extremely hazardous crossing condition for pedestrians. More safety improvements are needed to create a better walkability & bicycling environment.	Impact Fee Study Page B-4, Item 2d & Community Plan Page 192, Table 12-4 Item 6 (Street, Traf. Signal, Signage and Traf. Calming)	2
C	North Park Public Library #1	3795 31 St., San Diego, CA 92104	This project provides for planning, design, and construction of a new 25,000 square-foot library to replace the existing facility at 3795 31st Street. The plan is to construct a 3-story building on the present site.	Impact Fee Study Page B-7, Item 2 (L-1) & Community Plan Page 193, Table 12-4 Item 6 (Public Facilities)	3
D	Completion of improvements and removal of paper street on Robinson Ave. east of Florida St.	Robinson Avenue, north and south sides of the street, between Florida Street and alley east of Florida Street	Convert the entire existing "paper street" or "unimproved asset" to a street division-maintained asset going forward and completely improve the street to current City specifications or better. Scope to include, but not limited to: Extend, rebuild, regrade, replace, restripe and re-sign the entire section of street and any portion of the alley required to support inbound and outbound traffic patterns and enhance vehicle, pedestrian and bicyclist navigability, safety and flow; install sidewalks, curbs and street lights with as much underground wiring as possible; install necessary drainage to prevent street runoff from accumulating or entering private property; install any retaining walls or road barriers necessary to support the construction, protect drivers or protect private property abutting the subject street; and, replace or install landscape to enhance the aesthetics of the project and immediate surrounding area. This project should not preclude the implementation of the SANDAG Mid-City Bike Corridor segment on Robinson Ave.		4
E	Creation of an off-leash dog park or dog run by fencing off a section of an existing park within a walkable distance for most residents	North Park Neighborhood Park, 4044 Idaho St., or other suitable project location	Creation of an off-leash dog area would involve fencing off a section of an existing park and creating a boundary to incorporate two different off-leash areas—one for a small dogs and another larger one for big dogs. Separate entry gates would be required – an example is Amici Park in Little Italy. Complete fencing around the perimeter of the designated area or natural barriers that prohibit dogs from leaving the area. A standard feature is a double-entry gate system with a gated waiting area for the dog and human to enter, remove the dog's leash and then open the gate to the main off-leash area, reversing the process for exiting. Types of surface used whether natural or artificial turf or engineered wood fiber to gravel require maintenance and renewal and choices depend on weather, drainage and current conditions. Other considerations are a dog waste plan, seating for humans, shade, signage, visual attractiveness, especially from outside the parks. Off-leash dog runs require less space and require a fenced long confined area suitably wide enough for dogs to move freely. The City of San Diego has standards for either type.		5
F	El Cajon Blvd. West End Pedestrian Improvements	El Cajon Blvd. at Hamilton St., Idaho St., Kansas St., and Ohio St.	Enhanced Crosswalks on El Cajon Blvd. at Hamilton St., Idaho St., Kansas St. and Ohio St. per conceptual plan from KTU&A. Project can be phased per intersection. CIP No. B-15210		6

**2019 Capital Improvement Program (CIP) Project Priorities for North Park
June 18, 2019**

NPPC ID#	Project Title	Project Location (Primary Street or Address)	Project Description	Financing Plan & Community Plan References	Project Priority Rating
G	Adams Ave. from Texas St. to Kansas St. Flood Control, Storm Drain & Pedestrian Improvements	2888 - 2448 Adams Avenue	Adams Ave. from Texas St. to Kansas St.: Flood Control, Storm Drain & Ped. Improvements, including pop-outs at Safe Route to School crossing at Oregon St.	Impact Fee Study M-8	6
H	Portion of the Streetscapes Master Plan of July 2012 associated with the North Park Mini Park	North Park Way (Utah to 29th St), 29th St (University to North Park Way), Granada Ave (University to North Park Way), Utah St (University to Gunn St)	Implement a portion of the July 2012 Streetscapes Master Plan associated to the North Park Mini Park. Install corner bulb-outs at North Park Way at the intersections with 29th Street and Granada Avenue taking into consideration both the North Park Mini Park and Streetscape Improvements Project. CIP No. B-17102	Impact Fee Study Page B-2, Items 4.e and 6 & Community Plan Page 39, Policy ME-1.11 & Page 191, Table 12-4 Item 8	6
I	Long Term Plan within the Streetscapes Master Plan of July 2012 associated with the North Park Mini Park	North Park Way (Granada to 29th St), 29th St (University to North Park Way)	Implement the Long Term Plan included in the July 2012 Streetscapes Master Plan associated to the North Park Mini Park. Long Term plan includes the following: For 29th Street modify the west side to create a 46' wide North Park Theatre Plaza in front of the North Park Theatre, add special paving for travel lanes; add special paving for travel lanes in front of Mini Park. For North Park Way add 16' wide planters in front of the Mini Park. This assumes both CIP No. B-17102 and the Short Term Plan from the Streetscapes Master Plan of July 2012 have already been constructed.	Impact Fee Study Page B-2, Items 4.e and 6 & Community Plan Page 39, Policy ME-1.11 & Page 191, Table 12-4 Item 8,	6
J	Oregon Street Linear Park per Figure 4-1 of Community Plan	Pershing Ave. and Oregon St.	The project connects community gathering places such as parks and school. The Oregon Street Linear Park connects Our Lady of Peace School (Copley Street in the North), Garfield Elementary, North Park Community Park, Alba School, Jefferson Elementary, North Park Mini Park, and Morley Field (Upas Street in the South). Emphasis on a pedestrian and bike safe "Greenway", using pop-outs wherever possible to increase bike and ped safety, and incorporating all possible sustainability features, including best practices in water run-off management, water wise plantings, permeable pavements, etc. This is a "Safe Routes to School" corridor, connecting multiples schools and park facilities. By narrowing or making one-way the car lanes, create safe separated bike "track" to be shared by bikes and skateboards, improve pedestrian environment, include public art, pocket parklets and create a linear park usable by all ages of residents to help with North Park's severe park deficit. Design to retain residential parking (possible angled or head-in parking to be used as traffic calmer) and be sensitive to residential & institutional needs along the corridor.	Community Plan page 56, Figure 4-1, Item F	6
K	Corner bulb-outs at 30th St. and Howard Ave.	30th Street and Howard Avenue	Install corner bulb-outs at 30th Street at the intersection with Howard Avenue to accommodate public gathering spaces and promote pedestrian/bike safety wherever possible. This project should not preclude any other bicycle and pedestrian improvement projects currently under design in the North Park area.	Impact Fee Study Page B-2, Item 4.d & Community Plan Page 191, Table 12-4 Item 7	6
L	Corner bulb-outs at 30th St. and North Park Way	30th Street and North Park Way	Install corner bulb-outs at 30th Street at the intersection with North Park Way to accommodate public gathering spaces and promote pedestrian/bike safety wherever possible. This project should not preclude any other bicycle and pedestrian improvement projects currently under design in the North Park area.	Impact Fee Study Page B-2, Item 4.d & Community Plan Page 191, Table 12-4 Item 7	6
M	Traffic Circles at Upas St. and 30th St.	30th St. at Upas St.	Support the construction of traffic circles or other feasible traffic calming improvements at Upas Street and 30th Street. Add signage and striping as appropriate	Impact Fee Study page B-4, Item 2b & Community Plan page 192, Table 12-4, Item 4 (Street, Traffic Signal, Signage and Traffic Calming Improvements)	6

**2019 Capital Improvement Program (CIP) Project Priorities for North Park
June 18, 2019**

NPPC ID#	Project Title	Project Location (Primary Street or Address)	Project Description	Financing Plan & Community Plan References	Project Priority Rating
N	Gateways Monuments per Figure 4-1 of the North Park Community Plan	Planning Area boundaries East/West streets at Adams Ave/Meade/EI Cajon/Howard/Lincoln/University/Upas; North/South Streets at Texas & Adams/Upas & 28th/30th & Juniper	North Park Gateways: Enhance the gateways into North Park within the community by utilizing signage, landscaping, other public improvements, iconic architecture, monuments, plazas, and public art. (Refer to Figure 4-1, Page 57 of the North Park Community Plan for locations)	Impact Fee Study Page B-4, Item 4 & Community Plan Page 57, Table 4.1 & Page 192, Table 12-4 Item 8	6
O	Morley Field Drive from Park Blvd to Upas Street Traffic Calming and Pedestrian Improvements	In Morley Field and the East Mesa areas of Balboa Park adjacent to North Park including Morley Field Drive	Add sidewalks, lighting, curb ramps, and crosswalks at locations including but not limited to the following: in Morley Field and the East Mesa areas of Balboa Park including Morley Field Drive from Park Blvd to Florida St, Morley Field Drive from Florida Street to Upas Street, and Upas St. from Park Blvd. to Florida St.	Impact Fee Study Page B-2, Item 5.d & Community Plan Page 191, Table 12-4 Item 13	6
P	Upas Street from 28th Street to Alabama Street and 28th Street from Upas Street to Maple Street Pedestrian Improvements, Planted Parkways, and Parking	Within the neighborhood edge of Balboa Park along 28th and Upas Streets	Provide 8' wide sidewalks and 10' planted parkways and security lighting with the neighborhood edge of Balboa Park along 28th Street (from Upas Street to Maple Street) and along Upas Street (from 28th Street to Alabama Street) and provide parallel parking adjacent to the curb to connect the neighborhood edge with the surrounding community.	Impact Fee Study Page B-3, Item 8.a & Community Plan Page 191, Table 12.4 Item 16	6
Q	North Park Neighborhood Park - Adult Center	2745 Howard Avenue, San Diego, CA 92104	Adult Center Demolition at North Park Neighborhood Park. Replace and expand the existing adult center to provide 3,000 square feet, with recreation facilities designed to accommodate a variety of community oriented meeting and recreation programs for adults.	Impact Fee Study Page B-9, Item 8 (P-7) & Community Plan Page 118, Table 7-1	6
R	North Park Neighborhood Park - Recreation Center	4044 Idaho St, San Diego, CA 92104	Replace and expand the existing recreation center to provide a 17,000 square feet recreation facility (possibly add second story); provide improvements and ADA upgrades. In the interim, redesign current foyer to serve as lobby area for recreation center; install additional outdoor security lighting, and extend security system into multi-purpose/arts & crafts room. CIP No. P-18001	Impact Fee Study Page B-8, Item 7 (P-6) & Community Plan Page 118, Table 7-1	6
S	Cedar Ridge Mini Park Upgrade & Rehabilitation	1702 Pentucket Avenue, San Diego, CA 92104	Upgrade Tot lot to State and Federal accessibility safety guidelines. Improve facilities for families to recreate safely with their children and for children to play.	Impact Fee Study P-19, Page 25 and Community Plan Table 7-1, Page 117	6
T	Bird Park 2nd Phase Art Elements Installation	Bird Park/North East section of Balboa Park/Between Pershing Drive & 28th Street, near Upas Street	Bird Park (Balboa Park Equivalency) design implementation, Phase 3, implement the full Design of Bird Park per the GDP; including entrance arbor, mosaic tables, gazebo, landscape and other hardscape elements designed to complete the intended Bird shaped design.	Impact Fee Study Page B-11, Item 14 (P-10) & Community Plan Page 120, Table 7-1	6
U	North Park Mini Park	On North Park Way Behind the North Park Observatory Theater 2891 University Ave	Provides for implementation of the 0.53 acre Mini Park as shown in the General Development Plan on property behind the North Park Theater. Will provide drainage mitigation for an area that lacks storm drains leading to flooding in the project area. CIP No. S-10050	Impact Fee Study Page B-7, Item 3 (P-13) & Community Plan Page 117, Table 7-1	6
V	Morley Field Recreation Center Development (within Balboa Park)	2221 Morley Field Dr	Support the design and construction of a new 26,392 square feet recreation center to accommodate community meetings, gymnasium, recreation and fitness programs, and restrooms, consistent with the recommendations in the Balboa Park East Mesa Precise Plan.	Impact Fee Study Page B-6, Item 1 & Community Plan Page 118, Table 7-1	6
W	Bud Kearns Aquatic Complex Expansion (within Morley Field area of Balboa Park)	2229 Morley Field Drive, San Diego Ca 92104	Preservation and restoration/renovation of the existing historic Bud Kearns pool facility to serve the Golden Hill and North Park Communities. Provide additional swimming facilities such as children's play pool, therapeutic pool and additional clubhouse pool building facilities to meet the needs for the community. The new facilities should augment and be complimentary to the existing pool and clubhouse without compromising the historic character of the original pool and clubhouse. CIP No. S-17000	Impact Fee Study Page B-10, Item 11 (P-5) & Community Plan Page 118, Table 7-1	6

