

## Election Announcements:

NPPC Annual Elections will take place March 18, 08 in order to run you need to be a registered member and have attended and signed in at an NPPC meeting between Sept 07 & Feb 08.

### **North Park Planning Committee** (GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE)

**AGENDA: February 19, 2008 – 6:30 PM**

<http://www.northparkplanning.org/>

**2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR  
P.O. BOX 4825, SAN DIEGO, CA 92164**

#### **I. Parliamentary Items (6:30 pm)**

- a. Call to Order, Roll Call and Introductions
- b. Report on NPPC Board Attendance
- c. Modifications to & Adoption of the Agenda February 19, 2008
- d. Chair's Report/CPC
  - i. Nominate NPPC member(s) to the Balboa Park Committee
  - ii. Indemnification Ordinance
- e. Approval of Previous Minutes: January 15, 2008
- f. Treasurer's Report - Keoni Rosa
- g. Election Committee Report – Rob Steppke
- h. Announcements
- i. Planner's Report - Marlon Pangilinan, 619.235.5293; [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)

#### **II. Non Agenda Public Comment (2 minutes each)** Please fill out a Public Comment Sheet and give to Secretary prior to the meeting.

#### **III. Elected Official Reports (2 Minutes Each) (7 pm)**

- a. Nicholas Norvell, Hon. Susan Davis, US Congressional District 53
- b. Kirsten Clemons, Hon. Lori Saldana, State Assembly District 76
- c. Monica Pelaez, Hon Toni Atkins, City Councilmember District 3

#### **IV. Consent Agenda: (7:08 pm)**

(Members Present PF/T/P/PA February 7, 2008: René Vidales, Rob Steppke, Elizabeth Studebaker, Steve Chipp).

- a. **3085 University Ave (Drowsy Maggie's) NUP** Al Kerendian & Bejan Arfaa the structure covers the entire lot, which makes the provision of on-site parking infeasible as required by the City. **Motion: Due to the fact the existing structure covers the entire lot; it is recommended the remodel be allowed to proceed without the provision of off-street parking spaces. Steppke/Chipp 4-0-0**

(Members Present UDPR January 7, 2008 Kitty Callen, Vicki Granowitz, Rob Steppke, Judi O'Boyle, Vernon Franck, Dean Peterson, Ed Cronan, Keoni Rosa)

- b. **Walgreens Sign NUP (PTS# 141798) 3202 University Ave.** Chris Polster. Replacement of an existing manual changing copy sign on an existing pole sign with a double-sided electronic changeable copy message center type sign with 40 SF of sign face on each side. CL-1zone of the Mid-City PDO. **Motion: Approve**

**the replacement of manual copy sign with electronic changeable copy sign conditioned by low voltage LED letters, no animation, and no more than 4 - 5 copy changes per hour. Franck/Petersen 6-2-0.**

**V. Action Items:**

- a. **Request for Letter of Support for the NPCA Summer Concert Series** (7:15 pm)
- b. **Letter to Bill Anderson** Chief CPCI Dept regarding the Uptown Planners/University Heights Community Association proposal to annex significant areas of the North Park Planning Committee. (7:20 pm)
- c. **Request of Letter of Support for the North Park Main Street Expansion** – Elizabeth Studebaker (7:35 pm)
- d. **North Park Parking Management Working Group Conditional Approval of Recommendations-** Rene Vidales (7:50 pm)

**VI. Information Items:**

- a. **KFC Update** Liz Studebaker (8:25 pm)
- b. **NPPC Annual Report** (8:30) pm)

**VII. Urgent Non-Agenda Action Items** – Items may be initiated by a member and added to the Agenda by a 2/3 vote of the Committee.

:

**VIII. Subcommittee Reports** (5 Minutes Maximum per Report) (8:45 pm)

- a. **Urban Design/Project Review**, Judi O’Boyle, Location & Time TBD 1st Monday. Next Meeting March 3
- b. **Public Facilities/Public Art**, Sal Arechiga/René Vidales-NPMS, 3076 University Ave, 6:30 pm, 1st Thursday. Next meeting March 6, 2008
- c. **Policy/Community Relations**, Rob Steppke– NPMS, 3076 University Ave, 6:30 pm, 2nd Wednesday. Meetings TBD as needed.

