



NORTH PARK PLANNING COMMITTEE (NPPC)

Agenda

January 19, 2021; 6:30 pm

Virtual Meeting Via Zoom Platform

Register online at:

<https://tinyurl.com/NPPCzoom>

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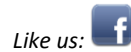
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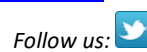
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I. Parliamentary Items

(6:30 p.m.)

1. Call to Order, Roll Call and Attendance Report

2. Modifications to the NPPC Agenda

a. Urgent Non-Agenda Action Items:

b. Consent Agenda

Urban Design/Project Review. Present: Melissa Stayner, Aria Pounaki, Jen Spencer, Tim Taylor, Peter Hill (voting community member), Pat Sexton (voting community member)

NORTH PARK (Process 3) Map Waiver for 4104 Utah Street

For the creation of four condominium units in buildings under construction on parcel 2 of Parcel Map No. 21807, located at 4104 Utah Street. The 0.092-acre site is in RM-3-7 Zone, within the North Park Community Plan area. Council District 3. Presenter: Maggie Roland

SUBCOMMITTEE MOTION: To approve the map waiver for 4104 Utah Street, because increasing access to opportunities for home ownership increases neighborhood stability and desirability. However, the NPPC strongly believes that the often-used “dual tracking” method of initially permitting a building as apartments, to later change to condominiums, deliberately circumvents neighborhood input into the design process. NPPC would like to work with city staff to improve upon this process. Spencer/Stayner (6-0-0)

3. Agenda: Adoption of the January 19, 2021 Agenda, *if necessary*.

4. Minutes: Approval of the November 17, 2020 Minutes.

5. **Treasurer's Report:** Sarah McAlear.

II. **Non-Agenda Public Comment:** Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time. (6:40- 6:50 p.m.)

III. **Announcements & Event Notices:** Limited to One minute each. (6:50- 6:55 p.m.)

1. **North Park Farmer's Market:** Thursdays weekly 3-7:30PM on North Park Way & 30th Street, for more info: <https://www.northparkfarmersmarket.com/>

IV. **Elected Official & Planner Reports:** Reports are limited to 2 Min Max (6:55- 7:05 p.m.)

1. **Makana Rowan, Hon. Nathan Fletcher, SD Board of Supervisors Dist. 3,** (619) 531-4936, makana.rowan@sdcountry.ca.gov .
2. **Kohta Kaiser, Hon. Todd Gloria, Mayor of San Diego,** 619-645-3090, Mathew.Gordon@asm.ca.gov .
3. **Diana Lara, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Diana.Lara@sen.ca.gov.
4. **Ryan Darsey, Hon. Stephen Whitburn, City Council Dist. 3,** (619) 236-6633 RDarsey@sandiego.gov.
5. **Bernie Turgeon, Planning Department,** 619-533-6575, BTurgeon@sandiego.gov.

V. **Action Item:** (7:05- 8:30 p.m.)

1. **Sewer-Storm Drain Group Job 828 – Switzer Canyon**

Friends of Switzer Canyon will lead the community in their review of the current Switzer Canyon Storm Drain determination with the goal of gathering NPPC's official input to the PUBLIC NOTICE OF DRAFT MITIGATED NEGATIVE DECLARATION notice (WBS# B-00434.02.06) for [Sewer-Storm Drain Group Job 828](#). Presenter: Carrie Schneider, carrieschneider2000@icloud.com

2. **Complete Communities: Parks Master Plan and Recreation Element**

The Parks and Recreation Coalition (PARC) is presenting their recommendations on the Parks component of Complete Communities (Parks Master Plan, General Plan Recreation Element, and Citywide Park Development Impact Fee). Presenter: Susan Baldwin, (619)867-5028 susanbaldwin@aol.com

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

1. **Chair's Report**
2. **Social Media.** Sarah McAlear
3. **NPPC Website Update.** Sarah McAlear
4. **Subcommittee Reports:** : (Limited to Items Not on the Agenda & 5 Min. Max. each)
 - a. **Urban Design/Project Review (UDPR):** Melissa Stayner Chair, Jennifer Spencer Vice Chair –Next meeting February 1, via Zoom.
 - b. **Public Facilities & Transportation (PF&T):** Steve Doster Chair, Arash Kahvazadeh Vice Chair – Will resume February 9, via Zoom. (did not meet in January)
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
 - a. Balboa Park Committee. Vicki Granowitz.
 - b. Maintenance Assessment District. Matt Stucky.
 - c. North Park Main Street. Steve Billings.
 - d. Adams Avenue Business Association. Arash Kazavahdeh.
 - e. El Cajon Boulevard Business Improvement Assoc. Arash Kazavahdeh
 - f. North Park Community Association. Peter Hill.
 - g. University Heights Community Association. TBD.
 - h. CPC. Matt Stuckey

VII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, February 16, 2021

VIII. **Adjournment** (9:00 p.m.)

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