**2019 Capital Improvement Program (CIP) Project Priorities for North Park
June 18, 2019**

NPPC ID#	Project Title	Project Location (Primary Street or Address)	Project Description	Financing Plan & Community Plan References	Project Priority Rating
X	University Heights Library relocation to the Teachers Training Annex 1 building	4193 Park Boulevard, San Diego Ca 92103	Library: Adaptive reuse of the Nationally Designated Historic Building Teachers Training Annex 1, located on the San Diego Unified School District at 4100 Normal Street, as a Joint Use Library to replace the 2nd North Park/University Heights Branch Library with a larger facility sharing the building with the San Diego Unified School District. The current University Heights Branch Library located at 4193 Park Blvd. at Howard Ave. is too small to adequately serve the local community. The San Diego Unified School District's Board of Trustees unanimously approved in July 2018 a resolution attached to its November School Bond to provide funding to "Adaptively reuse Teachers Training Annex 1 as a teacher training facility and potential joint-use library or community education facility to support students and neighborhood families" and to "Create a collaborative outdoor learning space and green space on the lawn in front of Annex 1 for joint-use activities to support students and neighborhood families".	Community Plan page 109, Policy PF-1.6	6



NORTH PARK PLANNING COMMITTEE (NPPC)

Meeting Minutes

August 20, 2019; 6:30 pm

2901 North Park Way, 2nd Floor

www.northparkplanning.org

info@northparkplanning.org

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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



NORTH PARK PLANNING COMMITTEE (NPPC)

Meeting Minutes

September 17, 2019; 6:30 pm

2901 North Park Way, 2nd Floor

www.northparkplanning.org

info@northparkplanning.org

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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
Late							1								
Absences		1	1	1	2	1			2	2	1	2	1		1

2. NPPC Agenda

1) Consent Agenda Items

- i. Public Facilities & Transportation. Members present: Steve Doster, Daniel Gebreselassie Peter Hill, Rob Steppke, René Vidales.

1) Comments on the San Diego State University (SDSU) Mission Valley Campus Draft Environmental Impact Report (EIR).

Subcommittee MOTION: To send the following comments on the SDSU Mission Valley Campus Draft EIR:

1. *The City should grant authorization to implement improvements as outlined in the Draft EIR for the California State University (CSU)*
2. *The outdated methodology of Level of Service (LOS) should not be the only methodology used to determine transportation impacts and mitigation, and other methods should be used such as Vehicle Miles Traveled (VMT) that are consistent with the City General Plan and the Climate Action Plan.*
3. *The SDSU Mission Valley Campus Draft EIR shall match the Mission Valley Community Plan Update that was approved by City Council on 9/10/19 for traffic mitigation and fire safety*
4. *The following additional recommendations are made for Texas Street/Qualcomm Way:*
 - a. *Adding protected bike lanes on Texas Street/Qualcomm Way from Camino Del Rio South to Friars Road would improve bicycle utilization*
 - b. *Adding a northbound right turn lane at Texas St. and Camino Del Rio South would improve traffic flow*
5. *The following intersections should have synchronized traffic lights to improve traffic flow:*

- a. *Texas St. at Camino del Rio South and at I-8 Eastbound Off Ramp*
- b. *Qualcomm Way at Camino del Rio North and at Camino de la Reina*

Doster/Hill 5-0-0

2) **Review of the Public Facilities & Transportation Subcommittee Website**

Description. Update of the description to make it applicable to the subcommittee's current purpose.

Subcommittee MOTION: *To revise the website description for PF&T as follows: PUBLIC FACILITIES identifies public facility needs and makes recommendations regarding parks and open spaces, libraries, law enforcement and fire stations, sewer and water lines, storm drains, power lines, joint use agreements, public artworks, Capital Improvement Program, public artworks, etc. Subcommittee also provides a forum for discussion about proposed changes to Balboa Park adjacent to North Park. TRANSPORTATION advises the Planning and Traffic Departments of the City of San Diego and the Third District City Council member on North Park traffic, parking, streets, bike lanes, signage and public transportation issues. The subcommittee identifies and prioritizes various traffic problems that need calming measures, including pedestrian crosswalks, and requests for stop signs at various locations. The subcommittee will help implement the Mobility Element of the North Park Community Plan.*

Doster/Vidales 5-0-0

MOTION: **To Approve Consent Agenda. McAlear/PF&T On Consent 8-0-2** (Kahvazadeh abstaining due to absence at subcommittee meeting, Pounaki abstaining due to arrival at time of voting)

- 3. **Minutes:** Approval of the August 20, 2019 Minutes. **MOTION:** **To approve August 20, 2019 Agenda as modified. McAlear/Doster 8-0-2** (Stucky & Wilde abstain due to absence at August meeting)
- 4. **Treasurer's Report:** Randy Wilde reported a balance of \$819.47 and provided the bank statement to Chair Vidales.

II. **Non-Agenda Public Comment**

- 1. Gene Polly. Spoke in opposition to 30th Street Bike Lane project
- 2. Fernando Lasaga. Spoke against the management at the City
- 3. Judy Aboud. Asked the board to reconsider re-hearing the 30th Street decision
- 4. Pablo Rosa. Made comments about children safety on 30th Street
- 5. Matthew Segal. Invited the public to come to North Park Main Street meetings

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. **SDSU Mission Valley Campus Draft Environmental Impact Report (DEIR) and Public Workshops.** The DEIR is available for public review and comment 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 Workshop on Tuesday, Sept. 24, 5:30 to 7 pm at the Mission Valley Marriott, 8757 Rio San Diego Dr.
- 3. **General Plan Housing Element Update Workshops.** Upcoming workshops to help identify and prioritize policies for the next 8 years.
 - 1) Tuesday, September 17, 6-8 pm, Cesar Chavez Community Center, 445 Sycamore Rd.
 - 2) Thursday, September 19, 6-8 pm, Dolores Magdaleno Memorial Rec Ctr, 2902 Marcy Ave.
 - 3) Tuesday, September 24, 6-8 pm, Gil Johnson Mira Mesa Rec Ctr, 8575 New Salem St.
 - 4) Thursday, September 26, 6-8 pm, Colina Del Sol Rec Ctr City Heights, 5319 Orange Ave.
 - 5) Tuesday, October 1, 6-8 pm, Crown Point Elem Auditorium, 4033 Ingraham St.

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. **North Park Day of the Dead Festival 2019.** Saturday, October 26, 11 am to 5 pm. Ray St. between University Ave. and Gunn St., and 3024-3030 North Park Way. More info at: <https://artelexia.com/pages/day-of-the-dead-festival-san-diego-hosted-by-artelexia>
 8. **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 Lincoln Ave. More info at: <https://www.facebook.com/ciclosdias/>
 9. **Adams Avenue Spirit Stroll.** Saturday, November 30, 2 pm to 5 pm. 20 participating Adams Avenue retail locations. More info at: <https://www.adamsavenuebusiness.com/event-info/adams-avenue-spirit-stroll/>
 10. **SoNo Fest & Chili Cook-off.** Sunday, December 1, 11 am to 5 pm. Thorn St. between 31st St. & Bancroft St., and 32nd St. between Upas St. and Thorn St. More info at: <https://www.sonofestchilicookoff.com>
 11. **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. More info at: <https://northparkmainstreet.com/events/north-park-toyland-parade/>
- No further announcements were made

IV. Elected Officials & Planning Department Reports

1. **Robert (Bobby) Case, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, robert.case@mail.house.gov – Bobby shared the importance of the impending Census and of potential employment therein; also shared Susan Davis’ decision to retire.
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov – Matthew shared that Assembly member Gloria is working on legislation related to responses to communicable diseases in the wake of the Hep A crisis in San Diego, legislation regarding air quality (AB 423), and legislation that would ban the Gun Show from taking place at the Del Mar fairgrounds. Pat Sexton suggested action on air quality issues born from vehicles coming from Mexico and neighboring states.
3. **Chevelle Newell-Tate, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Chevelle.Tate@sen.ca.gov
4. **Brett Weise, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 BWeise@sandiego.gov – Brett shared that the second hearing on Inclusionary Housing was approved 5-4 by the Council, new news on Community Choice Energy being considered by Council, and other events where there would be outreach by Councilmember Ward. Brett fielded questions from residents regarding: the lack of an e-newsletter from the councilmember’s office, follow up questions on inclusionary policy, the councilmember’s position on Sonder. The next Coffee/Drinks event with the Councilmember will be on October 17 from 5:30 to 7 pm at Original 40 Brewing Company.
5. **Bernie Turgeon, Planning Department,** 619-533-6575, BTurgeon@sandiego.gov – Bernie introduced himself to the planning committee and answered board member Kahvazadeh’s question regarding governance processes.