**IX. Liaisons Reports** (2 Minutes Maximum per Report) (9 pm)

- a. Project Area Committee-Judi O’Boyle
- b. Public Safety & Neighborhood Services - Stephen Whitburn
- c. Maintenance Assessment District- Brenda Martin
- d. North Park Parking Management Working Group- Rene Vidales
- e. NP Parking Garage/Art Selection Working Group- Sal Arechiga
- f. Balboa Park Committee Liaison- Vicki Granowitz
- g. North Park Main Street-

**X. Unfinished, New Business & Future Agenda Items**

- a. Approve NPPC Annual Report
- b. Re-Striping of Pershing Drive

**XI. Next Meeting Date: March 18, 2008**

**XII. Adjournment** (9:15 pm)

\*\*Times are estimates only

**GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE**  
**2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR**  
**P.O. BOX 4825, SAN DIEGO, CA 92164**  
**APPROVED MINUTES: JANUARY 15, 2008**

- I. **Called to Order:** 6:32 pm.
- II. **In Attendance:** Sal Arechiga, Steve Chipp, Ed Cronan, Mike Forbes, Vernon Franck, Vicki Granowitz, Brenda Martin, Judith O'Boyle, Dean Petersen, Keoni Rosa, Rob Steppke, Liz Studebaker, Stephen Whitburn.  
**Absent:** Rene Vidales.  
**Secretary Report on Attendance:** Ms. Armelin's position on the Committee remains vacant.
- III. **Motion to Adopt January 15, 2008 Agenda** (with modification that Consent Item IV.C. (Walgreens) be pulled and considered as Action Item V. A.): **Martin/Petersen 13-0-0**
- IV. **Chair's Report/CPC**
- A. Chair allowed Officer David Surillo to introduce himself as the new North Park Community Officer. The Hillcrest Office at 1001 University Avenue has reopened. He can be reached at (619) 876-9646. He stressed that emergency calls should be made to 911 and any non-emergency calls should be directed to 619-531-2000.
  - B. Chair announced the upcoming March Annual Elections for the Committee. Rob Steppke is the Chair of the Election Subcommittee. Serving with him will be Ed Cronan and Judi O'Boyle.
  - C. UD/PR Subcommittee will need to find a new location for its meetings. A possibility is Jefferson Elementary. Judi O'Boyle is looking into this. Meetings there would have to end at 9:00 pm and there will be costs. UD/PR will need to find a location before its February Meeting. The Chair, Ms. Granowitz, would like to have a location where both the UD/PR and the full Committee would be able to meet.
  - D. Year End Report is due in March. The Chair needs goals from the Subcommittee Chairs by February 12, 2008.
  - E. An article in the UHCA newsletter indicated an interest in annexing University Heights- currently a part of the North Park planning area- into Uptown Planners' area of planning.
- V. **Motion to approve November 20, 2007 minutes:** **Steppke/Whitburn 13-0-0**
- VI. **Treasurer's Report:** Balance as of January 1, 2008 was \$345.22 At the UD/PR Subcommittee meeting, \$96.50 was collected and \$50.00 was used to pay for the rental of the meeting location. \$46.50 remains in that account.
- V11. **Announcements**
- 1. Lynn Elliot announced that planning has begun for the upcoming Summer Bird Park Concerts. The NPCA is looking for input.
  - 2. Sheila Hardin, Community Relations Manager for CCDC announced that there will be a Multicultural Festival downtown on Saturday, January 19, 2008 from 11:00am- 5:00pm. In addition, the Balboa Theatre will have its opening gala on January 31, 2008.
  - 3. Dana Hosseini spoke about the recent UD/PR subcommittee Meeting regarding the Bluefoot Lounge. He was disappointed in the process that took place. Mr. Hosseini alleged the following: There was not equal time for the opponents; there was a random pattern of speakers; subcommittee members expressed opinions and anecdotes before the public spoke; the proponents were allowed to sit at the table with the Subcommittee; the Subcommittee Chair was disinterested in the elements of a Neighborhood Use Permit and the Subcommittee Chair failed to disclose a conflict of interest.
  - 4. Mr. Petersen announced that Committee Member Keoni Rosa received an Environmental Award from Assembly Member Lori Saldana in December

5. Mr. Cronan announced that the Historical Resources Board is considering some significant changes to the Mills Act qualifications, which may restrict its availability.

**VIII. Planner's Report:** Marlon Pangilinan, (619) 235-5293, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov).

Mr. Pangilinan stated he had some issues to discuss. There are some concerns regarding the way the UD/PR Subcommittee has been conducted.

1. The Brown Act notice requirements must be followed pertaining to timeliness and compliance regarding items on the Agenda.
2. There have been alleged violations of the Brown Act. These need to be addressed by the Chair of the full GNPCPC. An investigation should be conducted and remedies devised, up to and perhaps including the removal of the UD/PR Subcommittee Chair.
3. Meetings must be fair. Matters should be introduced objectively:
  - A. The applicants are heard from.
  - B. The Board can ask technical questions.
  - C. Public Comment. There may be time limits. Then public comment is closed.
  - D. Then the Board can comment and ask questions. Questions can be directed to the applicants or the public, both of which may respond.
4. A conflict of interest does not apply to the GNPCPC and its subcommittees. There must be a Direct Economic Interest. A member *may* have other interests that they may want to fully disclose and state that they do not have a Direct Economic Interest.
5. The Planning Staff strives to remain out of these matters and prefers that the individual community planning committees handle these matters on their own. If necessary, the City Attorney's Office can provide guidance as well. The GNPCPC is now on notice. The Chair, Ms. Granowitz, will meet with Mr. Pangilinan to discuss this. This meeting was approved by the full board, in that no objection was made and the Chair asked for approval

**IX. Elected Officials Report**

1. Todd Gloria (rep for Congresswoman Susan Davis, U.S. Congressional District 53): Todd is leaving on a leave of absence to run for City Council. He introduced his replacement, Nick Norvell. Nick can be reached at (619) 280-5353. Nick noted that all are welcome to sign up for e-news from the Congresswoman's office. He noted that there have been changes in requirements crossing the border in returning from Mexico. You will need a passport soon.
2. Kirsten Clemons (rep for Lori Saldana, CA State Assembly District 76): Kirsten can be reached at (619) 645-3090. Two critical items at the State level are the Budget and the Health Care Bill. The governor has called a fiscal emergency in light of the \$14.5 Billion deficit. The legislature has 45 days to act. So far, the governor has called for a 10% cut. Among items affected, education will see a \$400 million reduction and state beaches will see reductions in lifeguards. The Health Care bill has passed out of the Assembly. Once through the Senate, the governor has indicated a willingness to sign it. As noted earlier, Keoni Rosa was one of the recipients of Ms. Saldana's Environmental Awards. California Center for Sustainable Energy is available for workshops.
3. Monica Pelaez (rep for Toni Atkins, City Council District 3): Monica can be reached at (619) 533-4068. On January 23, 2008 at 2:30 pm there will be a meeting of the Land Use and Housing Committee. On the agenda to be discussed will be demolition permits. The City Council passed the second reading of the min-dorm ordinance. With the inclusion of a provision regarding low-income families, Ms. Atkins voted for the ordinance. Ms. Atkins remains on a number of committees and will continue to chair the Budget Committee for the City Council.

**X. Consent Agenda**

(Members Present PF/PA January 3, 2008: René Vidales, Sal Aréchiga, Rob Steppke, Judi O'Boyle, Michael Forbes, Jeffrey Wergeles).

1. **Installation of Stop Sign on Boundary Street at Palm Street.** This petition replaces the previously presented petition and motion passed by the NPPC on the installation of a stop sign on Boundary Street at Cooper Street. A new request by the McKinley Elementary School Officer was presented. **Motion:** To recommend the City to install a Stop Sign on both northbound and southbound Boundary Street at the intersection with Palm Street, and a Crosswalk at its intersection with Palm Street. O'Boyle/PFPA On Consent 13-0-0.