V. Information Items

1. **Construction Update on SANDAG’s Georgia – Meade and Landis Bikeways.** Brief construction update on the Georgia – Meade and Landis Bikeway projects, including information on estimated

construction schedule, key project features, parking impacts summary and construction information resources. Alison Moss, SANDAG Project Manager, (619) 595-5354, alison.moss@sandag.org

1) Landis Bikeway:

<https://www.keepsandiegomoving.com/RegionalBikeProjects/LandisBikeway.aspx>

2) Georgia - Meade Bikeway:

<https://www.keepsandiegomoving.com/RegionalBikeProjects/georgiameadebikeway.aspx>

More info on the Mid-City Bikeways at:

https://www.keepsandiegomoving.com/RegionalBikeProjects/northparkmidcity_intro.aspx

A number of community questions were posed to SANDAG staff regarding the project including concerns on parking, the availability of information online, funding source, use of design survey in final design, integration with the 30th street bike lane project, speed goals, total project cost, and project planning

2. **Pilot Program for Bus-Only Lane on El Cajon Blvd.** Creation of a pilot program for a bus-only lane on El Cajon Blvd. from Park Blvd. to Fairmont Ave. spanning approximately 2.7 miles. Everett Hauser, Mobility Program Manager, City of San Diego Transportation & Storm Water, 619-533-3012, erhauser@sandiego.gov. More info at:

https://www.sandiego.gov/sites/default/files/20190508_pilotprogrambusonlylaneelcajonblvd.pdf

Everett Hauser & Peter Casellini presented on the pilot program and fielded questions from community members including: the ability for MTS to achieve better frequency than every 10 minutes, how monitoring would be achieved, bus conflicts with traffic on Texas, the addition of pedestrian improvements, expected speed improvements, whether data will be open to the public, use of technology for real time bus information, what criteria would be used for determining project success, concerns regarding bicycle interactions with buses in shared lanes, how queueing in right turns would affect busses, whether bus bays would be impacted, the availability of signal prioritization, & success metrics

VI. Action Items

1. **Accept Chelsi Sparti's resignation.** Special Election proposed for October 15, 2019, and NPPC Board vote to fill vacancy (Per NPPC Bylaws). Today is the last chance to establish eligibility to run for one (1) vacant seat. To be eligible to run for the NPPC Board Special Election to fill one (1) vacant seat, candidates must have a valid eligibility form on file and have signed-in at one NPPC Board meeting from March 2019 through September 2019. The Chair asked if anyone was interested and the following people shared an interest:

1) Marissa Tucker

2) Gene Polly

MOTION: To accept Chelsi Sparti's resignation and to hold a Special Election on October 15, 2019. McAlear/Gebreselassie 10-0-0

2. **Appointment of NPPC Board Treasurer.** Chair Vidales then asked the committee if there was anyone willing or interested in becoming the new Treasurer. Sarah McAlear expressed interest in the position.

MOTION: To appoint Sarah McAlear as NPPC Board Treasurer. Kahvazadeh/Stucky 10-0-0

VII. NPPC Reports

1. **Chair's Report**

a. **Community Planners Committee (CPC).** Tuesday, September 24, 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. **Housing Element of the General Plan & upcoming Workshops.** The Committee heard an informational item, presented by the Planning Department, on the Housing Element of the General Plan for the period of 2021-2029. The Department is beginning the process of updating the Housing Element, which includes a series of public workshops in Sept./Oct.

ii. **Regulation of Sidewalk Vending.** The Committee heard an informational item, presented by the Mayor's Office, on a proposed ordinance to regulate sidewalk vending. This is a follow up item to the repeal of the push-cart regulations as a result of SB 946.

- iii. **Data from Dockless Mobility Providers.** The Committee approved an action item, presented by Steve Pruitt of the Pacific Beach Planning Group, to request that all Dockless Mobility Providers be required to provide detailed usage data to the City and Community Planning Groups.

The next CPC meeting will be Sept 24th.

- 2. **Social Media.** Randy Wilde. - nothing to report
- 3. **NPPC Website Update.** Randy Wilde. - nothing to 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. Nothing to report as there was no recent meeting. Next meeting October 7, 2019
 - b. Public Facilities & Transportation (PF&T): Steve Doster Chair, Arash Kahvazadeh Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Items heard were on the Consent Agenda. The next meeting October 9, 2019
- 5. **Liaisons Reports**
 - a. Balboa Park Committee. Vicki Granowitz. There was no meeting in September
 - b. Maintenance Assessment District. Matt Stucky. Met on Sep 9 to discuss story boards and the parking garage enhancements. Announced that the Morley Field historic streetlights meeting will be September 18th at the Lafayette Hotel. October 14th is the next meeting of the MAD.
 - c. North Park Main Street. Inauguration this weekend of the improvements to the parking garage.
 - d. Adams Avenue Business Association. Nothing to report.
 - e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde reported that the next meeting was rescheduled to next Thursday. At the previous meeting the Vision 2020 plan was shared.
 - f. North Park Community Association. Peter Hill reported that the summer concert series was a success and that the Association will be holding a mixer at Original 40 Brewing Company on October 3rd.
 - g. University Heights Community Association. Randy Wilde shared that the next meeting will be on October 6th at Birney Elementary School and will be looking at visioning exercises for redevelopment of the school property.

II. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, October 15, 2019

III. **Adjournment.** Meeting adjourned at 8:52 p.m.

Minutes submitted by Aria Pounaki



NORTH PARK PLANNING COMMITTEE (NPPC)

Meeting Minutes

October 15, 2019; 6:30 pm

2901 North Park Way, 2nd Floor

www.northparkplanning.org

info@northparkplanning.org

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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	VACANT	Melissa Stayner	Matt Stucky	Tim Taylor	Eduardo Velasquez	René Vidales	Randy Wilde
Attendance	1	2	3		4		5	6		7	8	9		10	11
Late			1		1										
Absences		1	1	2	2	2				2	1	2	2		1

2. **Minutes.** Approval of the September 17, 2019 Minutes.

MOTION: To approve September 17, 2019 Meeting Minutes with edits provided by Randy Wilde. Wilde/Stayner 10-0-1 (Gould abstaining due to absence.)

3. **Treasurer's Report.** Sarah McAlear. \$819.47 balance was provided to the Committee by Vidales.

4. **Special Election by the NPPC Board to fill one (1) Board vacancy.**

The term for the one (1) open seat is from August 21, 2018 to March 19, 2019. Each candidate had completed attendance and registration eligibility requirements prior to the September 17, 2019 NPPC meeting. Jen Spencer, Election Subcommittee Chair, and Matt Stucky, Election Subcommittee member. Jen Spencer announced that 3 candidates were running for the one (1) open seat:

1. Judy Aboud (Resident Homeowner)
2. Ellin Halgunseth (Resident Homeowner)
3. Marissa Tucker (Resident Renter)

Each candidate gave a 2-minute statement, then the Board casted their votes. Jen Spencer and Matt Stucky counted the votes, with the results shown below:

Candidate:	Steve Billings	Steve Doster	Daniel Gebreselassie	Arash Kahvazadeh	Marc Gould	Sarah McAlear	Aria Pounaki	Jen Spencer	Melissa Stayner	Matt Stucky	Tim Taylor	Eduardo Velasquez	René Vidales	Randy Wilde	TOTAL VOTES
Judy Aboud			1								1				2
Ellin Halgunseth															0
Marissa Tucker	1	1			1		1	1	1	1			1	1	9
Not Present				X		X						X			

The following motion was based on the voting results: **MOTION: To appoint Marissa Tucker to fill the one (1) NPPC Board vacant seat. Spencer/Stucky 9-2-0 (Gebreselassie and Taylor voting no).**

Judy Aboud and Ellin Halgunseth were encouraged to continue attending full board and subcommittee meetings, as well as running for a seat in the March 2020 NPPC general election. Marissa Tucker joins the board and there are now 12 board members seated at the table.

II. Non-Agenda Public Comment

1. Aria Pounaki – Proposed discussing Tim Taylor’s suggestion at a future meeting to take up asking the city to remove the dual-tracking loophole
2. Chris Olsen – Shared that this Saturday at 1 pm he would be hosting a meet and greet in Normal Heights as a part of his campaign for D3 San Diego City Council.
3. Steve Doster - Jeri Dilno Way, honorary naming of a street after LGBTQ+ activist was presented by Councilmember Chris Ward at the intersection of Howard Ave. and Texas St.

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. **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/>
3. **North Park Day of the Dead Festival 2019.** Saturday, October 26, 11 am to 5 pm. Ray St. between University Ave. and Gunn St., and 3024-3030 North Park Way. More info at: <https://artellexia.com/pages/day-of-the-dead-festival-san-diego-hosted-by-artellexia>
4. **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 Lincoln Ave. More info at: <https://www.facebook.com/ciclosdias/>
5. **Adams Avenue Spirit Stroll.** Saturday, November 30, 2 pm to 5 pm. 20 participating Adams Avenue retail locations. More info at: <https://www.adamsavenuebusiness.com/event-info/adams-avenue-spirit-stroll/>
6. **SoNo Fest & Chili Cook-off.** Sunday, December 1, 11 am to 5 pm. Thorn St. between 31st St. & Bancroft St., and 32nd St. between Upas St. and Thorn St. More info at: <https://www.sonofestchilicookoff.com>
7. **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. More info at: <https://northparkmainstreet.com/events/north-park-toyland-parade/>
8. **Trick or Treat 5K & 1 Mile Fun Run.** Prizes awarded to costumes and race winners. All proceeds benefit after school and enrichment programs. Sunday, October 27 at Morley Field. www.roofriends.org/TOT

IV. Elected Officials & Planning Department Reports

1. **Robert (Bobby) Case, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, robert.case@mail.house.gov . Bobby announced the Congresswoman’s retirement and her support for impeachment of the president. Also shared plans for college affordability and information on her GPS learning talks. Comments on Census ramping up. Question from Chair Vidales on the rights of property owners as it relates to FAA permits for drones.
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov. No update
3. **Chevelle Newell-Tate, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Chevelle.Tate@sen.ca.gov. No update

4. **Brett Weise, Hon. Chris Ward, City Council Dist. 3**, 619-236-6633 BWeise@sandiego.gov. Chair Vidales shared that Chris Ward would be hosting “Craft Beer with Your Councilmember” on Thursday, October 17th, 5:30pm-7pm at Original 40
5. **Bernie Turgeon, Planning Department**, 619-533-6575, BTurgeon@sandiego.gov. No update

V. Information Item

1. **American Society of Landscape Architects Community Group Outreach Efforts**. Message on the importance of Landscape Architects, the global challenge on Climate Change, announcement on the upcoming national conference to be held in San Diego, and trends on licensing efforts. Jen Spencer.

Jen Spencer presented on the American Society of Landscape Architects and their message on Climate Change. This November there will be an international conference for Landscape Architects here in San Diego with attendance from all over the world. The General Session is free to the public on Monday, November 18, 2019 from 2:45pm to 4:15pm at the San Diego Convention Center; RSVP is required at <http://bit.ly/35BW1R9>. The session is titled “No Time to Waste: Landscape Architecture and the Global Challenge of Climate Change”. More information at www.aslaconference.com

Jen also shared aspects regarding trends in licensing for Landscape Architecture and Chair Vidales assisted with the presentation. The debate over the role of government in regulating occupations and professions has recently come to the forefront. Calls to eliminate or weaken licensing in occupations make no distinction to advanced, highly complex, technical professions that impact public safety, trust, and welfare. These broad-brush proposals would sweep up these professions along with a host of vocations and occupations. This has real - and negative – repercussions, including the dismantling of carefully developed professional licensing system that protect the public. Some professions affected are certified public accountants, architects, professional engineers, professional surveyors, and landscape architects. These efforts are currently underway in several states and it may even happen at the national level.

Questions were taken by the audience at the end of the presentation.

VI. NPPC Reports

1. **Chair’s Report**
 - a. **Community Planners Committee (CPC)**. Tuesday, October 22, 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>
No meeting in September.
 - b. **NPPC Bylaws Update**. Chair Vidales shared that the Bylaws NPPC approved in January 2018 were not approved by the City Attorney’s office, and NPPC has always defaulted to the previously approved February 23, 2017 Bylaws which are currently posted online. The main reason the Bylaws were proposed to be amended in 2018 was to integrate the North Park Maintenance Assessment District (MAD) into the NPPC, in order to help the MAD get more visibility, use our resources more efficiently, etc. There are two main reasons for the City Attorney's Office not moving forward with updating the NPPC Bylaws that we approved in January 2018: (1) The composition of the board members of the MAD is by Organization, and the NPPC does not have those restrictions. Board members of the MAD would have to become board members of the NPPC and that's not logistically possible based on the MAD Bylaws that require their board members to represent specific organizations; and (2) The City Attorney's office will not entertain Bylaws Amendments from any CPG in the foreseeable future until all efforts as a result of the CPG reform are over, which would result in updating Council Policy 600-24, the Bylaws Shell and all CPG Bylaws accordingly.
2. **Social Media**. Sarah McAlear/Randy Wilde. No Update.
3. **NPPC Website Update**. Sarah McAlear/Randy Wilde. No Update.
4. **Subcommittee Reports**

- a. Urban Design/Project Review (UDPR). Melissa Stayner Chair, Aria Pounaki Vice Chair – NP Adult Center, 6:00 pm 1st Monday. Met on October 7th and heard from developers presenting on a potential development at the parcel next to Sprouts on Park Blvd. and requested community input on future designs. Next meeting November 4, 2019
- b. Public Facilities & Transportation (PF&T). Steve Doster Chair, Arash Kahvazadeh Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Did not meet in October. Next meeting November 13, 2019

5. **Liaisons Reports**

- a. **Balboa Park Committee (BPC)**. Vicki Granowitz. 4 agenda items were discussed: (1) North Park Main Street Wayfinding Signage Project was presented by Jake Romero, Assistant Director NPMS. He requested two NPMS wayfinding signs be located on Balboa Park lands, Upas Street and the north end of Bird Park. BPC members were concerned with putting signs that conflicted with official Balboa Park signs and for an unaffiliated entity on Park lands. Staff was questioned on why this was considered acceptable by them. A compromise was turned down by Mr. Romero. It was suggested it would be more appropriate to put NPMS signs outside the boundaries of the park. The request was voted down 4/3 with the Chair voting “no”. (2) Balboa Park Signage and Wayfinding Initiative. The Balboa Park Conservancy presenter Charlie Daniels Park Designer City of San Diego and Jeffery Hertzler, Senior Associate, RSM design. Project is consistent with the signage manual and with the Secretary of Interior standards. There were no speakers in opposition, the committee find the program to be an improvement on existing signage and voted unanimously to approve. (3) Plaza De Panama Pipeline Replacement, Public Works. To start after the first of the year, 26,000 ft. of pipe, both sewer & water, to be replaced in the through the main arterial of the park. Staging to be placed on site. Submitted project documentation was inadequate. It did not include timelines, start dates, and cost estimates. Public Works staff has yet to meet with the institutions. This will be a major but necessary disruption. (4) Staff Announcement. Request for Proposal (RFP) for Inspiration Point to be posted on the BPC webpage along with public comments from the July 11, 2019 meeting on the subject. <https://www.sandiego.gov/park-and-recreation/general-info/boards/bpc>. Current response to RFP on social media has not been supportive.
- b. **Maintenance Assessment District**. Matt Stucky. Met on Oct 14th to discuss the budget. The next meeting is Tuesday, Nov 12th.
- c. **North Park Main Street**. Steve Billings. Update on the SANDAG E/W bikeways project. Mid-city homeless outreach program report. Update on the North Park Holiday banner program and the Toyland Parade. Taste of North Park was October 12th and was a great success. The next Meeting is November 14 at 8am.
- d. **Adams Avenue Business Association**. No update.
- e. **El Cajon Boulevard Business Improvement Assoc**. Randy Wilde. No update.
- f. **North Park Community Association**. Peter Hill. No meeting but mixer was held at Original 40
- g. **University Heights Community Association**. Randy Wilde. No update.

II. **Future NPPC Meeting Dates & Agenda Items**. Next meeting is Tuesday, November 19, 2019

III. **Adjournment**. Meeting adjourned at 7:57pm. **MOTION: To adjourn meeting. Tucker/Billings (10-0-0) (Wilde absent)**

Minutes submitted by Aria Pounaki



NORTH PARK PLANNING COMMITTEE (NPPC)



Meeting Minutes

November 19, 2019; 6:30 pm

2901 North Park Way, 2nd Floor

www.northparkplanning.org

info@northparkplanning.org

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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	Melissa Stayner	Matt Stucky	Tim Taylor	Marissa Tucker	Eduardo Velasquez	René Vidales	Randy Wilde
Attendance	1		2	3		4	5	6		7	8	9	10	11	12
Late													1		
Absences		2	1	2	3	2			3	1	2		2		1

2. Modifications to the NPPC Agenda

a. **Consent Agenda.** Items were heard, voted on at an NPPC subcommittee and are not considered controversial.

i. Public Facilities & Transportation. Members present: Doster, Kahvazadeh, Hill, Vidales.

1) **Proposal to install Angle parking on Iowa St. between Polk Ave. and Lincoln Ave.**

The City has evaluated conversion of parking and determined there is a gain in parking spaces by installing 90-degree head-in parking spaces on the west side of Iowa St. between Polk Ave. and Lincoln Ave. Several properties have signed a petition in favor of this conversion and notification letters have been sent out. ***SUBCOMMITTEE MOTION:*** *To approve the parking conversion for 90-degree head-in parking on the west side of Iowa St. between Polk Ave. and Lincoln Ave. with the condition that the City does not receive over 50% of responses from mailout opposing the conversion. Doster/Hill 4-0-0*

MOTION: **To approve Consent Agenda. Stucky/On Consent 11-0-0**

3. **Agenda.** Adoption of the November 19, 2019 NPPC Agenda. ***MOTION:*** **To approve Agenda as modified in order to hear the 12th Land Development Code Update Phase II as an action item. Gebreselassie/Vidales. 12-0-0**

4. **Minutes.** Approval of the October 15, 2019 Minutes. ***MOTION:*** **To approve October 15, 2019 Minutes. Wilde/Tucker 11-0-1 (Velasquez abstaining due to absence)**

5. **Treasurer's Report.** Sarah McAlear. \$819.47 is the existing balance. ***MOTION:*** **To approve donation of \$200.00 to Horizon Church for use of facilities to host NPPC meetings. Gebreselassie/McAlear 12-0-0**

II. **Non-Agenda Public Comment**

1. Kate Callen. Representing Barbara Bry to express her support for her candidacy for Mayor. Bry supports community planning groups, work and supports regulations for scooters and short-term rentals
2. Adrian Kwiatkowski. Shared his candidacy for District 3 City Council and shared his qualifications as a candidate
3. Pat Sexton. Showed a notice from MTS indicating future removal of bus stops from 30th Street. Brought this to NPPC's attention to see if the board was aware of this plan
4. Olga Walker. Question about where to go to find out more information about power lines and how they affect development
5. Alan Bennett. Presented on the desire to create Florida Canyon east-west all-weather pathways that are safe for our residents to go from one side to the other. Replacing historic walkways is desired, also, creating a master plan for Florida Canyon
6. Daniel Gebreselassie. Requests a discussion on the NPPC Bylaws at the next meeting

III. **Information Items**

1. **Ohio St. County Probation Office Project.** Update on the construction of a building in the same parcel as the previously demolished building (approximately 21,000 sq. ft.) located on Ohio St. south of Lincoln Ave. New building to host social services, contractors, community space, and other services to be provided to adults and juveniles to aid rehabilitation and treatment. Marc Regier, (County Probation Department), Mark Zabonik (County Department of General Services), James Robbins, Steinberg Hart, and Courtney Fischer (RABC-ECC).