2. **Drainage at the end of the 2300 block of 34th Street.** The end of the cul-de-sac for 34th Street drains into a canyon, but the driveway for 2345 34th Street is on the path of the drainage pattern with every storm. **Motion: To recommend the City to install a Curb Inlet and Storm Drain to discharge public runoff coming from the 2300 to 2500 blocks of 34th Street in order to eliminate surface drainage from entering the private property at 2345 34th Street. O'Boyle/ PFPA On Consent 13-0-0.**

Note: Vernon Franck left at 7:10 pm.

#### XI Action Items

1. **Walgreens Neighborhood Use Permit (PTS# 141798)** 3202 University Ave. Replacement of an existing manual changing copy sign on an existing pole sign with a double-sided electronic changeable copy message center type sign with 40 SF of sign face on each side. CL-1 zone of the Mid-City PDO. **Motion:** Approve the replacement of manual copy sign with electronic changeable copy sign conditioned by low voltage LED letters, no animation, and no more than 4 - 5 copy changes per hour. Passed in UDPR Franck/Petersen 6-2-0. Following discussion by the Full Board, there was a Motion to Postpone this Matter: **Motion to Postpone 10-2-0 (Those opposed were Cronan and Petersen. All others present voted for the motion to postpone.)**
2. **PAC Elections.** The GNPCPC needs a candidate to run for the PAC. **Motion to Nominate Judi O'Boyle 11-0-1 (Martin abstained.)** Mike Forbes was designated to be the voting member for the GNPCPC at the PAC Elections.
3. **Gibbins Vacation (#5719)** Applicants John and Karen Gibbons. Item was heard and approved at the Sept 2, 2003 UDPR meeting. Following discussion **Motion to approve the vacation with the condition that the applicant returns with the final plan of grading, street and curb improvements they will be making. Petersen/Rosa 12-0-0**
4. **4052 32nd Street Map Waiver (PTS# 139502)** Daniel Dillard. (Process 4) to convert 6 residential units (UNDER CONSTRUCTION) to condominiums on a 7,000 SF site in the MR-1250-B Zone of Mid-City PDO; Transit Area Overlay Zone. Extensive discussion by the Board members. Concerns among those opposing this application were rooted in the original plans lacking architectural diversity. Those members in favor expressed appreciation for the applicants picking up a project that had stalled at 90% of completion. Applicants indicated a good faith willingness to return to the Board with their landscape plans. Denial at UDPR was on a 4-3 vote. After close of discussion, **Motion to Approve the Project Cronan/Petersen** Following further discussion, Mr. Arechiga moved the question. **Motion passed 7-5-0 (Voting in favor- Chipp, Cronan, Forbes, Granowitz, Martin, Petersen, Whitburn. Those opposed- Arechiga, O'Boyle, Rosa, Steppke, Studebaker.)**
4. **Bluefoot Bar & Grill NUP (PTS# 143884)** 3404 30th Street. (Process 2) to re-establish previously conforming use for an existing bar/lounge in the CN-1-2 zone within the Greater North Park Community Plan. Prior to this being heard, Ms. Studebaker declared that she works for North Park Main Street. The Applicant is not yet within the BID, and Ms. Studebaker has no Direct Economic Interest.. Following this disclosure, Planner Pangilinan indicated that Ms. Studebaker was fine to stay to hear this matter. Applicant's Attorney, Felix Tinkoff stated that a bar had been at this location since 1935. In 1984, the City Council restricted the liquor license to beer and wine only, a type 42 license. When the current applicants came onto the scene, they applied to have the full type 48 (beer, wine and spirits) license re-instituted. The City mistakenly approved this and ABC granted a full type 48 license. Following an appeal by a group of nearby residents, the ABC granted a restricted type 48 license. Among the restrictions was that the bar had to close at midnight from Sunday through Thursday, and could only remain open until 2:00 AM on Friday and Saturday nights. The Applicants are now applying for a Neighborhood Use Permit, which actually should have preceded the City's approval in the first place. The current City Planning Staff recommendation has 6 conditions attached. If the N.U.P. is denied, the

Applicants will simply revert to their type 42 license (beer and wine), which has no restrictions, thus allowing them to stay open until 2:00 AM every day. Cuong Nguyen, one of the bar owners, spoke to the bar's involvement in the renewal of the community and their efforts to alleviate the issues of concern by employing security at the door, a person to monitor the patio and a roving security person. They empathize with the neighbors and are trying to be responsible business owners.