Chair Vidales recused from this presentation/discussion and Treasurer McAlear chaired this topic.

Presentation by County Probation Office on the Ohio Street building replacement. The Probation Office has had a presence in North Park for 40 + years. In 2017 the Probation Office vacated the building to begin considering the next chapter of the site. By spring 2018, demolition was complete on the older facility. As a part of the redesign, they included parking and restrooms for their clients. Creating parking spots for clients on site was a priority of the redesign to reduce impact on the neighborhood. The parking will be gated at night to prevent loitering. The building will be a Zero Net Energy design, which means the building will generate more energy than utilize. There will be a community garden on the southwest corner, with a food pantry, and a kitchen with community classes on nutritional cooking/eating. One of the conference rooms in the building will be available to the public at night by request. Programs and services will include: child support services, eligibility services, behavioral health, housing navigators, homeless engagement, child welfare, veterans, aging services, teaching kitchen, meeting rooms, community garden, etc. Occupancy planned for Fall 2021.

Questions/comments from the public

- Are there youth services in the program in the building? A: There will be both youth and adult services
- Why was there a reduction in employees? A: Reduction in crime overall, also in the new iteration of the building, services will be focused on the Mid-City area only
- Who will be providing security? A: Private security
- How will the building accommodate 40 staff? A: The presence of officers is staggered and all 40 will not be there every day
- Will there be an opportunity to use the lot at night for the public? A: There is a public safety risk to this but there will be new spaces available in a lot previously used by the probation office
- How many clients per month? A: About 1,200 per month
- Will this space be a place where local businesses could direct homeless people get services? Yet to be determined
- How many "clients" were consulted in the design process? A: 1 person, although restorative justice professionals were consulted

- How are you evaluating the services that will be offered for the clients? A: Based on data on utilization rates and existing court orders
- Thank you for community space and parking spaces

Questions/comments from the Board

- Kahvazadeh: It is important to capture client perspectives in the design process
- Stucky: Is it possible to post some of this information to the website? A: Yet to be determined
- Wilde: Are there any plans for any public art for outdoor parts of the building? Yes, \$20,000 budget for public art, there will be a Request for Proposal (RFP)
- Velasquez: Any opportunity to utilize the surface parking for permanent supportive housing or other services? A: All excess sites in the County are being considered for affordable housing, this site is not considered excess since the probation office is being rebuilt there. A site near Rosecrans is being considered for affordable housing currently
- Tucker: Impressed with the amount of thought that went into the design. We should continue to consider clients using transit and bikes because those parking spaces are very “expensive” otherwise, for example for basketball courts, etc
- Billings: Any chance to use that parking for the public at night? A: It can be considered in the future
- Spencer: There seems to be a disregard for landscape regulations in the renderings. Any chance to offer more landscape buffer and tree canopy is appreciated. A: It meets the County’s and the City’s landscape design standards
- Gebreselassie: Any variances that will be required from the Board or the City? A: This project will not go through the City permitting process but there is an encroachment permit because of electric lines
- Taylor: We appreciate the presenters for coming and working with the community. How will the community garden work? A: It will be secured at night but is a notional concept at this point

Treasurer McAlear thanked the County team for their time coming to present a thoughtful design.

2. **In Memory of Rick Pyles.** NPPC thank you and reflectance on the service of Rick Pyles, past board member and long friend of North Park.

Rick Pyles served on the NPPC board starting in July 2011 up until March 2017. During that time, Rick made many contributions to North Park and the NPPC including the Community Plan update and being Election Subcommittee Chair at least a couple of times. Sarah McAlear, Vicki Granowitz and other community members shared some words of remembrance. A Celebration of Life will be held on Saturday, December 14 from 11 am to 2 pm in Bay Park at the home of Jackie Cambra, 3635 Vista de la Bahia, San Diego, CA 92117. RSVP at 858-361-3616.

IV. **Action Items**

1. **Community Planning Group Reform.** A Taskforce on Community Planning Group Reform was convened to review existing recommendations that were proposed in the City Audit, the Grand Jury report, and the Democracy in Planning report produced by Circulate San Diego. A number of items from the document titled: “Taskforce on Community Planning Group Reform, Draft Findings and Recommendations” were supported at the October CPC meeting. Items remaining to be voted at the November CPC meeting are: 3, 6-7, 9-14, 16-17, 20-22, and 27-33. Link to full document: https://www.sandiego.gov/sites/default/files/attachment_taskforce_draft_report_findings_and_recommendations_10.18.19.pdf

Planning Commissioner Vicki Granowitz, member of the Task Force on Community Planning Groups Reform presented on the draft recommendations. After discussing the items, the following motions were made:

MOTION: To support items 3, 6, 7, 10, 11, 13, 16, 17, 20, 21, 29, 30, 31, 32, 33 as listed in the Draft Recommendations from the Taskforce. Kahvazadeh/Velasquez 12-0-0

MOTION: To oppose item 9 as listed in the Draft Recommendations from the Taskforce. Taylor/Gebreselassie 10-2-0 (Voting No: Stucky, Tucker)

MOTION: To support item 12 as listed in the Draft Recommendations from the Taskforce. McAlear/Velasquez 11-1-0 (Voting No: Taylor)

MOTION: To support item 14 as listed in the Draft Recommendations from the Taskforce. McAlear/Tucker 11-1-0 (Voting No: Gebreselassie)

MOTION: To support item 22 as listed in the Draft Recommendations from the Taskforce. Velasquez/Tucker 12-0-0

MOTION: To oppose item 27 as listed in the Draft Recommendations from the Taskforce. Gebreselassie/Kahvazadeh 7-5-0 (Voting No: Spencer, Stucky, Tucker, Velasquez, Vidales)

MOTION: To support item 28 as listed in the Draft Recommendations from the Taskforce but with changing the word “preclude” with “address requests”. Taylor/Gebreselassie 11-1-0 (Voting No: Pounaki)

(McAlear left the meeting)

MOTION: To oppose the two items listed under “Other Recommendations that the Taskforce deadlocked on” in the Draft Recommendations from the Taskforce. Gebreselassie/Taylor 9-2-0 (Voting No: Pounaki, Tucker)

(Velasquez left the meeting)

2. **12th Land Development Code Update Phase II.** On October 24, the Planning Commission approved the 12th LDC Update Phase II except for items pertaining to Cannabis Outlets and Production Facilities as well as Advertising (Sections 58.0703, 58.0704, 113.0225, 141.0504, 141.1004). The Community Planners Committee (CPC) would like input from Community Planning Groups (CPGs) prior to the November 26, 2019 meeting. Item heard at the November 2, 2019 Urban Design/Project Review Subcommittee, with members present Stayner, Pounaki, Hill, Spencer, Taylor, Vidales. The Subcommittee Motion was: *To add the words “library owned and operated by the City of San Diego” to Section 58.0703 and 58.0704 after the word “playground”.* Hill/Vidales 3-2-1. (Pounaki and Taylor voting no; Spencer abstained due to not having enough information).

There was discussion to add new language in the cannabis ordinance to ban advertisement of cannabis to billboards. After further discussion the following motion was made.

MOTION: To add the words “library owned and operated by the City of San Diego” to Section 58.0703 and 58.0704 after the word “playground”. Vidales/Taylor 7-3-0 (Voting No: Gebreselassie, Pounaki, Wilde)

V. **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. **MyPoint Credit Union North Park Live.** Saturday, November 30, 12 pm to 4 pm. 50+ musicians throughout the neighborhood at local businesses and a live art demo. More info at: <https://www.explorenorthpark.com/north-park-live>
3. **Adams Avenue Spirit Stroll.** Saturday, November 30, 2 pm to 5 pm. 20 participating Adams Avenue retail locations. More info at: <https://www.adamsavenuebusiness.com/event-info/adams-avenue-spirit-stroll/>
4. **Small Business Saturday.** Saturday, November 30
5. **SoNo Fest & Chili Cook-off.** Sunday, December 1, 11 am to 5 pm. Thorn St. between 31st St. & Bancroft St., and 32nd St. between Upas St. and Thorn St. More info at: <https://www.sonofestchilicookoff.com>
6. **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. More info at: <https://northparkmainstreet.com/events/north-park-toyland-parade/>

7. **Holiday on Adams Avenue.** Sunday, December 8, 1 pm to 4 pm. Snow, Santa and Ice Cream. Kensington Park. More info at: <https://www.adamsavenuebusiness.com/event-info/holiday-on-adams-avenue/#>

VI. Elected Officials & Planning Department Reports

1. **Robert (Bobby) Case, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, robert.case@mail.house.gov
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov
3. **Chevelle Newell-Tate, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Chevelle.Tate@sen.ca.gov
4. **Brett Weise, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 BWeise@sandiego.gov.
Councilmember Ward was present and spoke at the beginning of the meeting on a number of topics. (1) New carpeting being added to the North Park Community Center. (2) The rooftop soccer at the North Park Community Center will be closed until repairs are made. (3) Groundbreaking on the North Park Mini Park happening soon. (4) The addition of bus lanes to El Cajon has taken place and is being implemented. (5) A water main break has occurred during the water main repairs. (6) Homeless outreach is successful and is being expanded (PATH & Downtown Partnership). (7) City plan has been adopted on the homelessness plan. (8) New volunteer portal for those who want to volunteer for homelessness programming in SD. (9) Negotiations under way for SDSU West Campus sale of SDCCU stadium site. (10) Input is now being taken for FY20 budget to be considered by April 2020. Constituent Alan Bennett expressed his gratitude to Councilmember Ward on the focus on the homelessness program but expressed his unhappiness with the persistence of homeless residing in the parks
5. **Bernie Turgeon, Planning Department,** 619-533-6575, BTurgeon@sandiego.gov

VII. NPPC Reports

1. **Chair's Report**
 - a. Community Planners Committee (CPC). Tuesday, November 26, 2019, 7-9 pm. 9485 Aero Drive Concourse. Terrace Level Silver Room. For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>
 - i. 12th Land Development Code Update. Item previously covered under the Consent Agenda, goes to CPC on November 26 and then to Planning Commission and City Council
 - ii. Community Planning Group Reform. Item previously covered under Action Items, goes to CPC on November 26 and then to Planning Commission and City Council
 - iii. Update of Housing Element of the General Plan. Several workshops were held in the past weeks. Item goes to CPC on November 26 and then to Planning Commission and City Council
 - b. North Park Community Plan Amendment. This amendment will only cover a few errors and omissions and will be heard in January
2. **Social Media.** Sarah McAlear/Randy Wilde
3. **NPPC Website.** Sarah McAlear/Randy Wilde
4. **Subcommittee Reports**
 - a. Urban Design/Project Review (UDPR). Melissa Stayner Chair, Aria Pounaki Vice Chair – NP Adult Center, 6:00 pm 1st Monday. Heard 12th LDC update and discussed process for Tentative Maps & Map Waivers. Next meeting January 6, 2020
 - b. Public Facilities & Transportation (PF&T). Steve Doster Chair, Arash Kahvazadeh Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Heard angle parking on Iowa St between Lincoln Ave. and Polk Ave. as well as utilization of the North Park Parking Garage. Next meeting January 8, 2020
5. **Liaisons Reports**
 - a. Balboa Park Committee. Vicki Granowitz. (1) The Park continues to be plagued by vandalism, break ins and thefts. (2) Committee of 100 is reproducing the original ornamentation on the Automotive Museum Building. (3) Rock N Roll Marathon 5K scheduled for May 30, 2020, was

approved for a waiver to the summer moratorium. (4) Draft Bylaws were reviewed and edited; will be placed on the January 2020 Agenda for action

- b. Maintenance Assessment District. Matt Stucky. Budget was discussed at the last meeting.
- c. North Park Main Street. Steve Billings. Bylaws are being considered to change Board of Directors term limits
- d. Adams Avenue Business Association
- e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde. Discussed Bus Lanes on El Cajon Blvd., and new event on First Fridays
- f. North Park Community Association. Peter Hill
- g. University Heights Community Association. Randy Wilde. It is likely that San Diego Unified School District will move their headquarters out of the existing Campus

II. **Future NPPC Meeting Dates & Agenda Items.** Next meeting is Tuesday, January 21, 2020

III. **Adjournment.** Meeting adjourned at 9:14 pm

Minutes submitted by Aria Pounaki



NORTH PARK PLANNING COMMITTEE (NPPC)



Meeting Minutes

January 21, 2020; 6:30 pm

2901 North Park Way, 2nd Floor

www.northparkplanning.org

info@northparkplanning.org

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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	Melissa Stayner	Matt Stucky	Tim Taylor	Marissa Tucker	Eduardo Velasquez	René Vidales	Randy Wilde
Attendance			1	2	3	4	5	6	7	8	9	10	11	12	13
Late															
Absences	1	3	1	2	3	2			3	1	2		2		1

- Agenda.** Adoption of the January 21, 2020 NPPC Agenda, if necessary. **MOTION: To adopt January 21, 2020 Agenda as modified to remove the Community Plan Amendment item. Velasquez/ Wilde 13-0-0**
- Minutes.** Approval of the November 19, 2019 Minutes. **MOTION: To approve November 19, 2019 Meeting Minutes. Taylor/Stucky 12-0-1 (Gould abstained as he did not attend November meeting)**
- Treasurer's Report.** Sarah McAlear. Balance is \$819.47 **MOTION: To approve reimbursement of \$147.22 to Brandon Hilpert for NPPC website hosting and domain name. McAlear/Gebreselassie 13-0-0**

II. Non-Agenda Public Comment

- Alan Bennett.** The City was awarded \$100 million for new sidewalks, North Park should be first in line. The schools in our community should be first for pedestrian safety. All our crosswalks should be updated and made ADA compliant
- Stephen Hon, North Park Historical Society.** North Park history books. Would like to make people aware of the historic books that are based on North Park. They are available through links on the North Park historical society website. Also available at Verbatim Books. There is a new walking tour that NPHS have started. Dates and times are available on the website www.northparkhistory.org
- Stephen Whitburn.** Candidate, City Council District 3. Stephen has lived in District 3 for over 20 years now and has previously served on the NPPC. He aware of the issues that we are facing and would like to work with the community and the City to help solve those issues. www.whitburnforcouncil.com
- Bob Ryan.** Has lived in San Diego for 70 years, is an avid bicyclist, and is against taking the parking away from 30th Street. Spoke about what bicyclists do not like and does not think it is a good idea to take the parking away. They do not like riding behind buses or waiting at stop lights. Presented an alternative map.

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. **Boulevard Court.** A new community event space on El Cajon Blvd. Every First Friday of the month at 2104 El Cajon Blvd. from 6 to 10 pm. Next event is on Friday, February 7, 2020. More info at: <https://theboulevard.org/the-boulevards-new-blvd-court/>

IV. **Elected Officials & Planning Department Reports**

1. **Robert (Bobby) Case, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, robert.case@mail.house.gov. No Report
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov. They are back in session and are soliciting new ideas for this year. They always welcome new ideas for bill proposals.
3. **Chevelle Newell-Tate, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Chevelle.Tate@sen.ca.gov. 1) She covers City Council Districts 3 and 4 for Senator Atkins and been with her office 5.5 years. Her policy areas are housing, homelessness, K-12, higher education, Census 2020, and social services. 2) The Senator's priorities will be focused on the budget, especially in the areas of housing and homelessness, education, and wildfire prevention. Housing affordability and homelessness continue to be the top issue discussed in my communities. The state is continuing to invest in these services and this budget has nearly \$2.5 billion for housing and homelessness. Over the next few months we'll see more on what these programs will be. 3) The Senator will be participating in the point in time this Thursday, January 23rd at 4am downtown. The importance of the count is that the US Department of Housing and Urban Development uses the count to determine homelessness funding for the region. The Senator is invested in making sure we have as close to an accurate minimum count as possible and participates in the count each year. Contact the regional task force on the homeless if you are interested in volunteering.
4. **Brett Weise, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 BWeise@sandiego.gov. 1) Councilmember Ward has been working for the past three years on homelessness initiatives, including but not limited to: Family Reunification Program, the Four Bridge Shelters, two Transitional Storage Centers, three Safe Parking Opportunities, a Flexible Spending Pool, and a homeless outreach coordinator with PATH serving North Park. 2) The Mayor's current 30th Street Bicycle Lanes plan was discussed at Mobility Board and approved in mid-December. This plan allows for floating parking on one side of the street, switching sides at University Avenue. This plan also incorporates commercial loading zones and ADA spaces along 30th. Brett will send the map so NPPC can post on the website. 3) A major pipeline project will be starting in North Park very soon – the Otay Mesa 1st & 2nd PPL. This project will replace several of the large water distribution mains connecting to the water pipeline network in North Park. This will also help prevent further water main breaks that have been frequently occurring within a mile radius of the North Park Community Park. 4) The North Park Mini-Park will be breaking ground mid-February, and a groundbreaking ceremony will take place earlier in the month. 5) Councilmember Ward will be hosting a community coffee event in North Park at Tiger! Tiger! At 6:00pm on Wednesday, February 5th. 6) The Point in Time Count will be taking place January 23rd at 4:00am. Please visit the RTFH website to find the volunteer portal hosted by United Way to help. 6) Budget discussions for Fiscal Year 2021 have taken place, and our office has submitted our budget memorandum. This includes all of the requests for capital improvement projects, and funding needs that our office is requesting. This is a malleable document, and we welcome any recommendations from the public.
5. **Bernie Turgeon, Planning Department,** 619-533-6575, BTurgeon@sandiego.gov. No Update

V. **Action Items**

1. **Climate Action Campaign (CAC) Letter of Support.** CAC requests support to ensure for a transparent, fair and consumer and climate friendly outcome in securing a fair and strong Franchise Agreement with SDG&E. The City's Franchise Agreement with SDG&E is up for renewal for the first time in 50 years. This is the contract that allows SDG&E to use the City's public right of way to deliver power. The terms of this agreement, whether with SDGE or another provider, will determine whether there is the possibility to create an energy system that is safe, secure, and climate resilient.

This contract will determine how much that system costs. Matthew Vasilakis, Climate Action Campaign, 760-805-6608 matthew@climateactioncampaign.org

Matthew Vasilakis made a presentation.

Public comment:

- They should add repercussions for not taking the public voice into account.
- Some of the public is concerned that five years is too short to have a contract in place due to how long things take to get done.
- If they do not ink a contract by the end of 2021, will they cut our power? A: No, they will extend the current contract a year to complete the contract.
- Will the new contractor have to buy out the current infrastructure from SDG&E?

Board comment:

- How can we make sure there is a provision in the agreement that protects from faulty equipment causing damage and putting cost on the customer? A: Included in the specific provisions will be protections to address just that.
- How did you come up with the five-year contract? A: The landscape changes so quickly, that they figured five years is a good check in time
- Not sure that this is a topic that would be inside our North Park purview. Would like to make sure that anything that we support is directly associated with North Park. A: This has to do with our public right of ways and will absolutely affect us in North park
- Is there a first amendment issue with the “Cooperation Requirement”? A: No
- Are there other providers that could step up other than SDG&E? A: Yes, an outside consultant was hired to look into the potential providers. An RFP (Request for Proposal) was put out to others.
- There are high fees associated with new development and wait times for infrastructure. What will this do for that process?
- Does this need to be complete before the city goes out for an RFP?

After further discussion the board decided to send this item back to the Public Facilities Subcommittee for further discussion. That meeting is scheduled for February 12 at 6pm.

VI. **Information Item**

1. **NPPC Bylaws Status Discussion.** Bylaws as approved by NPPC in January 2018 were not able to proceed through the City Attorney’s office, and NPPC has continued to implement the previously approved February 23, 2017 Bylaws.

This item was requested by NPPC board member Daniel Gebreselassie.