Dana Hosseini spoke for the organized opposition. The opponents have no objection to the bar being there. They want a balance. The CN-1-2 Zoning accomplishes that, by allowing establishments to serve alcohol only until midnight, every day of the week. There is a proliferation of businesses in the neighborhood that are able to serve alcohol, soon to be 6. Jaime Rosales lives behind the bar on 29<sup>th</sup> Street. His property abuts Upas Street, as shown on an aerial photograph. He had no issues with noise before the bar opened. Since then, the level is "unreal." Patrons are disrespectful on their way to their cars parked near Mr. Rosales' home. He noted that since the Bluefoot has been closing earlier from Sunday through Thursday, it has been a "lot more" quiet.

Mr. Hosseini read from excerpts from the ABC hearing officer's decision. Mr. Hosseini set forth 6 conditions proposed by the Residents. In essence, the conditions are:

1. Only allow sale of beer, wine and spirits until midnight every day.
2. Alternatively, allow the applicants to serve only beer and wine (type 42) until 2:00 AM every day.
3. No amplified music after midnight every night of the week.
4. If no other conditions, at least an independently managed and licensed security staff of 2 guards to patrol the nearby neighborhood.
5. Direct phone line to the bar to handle complaints.
6. Quarterly meeting with bar owners and residents, to be mediated by the NPPC.

Both sides were allotted equal time in their presentations.

A Motion to Approve the NUP, with certain conditions, was read. Thereafter, various Board Members posed numerous questions to the Applicants and Opponents. Following this, the discussion was opened up to Public Comment.

19 people spoke in favor of the Applicants. The crux of their statements was that they supported the bar; it is a cultural hub and has made a significant contribution to the revitalization of the corner of Upas and 30<sup>th</sup> Street. An additional 13 names were read of people who supported the Applicants, but did not need to speak.

9 people spoke in opposition to the Applicants. The main thrust of the opponents' comments related to issues of excessive noise by departing patrons late at night; trash; the negative impact on neighborhood parking, and that these issues all arose after Bluefoot opened for business. 2 additional names were read of people who opposed the Applicants, but did not wish to speak.

A Motion was formally made to Approve, but first, Mr. Whitburn presented an Amendment. The Amendment entailed adding on 2 additional conditions: the quarterly meetings and that the NUP shall expire in 2 years.

Further discussion ensued among the Board Members regarding the Amendment. Following this, Mr. Whitburn split the question, to vote on each additional condition separately. Accordingly:

**Part 1. Motion To Amend, to add the additional condition that there be quarterly meetings between the bar owners and residents, to be mediated by a member of the GNPCPC. Whitburn/Rosa Motion failed 6-6-0 (Voting in favor of the Motion to Amend Part 1- Arechiga, Chipp, Granowitz, Rosa, Steppke, Whitburn. Voting opposed- Cronan, Forbes, Martin, O'Boyle, Petersen, Studebaker.)**

**Part 2. Motion to Amend, adding the condition that the NUP expire after 2 years Whitburn/Rosa Motion failed 3-9-0 (Voting in favor- Rosa, Steppke, Whitburn. Voting opposed- Arechiga, Chipp, Cronan, Forbes, Granowitz, Martin, O'Boyle, Petersen, Studebaker.)**

Thereafter the original Motion was put to the vote:

**Motion:** Approve the NUP with the following conditions: 1. The business owners will responsibly manage loitering during business hours and after closing; 2. This permit shall expire within 5 years in order to reevaluate compatibility with surrounding development and, if necessary, to add conditions to protect the public health, safety, and welfare; 3. The operator of the establishment shall take reasonable steps to prevent loitering on the premises, in parking lots serving the premises, and on public sidewalks adjacent to the premises; 4. A litter control plan shall be implemented to keep the facility and adjacent property free of litter. (Conditions 2-4 conform to City Conditions 4-6) Martin/Cronan Motion passed 10-1-0 (Steppke opposed. All other members present voting for the motion as read.)

Note: Ms. Studebaker departed at 9:10 PM.