Chair Vidales gave a brief summary of the history of the 2018 Bylaws that were originally approved by NPPC but never approved by the City Attorney’s office.

NPPC is at an impasse with the City Attorney’s office on the January 2018 Bylaws for several reasons:

- a. The composition of board members in the MAD is based on neighborhoods, organizations and residents within the boundaries of the MAD, whereas the NPPC has no specific requirements other than being residents, business owners, or non-resident property owners within the NPPC boundaries. This would mean that the composition of NPPC members would need to change in order to accommodate the MAD.
- b. The City Attorney’s office will not consider any bylaws amendments from any CPG until the outcome of Community Planning Group Reform is complete and the following City documents are updated:
 - i. Council Policy 600-24
 - ii. Administrative Guidelines to CP 600-24
 - iii. Bylaws Shell

Gebreselassie: Are we are going to receive in writing that the NPPC bylaws from 2018 that were voted by the NPPC are not applicable? Would like to request for the board to vote at a future meeting that we are reverting to the 2017 Bylaws in order to close the loop.

VII. NPPC Reports

1. Chair's Report

- a. Community Planners Committee (CPC). Tuesday, January 28, 2020, 7-9 pm. 9485 Aero Drive
For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>
 - i. 12th Land Development Code Update. Committee approved an action item on the “12th Update to the Land Development Code, Phase II”. The CPC recommended making the distance requirement between sensitive receptors and cannabis outlets 1,000 feet line of travel and 1,000 linear feet from property line to property line. The CPC recommended approval of a proposed amendment for the same distance to be measured in a horizontal straight line between two closest points of property lines without taking barriers into account. And an amendment to further extension of permits beyond five years; allow expansion within premises; allow facilities approved as medical marijuana consumer cooperatives to convert to cannabis outlets.
 - ii. Community Planning Group Reform. The CPC made several recommendations on the “Community Planning Group Reform Task Force Recommendations on Revisions to Council Policy 600-24” in November. The Committee agreed with most of the task force recommendation, disagreed with several and had comments on several them.
 - iii. Update of Housing Element of the General Plan. Committee heard a presentation in December by the Planning Department, of the General Plan Housing Element Update for the period of 2021-2029. The committee recommended approval of the update, with some modifications.
 - iv. The Committee heard a presentation in December by the Planning Department, of two initiatives Subitem (a): Housing Initiative focused on stimulating housing construction including affordable housing. Subitem (b): Mobility Initiative focused on providing more mobility options. Both are available on the Planning Dept. website. The EIR public comment period for both closes January 27th. The committee recommended approval of the initiatives.
- b. Passing of Judi O’Boyle. Judi O’Boyle passed away on December 31, 2019. Judi served on the NPPC board from 2004 to 2012. She always advocated for historic preservation and was Chair of the Urban Design/Project Review Subcommittee for many years. She also made many early contributions to the North Park Community Plan update. She will be missed.
- c. Mission Valley SDSU Campus Final EIR posted at the following link:
<http://missionvalley.sdsu.edu>
- d. Election Reminder. Chair Vidales reminded the audience about meeting the deadline to qualify to vote and/or run for a seat on the NPPC board in the March 17, 2020 Election.

2. **Social Media.** Sarah McAlear/Randy Wilde. No update

3. **NPPC Website.** Sarah McAlear/Randy Wilde. No Update

4. Subcommittee Reports

- a. Urban Design/Project Review (UDPR). Melissa Stayner Chair, Aria Pounaki Vice Chair – NP Adult Center, 6:00 pm 1st Monday. Heard the agenda item that was supposed to be heard tonight. No action was taken because they need more info from the city. Next meeting February 3, 2020
- b. Public Facilities & Transportation (PF&T). Steve Doster Chair, Arash Kahvazadeh Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Some people needed guidance on how to replace a lamp post with SDG&E. They also discussed guidelines for how to implement the new 5G stations and how they will fit into the historic districts. Next meeting February 12, 2020

5. Liaisons Reports. Limited to 1 Min. Max per Report

- a. Balboa Park Committee. Vicki Granowitz. From January 9, 2020 meeting. 1) On February 6, 2020, 6:30 pm at the Balboa Park Club, the BPC, the Planning and Park & Recreation Departments, with the support of the Office of the Mayor & Councilmember Ward, will be

starting a year-long planning effort that will start with a meeting to gather public input to be utilized in developing a 10-year plan based on a shared vision. Public input and \$300,000 in this year's budget will be used to conduct a comprehensive maintenance, repair and projects need list for the park based on current plans & updated data. The process will also address operations, governance and decision making. 2) The BPC approved the "Patrons of the Prado" Permanent Recognition Plaque located in the West Arcade (north side of El Prado, west of Plaza de Panama). It is 24" wide by 40" tall in bronze. 3) The BPC approved the Draft Bylaws - The BPC has never had Bylaws; they are in the City for review

- b. Maintenance Assessment District. Matt Stucky. Discussed changing the meeting schedule to meet less because of the lack of agenda items. Next meeting is March 10th, 2020
- c. North Park Main Street. Steve Billings was not present. Chair Vidales reported that NPMS has started working on the Festival of Arts. They are also restructuring their standing committees
- d. Adams Avenue Business Association. No update
- e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde. Did not meet this past month. In past months they discussed the bus only lanes
- f. North Park Community Association. Peter Hill. No update. Their social mixer coincides with this meeting this month
- g. University Heights Community Association. Randy Wilde. No Update

II. **Future NPPC Meeting Dates & Agenda Items.** Next meeting is Tuesday, February 18, 2020

III. **Adjournment.** Meeting adjourned at 8:40 p.m.



NORTH PARK PLANNING COMMITTEE (NPPC)

Meeting Minutes

February 18, 2020; 6:30 pm

2901 North Park Way, 2nd Floor

www.northparkplanning.org

info@northparkplanning.org

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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	Melissa Stayner	Matt Stucky	Tim Taylor	Marissa Tucker	Eduardo Velasquez	René Vidales	Randy Wilde
Attendance	1	2	3	4		5		6	7	8	9	10	11	12	13
Late															
Absences	1	3	1	2	4	2	1		3	1	2		2		1

2. Modifications to the NPPC Agenda

a. Consent Agenda

- i. Urban Design/Project Review. Members present: Stayner, Pounaki, Bonn, Hill, Spencer, Sexton, Taylor, Vidales. Spencer was not present for item 1)

- 1) **Conditional Use Permit for an alcoholic beverage outlet at 3772 30th St. (Process 3) Project Number 653271.** The 0.11-acre site is located near the corner of Gunn Str. And 30th St. in the CN-1-3 Zone of the North Park Community Plan area. Chelsea Coleman, applicant. ***SUBCOMMITTEE MOTION:*** *To approve the Conditional Use Permit for alcohol beverage outlet at 3772 30th St. Stayner/Bonn 7-0-0*

- 2) **Neighborhood Development Permit at 2385 Felton St. (Process 2) Project Number 557456.** Applicant is seeking to construct a 2,635-square foot, two-story, single-family residence with attached garage on a vacant lot located at 2385 Felton St. The 0.12-acre site contains Environmentally Sensitive Lands and is located in the RS-1-1 zone of the North Park Community Plan area. Barbara Lam, applicant. ***SUBCOMMITTEE MOTION:*** *To approve the Neighborhood Development Permit at 2385 Felton St. Sexton/Taylor 8-0-0*

MOTION: *To approve Consent Agenda. Taylor/On Consent 12-0-1 (McAlear outside the room at time of vote)*

3. **Minutes.** Approval of the January 21, 2020 Minutes. ***MOTION:*** *To approve January 21, 2020 meeting minutes. Stucky/Spencer 11-0-2 (Doster did not attend last meeting; McAlear outside the room at time of vote)*
4. **Treasurer's Report.** Sarah McAlear. Account balance is \$672.25; there are two reimbursements pending with the City for \$200.00 and \$147.22
5. **Resignation.** Accept resignation of NPPC board member René Vidales and add one more available open seat to the March 17 NPPC Election. The total number of seats on the ballot for the March 17, 2020 NPPC Election will be eight (8). Board member René Vidales presented a letter with his

resignation. **MOTION: To accept resignation from René Vidales effective March 31, 2020. Doster/Billings 12-0-1 (Vidales abstained)**

6. **NPPC Election**

- a. The audience was reminded that February 18 is the last opportunity to establish eligibility to run for a seat and/or vote at the March 17 Election. In order to become eligible an eligibility form must be on file and submitted at the February 18 NPPC meeting, and must have signed-in at one meeting from April 2019 to February 2020.
- b. The candidacy submissions deadline to appear on the ballot is February 29
- c. The candidate statements submissions deadline to appear on the NPPC website is February 29
- d. There was an overview of documentation to bring on March 17 for residents, non-resident property owners, and non-resident business owners.
- e. The following three (3) NPPC Board Members are running for re-election: 1) Daniel Gebreselassie; 2) Sarah McAlear; 3) Marissa Tucker
- f. The following seven (7) people have previously declared their candidacy to run for a seat on the NPPC board: 1) Beau Benko; 2) Peter Hill; 3) Rebecca Lieberman; 4) Daniel Molitor; 5) Steven Oechel; 6) Ginger Partyka; 7) Jessica Ripper
- g. The following seven (7) people declared their candidacy to run for a seat on the NPPC board at the meeting: 1) Seth Combs; 2) Robert LaRose; 3) Gregory Horn; 4) Ellin Halgunseth; 5) Darla Dunham; 6) Robert Ryan; 7) Diane Strom

II. **Non-Agenda Public Comment**

1. Toni Duran, City council candidate. Shared key issues relating to upcoming local election campaign.
2. Marc Gould. Statement was read on his decision not to run for reelection on the board.