**XII. Information Items**

At the request of the full Board, the Chair deferred the information item on Balboa Park, due to the late hour.

**XIII. Subcommittee Reports**

1. **Policy/Community Relations**, Rob Steppke, North Park Main Street Office, 3076 University Ave., 6:30 pm, 2<sup>nd</sup> Wednesday. Subcommittee did not meet. Will probably meet next month to discuss the upcoming Annual Elections.

**XIV. Liaison Reports**

1. **Project Area Committee**- Rob Steppke. Discussed the Housing Enhancement Loan Program.
2. **Maintenance Assessment District**. Brenda Martin. City presented 3 different budgets to spend down the balance in M.A.D.'s account.
3. **NP Parking Garage/Art Selection Working Group**- Granowitz noted that this group is still in process.
4. **North Park Main Street**- Ed Cronan. Shooters bar has been purchased. A big remodel is planned. It will be upscale and have food available from nearby Urban Solace.

**XV. Future Business**

1. Secretary Petersen suggested, in light of Planner Pnagilinan's comments at the beginning of the meeting, that the full Board consider the matter of the removal of Mr. Franck as Chair of the UDPR Subcommittee.
2. Mr. Forbes indicated that he would like the Board to consider the matter of the Mobile Needle Exchange.

**XVI. Next Meeting on February 19, 2008**

**XVII. Motion to Adjourn Petersen/Arechiga 12-0-0  
Meeting adjourned at 9:25 PM.**

Submitted by:

Dean Petersen, Secretary.

North Park Planning Committee  
Year End Report March 2007 – February 2008

Approved Name Change  
Completed Update of Standing Rules  
Completer Bylaws Update  
Picked URL  
NPPC Website  
Added Liaison to  
    Fair Banking Working Group & NPMS  
Change Subcommittee meeting space o avoid appearance of conflict of interest  
Support  
    MAD

March 07

T-Mobile Neighborhood Use Permit (PTS 114049) at 3144 Juniper Street Installation of a 6'8" underground vault; with three antennas on a new steel light standard that would replace the existing light standard; installation of a new 200 amp electrical service.  
Motion: Deny the project because it is located in a residential area and placing equipment in the public right of way has a negative impact on the residential character of the community. McGaughy/Rosa 11-0-0

April 07

3509 Florida Street Map Waiver (PTS#114336) Process 3 to convert 2 existing residential units to condominiums on a 0.172 acre site, in the MR-1000 Zone of Mid City PDO. Site is zoned to accommodate up to 8 units. Applicant agrees to replace existing aluminum windows with wood, replace siding to original type on rear house & take steps to soften the rear house hardscape Motion to approve project: Franck/UD/UR 11-0-1 On Consent. (Armelin lacked knowledge to vote).

May 07

Polk Townhouses (#101475) 1921 Polk Avenue. Gary Taylor presented project. Site Development Permit (Process 3) for rear building setback deviation and increased floor area to demolish existing residence and construct 4 units of 3 stories each over basement garages of total 7358 SF on a 5000 SF site in the MR-800B Zone of with Mid City PDO. Motion: Deny the project based on non-acceptance of proposed deviations, specifically exceeding frontage FAR and reductions of rear setback requirements; the well-maintained, occupied bungalow should be preserved and not demolished; and the proposed project design does not reflect the architectural variety and residential character of the community as set forth in the Greater North Park Community Plan. Motion to Deny Project: Martin/UD/PR 13/0/0 On Consent.

NP Parking Garage/Art Selection Working Group: John McGaughy discussed the Art Selection process. The cost of using banners would start at \$30,000, not including the



cost of the rights to the art, and other costs. Original artwork would start at a cost of \$300,000, not including other costs, such as scaffolding, per diem, etc. The City staff has indicated that money may be available in the redevelopment budget. The next meeting of this group, on June 11, 2007, will discuss how to pick an artist and determine how to generate funds to acquire art rights. The Group is leaning towards the banner route.

June 07

3940 Oregon St. Tentative Map (#90954) Chris Christensen. Reconsider design concepts of previously denied TM to convert 20 existing residential units to condominiums.