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. **Boulevard Court.** A new community event space on El Cajon Blvd. Every First Friday of the month at 2104 El Cajon Blvd. from 6 to 10 pm. Next event is on Friday, March 6, 2020. More info at: <https://theboulevard.org/the-boulevards-new-blvd-court/>
3. **Council District 3 Candidates Forum.** Wednesday, February 19 from 6 to 7:30 pm at St. Luke's Episcopal Church, 3725 30th St. More info at: <https://northparkmainstreet.com/blog/council-district-3-candidate-forum/>
4. **SDCCU North Park Festival of Arts.** Friday, May 8, 6 pm to 11 pm and Saturday, May 9, 11 am to 10 pm. 30th St. & University Ave. Experience this local North Park tradition, with live music, live street art demonstrations, music stages, local food and San Diego's finest Craft Brewers. More info at: <https://northparkmainstreet.com/events/festival-of-arts/>

IV. **Elected Officials & Planning Department Reports**

1. **Robert (Bobby) Case, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, robert.case@mail.house.gov. No report
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov. No report
3. **Chevelle Newell-Tate, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Chevelle.Tate@sen.ca.gov. No report
4. **Brett Weise, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 BWeise@sandiego.gov. 1) North Park Mini Park groundbreaking ceremony was held on February 13; 2) Update on homeless outreach program, working on securing a second position for outreach coordinator; 3) Water line replacement project update
5. **Bernie Turgeon, Planning Department,** 619-533-6575, BTurgeon@sandiego.gov. 1) Status update on historic survey program in North Park; working on the next steps for the proposed Park Villas Drive Historic District; 2) Planning department's new physical address is back at 9485 Aero Drive.

V. **Action Items**

1. **North Park Community Plan Amendment – East side of Florida Street between Cypress Ave. and Upas Street.** Planning Department is seeking the recommendation of the NPPC on a community

plan amendment/rezone of about 4 acres along the east side Florida Street from Upas Street to Cypress Avenue. The focus area does not include parcels abutting Alabama Street. The 2016 North Park Community Plan Update unintentionally changed the plan land use designation from Residential – Medium-High (30 – 45 DU/acre) to Residential – Low (up to 9 DU/acre). The proposed amendment will change the plan land use designation back to Residential – Medium-High (30 – 44 DU/acre) and the zoning to RM-3-7. This item was previously heard at Urban Design/Project Review Subcommittee, but no motion was made. Nathen Causman, Associate Planner, City of San Diego, 619-236-7225 NCausman@sandiego.gov

After the presentation by Nathen Causman there was public comment and board comment.

Public comment:

- Concerns around traffic enforcement in the area
- Potential issue with lack of parking requirement for multi-unit building
- Question on plans from potential developers for building affordable housing with new zoning
- Request for sharing all of the information, including environmental document
- Question on single home zoning in North Park area and in other areas
- Concerns about impact to quality of life resulting from rezoning changes
- Proposal to keep current zoning per 2016 mistake and not correcting the zoning
- Support for building more homes in the neighborhood to address the housing crisis in the City
- Request to include infrastructure improvements to be done before and not after new development is introduced to the region
- Question on potential mandate for storm drain improvements along with new development
- Concerns with continuous growth and its impact to quality of life of general population in North Park

Board comment:

- 1- Stayner. Comment on concerns raised by residents on other issues in the rezoning area which might not be linked to this rezoning request but would like to know what the plan is for the City regarding the issues that are impacting the area today. Would like to know how the City can address those issues now, acknowledging that they go beyond rezoning request.
- 2- Velasquez. Highlighted potential loss of population resulting from high cost of home ownership and rent which small number of new homes can potentially support. Generally supporting the rezoning request
- 3- Wilde. Appreciates the raised concerns by residents but due to housing needs of the region and original zoning, supportive of the correction
- 4- Tucker. Highlighted the need for more affordable housing in the area similar to changes that were made in the past with the Community Plan update. Supportive of the zoning correction
- 5- Stucky. Question on why the mistake was made? Highlighted the fact that the aim of the Community Plan update was not to downzone areas, but he is still supportive of the correction since it was an error that needs to be fixed.
- 6- Kahvazadeh. Supportive of the zoning correction. Highlighted concerns with affordability of the new development generally which goes beyond the zoning correction request. Also highlighted the need for review of the City's capital improvement projects at future board meetings for residents in NP so it is made clear what projects are on the list for each area and whether it meets the need of the area
- 7- McAlear. Pointing out that the change is mostly about a mistake made by the City on zoning allocation and encouraged residents to engage the City directly regarding potential concerns
- 8- Billings. Questions on the available lot that can potentially be developed in the future due to zoning change. Pointing out that change can result from the correction will not result in one major development but multiple smaller dense housing development in the area
- 9- Spencer. Shares the concerns by residents regarding infrastructure issues and impact to homeowners who purchase their property based on mistakenly listed zoning.

- 10- Gebreselassie. Question regarding impact to the area with new height and number of units that can be permitted for new development. Followed by the potential cost of requesting a project level impact assessment for the area.
- 11- Taylor. Pointed out the concern with making a motion without having an environmental assessment for review although this is a correction to a mistake and not a new zoning request
- 12- Doster. Supportive of not correcting the mistake due to its impact to different owners who purchased or sold their property between 2016-2020 based on zoning mistake.
- 13- Vidales. Question on notification process from the City to residents regarding request for zoning correction. Pointed out the lack of outreach by City to citizens for the correction. All the outreach so far has been made mainly by the planning committee and active impacted residents. Highlighted the importance of involvement by citizens at recurring meetings as number of concerns raised regarding impacted area (items that go beyond rezoning request) could be included in Capital Improvement project requests to the City. There is lack of documentation and material for making a decision on the matter, as there is no review of a draft copy of EIR Addendum that will be put in front of the public before NPPC makes a decision, but understands that the scope of the EIR Addendum is very small compared with the whole EIR for the 2016 Community Plan update.

There was a comment on process since the City is requesting a vote of the NPPC before the public review of the environmental document, since the norm is to include CPG input during public review of an environmental document. There was also a request on timeline for next steps and opportunity for public comments.

(McAlear left the meeting at 8:10PM)

After further discussion, the following motion was made:

MOTION: Move to recommend advancement of zoning change as presented and request publication of the Addendum to the Environmental Impact Report as well as noticing all impacted property owners within 300 feet of the project boundaries with notice by mail to residents and property owners, prior to next public meeting on the rezoning. Wilde/Kahvazadeh 10-2-0 (Voting no: Doster, Stayner)

This item will go next to the Planning Commission, the Land Use and Housing Committee and City Council.

2. **NPPC Bylaws.** Request for NPPC to document reverting to the previously approved February 2017 Bylaws due to the City Attorney's office disapproval of the proposed 2018 Bylaws Amendment approved by NPPC.
The following motion was made:
MOTION: Motion for NPPC to revert to the previously approved February 2017 Bylaws due to the City Attorney's office disapproval of the proposed 2018 Bylaws Amendment approved by NPPC. Gebreselassie / Velasquez 12-0-0

VI. Information Items

1. **NPPC Procedures and Delegation of Responsibilities.** Draft document for review.
Chair Vidales presented a document with suggested procedures and delegation of responsibilities for the next NPPC Board to use moving forward. The board was thankful for the document as it will provide needed guidance to the next NPPC Board.

VII. NPPC Reports

1. **Chair's Report**
 - a. Community Planners Committee (CPC). Tuesday, January 28, 2020, 7-9 pm. 9485 Aero Drive
For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>
 - i. Community Planning Group Reform. The Committee heard an information item presentation, by City Attorney Elliott, on a preliminary legal analysis of City Council Policy 600-24 related to CPGs. Rene circulated this by email to everyone. She emphasized that there was no issue on the legality of past CPG decisions.

- ii. SDG&E Franchise Agreement. There were presentations by both SDG&E and the Climate Action Campaign at CPC. The Committee heard information item presentations, by SDG&E and the Climate Action Campaign, on the utility Franchise Agreement Renewal.
 - iii. Survey on CPGs. The Committee heard an information item presentation, by Planning Dept, on a proposed Planning Department Survey on CPGs.
 - iv. CA Senate Bill 50. The bill did not proceed. The Committee held a discussion for possible action on a recommendation regarding CA Senate Bill 50. The committee postponed any actions, as the bill seemed to be in trouble. It was rejected by the state Senate a few weeks ago.
2. **Social Media.** Sarah McAlear/Randy Wilde. No report
 3. **NPPC Website.** Sarah McAlear/Randy Wilde. The proposal for protected bike lanes as presented at the December 2019 Mobility Board meeting is now posted on the NPPC website under “Projects in the Pipeline”
 4. **Subcommittee Reports**
 - a. Urban Design/Project Review (UDPR). Melissa Stayner Chair, Aria Pounaki Vice Chair – NP Adult Center, 6:00 pm 1st Monday. Discussed the 2 items in today’s consent agenda, plus an information item on a mixed-use project on Park Blvd. Next meeting is March 2, 2020
 - b. Public Facilities & Transportation (PF&T). Steve Doster Chair, Arash Kahvazadeh Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Discussed a proposal for a 4-way stop sign at 31st and Landis and the coordination with the SANDAG Landis Bike Corridor project; discussed the Energy Franchise Agreement but no motion was passed; heard a presentation on the 30th St. Pipeline Replacement Project update. Next meeting is March 11, 2020
 5. **Liaisons Reports**
 - a. Balboa Park Committee. Vicki Granowitz. With the support of the Office of Mayor Faulconer, Councilmember Chris Ward, and the City of San Diego’s Parks and Recreation and Planning Departments, the Balboa Park Committee embarked on a planning effort on February 6, 2020, with an opportunity for the public to share the best way forward to shape the future of Balboa Park. Approximately 175 people attended the meeting giving suggestion & stating priorities that will help shape a roadmap for how the City should prioritize and execute future park projects, re-thinking and strengthening the processes associated with park governance, and determining the operations and maintenance needs of the park to inform a 10-year implementation strategy. A report on the meeting input will be given at the April 2, 2020 BPC meeting.
 - b. Maintenance Assessment District. Matt Stucky. No meeting in February. The next MAD meeting is March 9, 2020.
 - c. North Park Main Street. Steve Billings. Discussed Ballot Measure C (Convention Center), and an update on the University Avenue Mobility Project.
 - d. Adams Avenue Business Association. No report
 - e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde. No meeting last month. Next meeting on Thursday February 20
 - f. North Park Community Association. Peter Hill. No report
 - g. University Heights Community Association. Randy Wilde. There was a District 3 candidate forum at the last meeting

II. **Future NPPC Meeting Dates & Agenda Items.** Next meeting is Tuesday, March 17, 2020 and will commence after polls are closed for the NPPC Election

III. **Adjournment.** Meeting adjourned at 9:01 pm