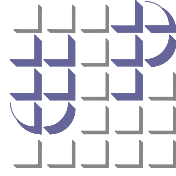
Motion: Approve design concept based on planting mature landscaping as presented, painting the garage doors in a complementary color other than white, and incorporating all design elements as depicted: O'Boyle/UD/PR 9/1/0 On Consent. (Voting yes: Arechiga, Cronan, Franck, Granowitz, O'Boyle, Petersen, Rosa, Steppke, Vidales.) (Whitburn voting no.)

Update on Pershing/Redwood- Mike Arnold, Associate Engineer, City of San Diego. The City has obtained a Community Based Transportation Planning Grant of 150,000 dollars. The City has been able to revisit the concept of a Round About at the intersection of Redwood and Pershing. This process started a number of years ago, but stalled due to a lack of funding. This new grant has jumpstarted the process, although the funds can only be spent on planning. The cost for the Round About has been estimated at 800,000 to one million dollars. In the interim, the City has restriped the area. That has helped, but does not address the pedestrian crossing difficulties, nor does it address the perceived speeding on Pershing. It is felt that the Round About will address the remaining issues. Neighbor Larry Westfall pointed out that the nearby intersection of 28th and Redwood is another issue to consider. Mr. Westfall indicated that while accidents are down, he wondered why the City had raised the speed limit on Pershing from 45 mph to 50 mph Also, Jacaranda coming out onto Pershing, which is also nearby, is a dangerous intersection as well. Dan Smith, another citizen, said he had never seen a successful Round About. Citizen Don Scoles also said Jacaranda onto Pershing should be considered in this project. The City is actively seeking sources to fund the construction of this project. This project will go to the Public Facilities Subcommittee.

4361 Kansas Tentative Map (PTS#83546) Elizabeth Pena. Process 4 to convert 7 existing residential units to condominiums on a 0.16 acre site in the MR-1500 Zone of Mid City PDO. Motion to approve the project: Cronan/Petersen 7/1/2. (Voting yes: Arechiga, Cronan, Franck, Granowitz, Petersen, Steppke, Whitburn.) (Voting no: O'Boyle.) (Abstaining: Vidales. Rosa recused.)

30th Street Wine Bar. Renovation of Existing Property at 3422 30th St. Owner Shanna Decker, designers Jason Maune & Dan Smith. The wine and beer license is not intended to be first step in seeking a full liquor license. Owner attended NP Alcohol Working Group & intends to pave the area to the north for parking. There may be "ambient" or background entertainment -- no cabaret license. Following presentation by Designers and Owner, members of Board and audience spoke approvingly of this project Motion:

Support the project with the condition that the business will be operated under a wine and beer license and that the adjacent lot will be used for parking. Whitburn/Petersen 10/0/0



**UPTOWN PLANNERS**  
Uptown Community Planning Committee  
**MEETING MINUTES**  
December 4, 2007

Present: Liddell, Towne, Hyde, Satz, Gatzke, Dahl, Epley, Wilson (Chair), Wendorf, Adler, O'Dea, Singleton, Edwards (late), Sachs (late)

1. Meeting Agenda approved by voice vote.
2. Minutes from November meeting corrected: 1) Gatzke said that he did not abstain in any votes. Where the secretary wrote "abstained", the notation should have been "absent". 2) Gottschalk's name was spelled incorrectly. 3) The bank account balance submitted by the treasurer was omitted; that amount was \$524.21

Minutes from November meeting (with corrections) approved by voice vote.

3. Treasurer's Report: Treasurer Dahl reported receiving \$42 in contributions and an account balance of \$566.71.
4. CPC Report: Chair Wilson said that an indemnification ordinance was still in process and should be finished in January.

**PUBLIC COMMENT**

Announcements were made of various community events and meetings.

Board Member Hyde said that bicycle use should be encouraged throughout Uptown, with dedicated bike lanes.

**ADOPTION OF CONSENT AGENDA**

Dahl moved (with Epley seconding) to adopt the Consent Agenda. Motion passed by voice vote.

**PUBLIC REPRESENTATIVES**

Todd Gloria, representing Congress member Susan Davis, announced that passports would soon be needed by U.S. citizens when re-entering the U.S. from Mexico and Canada.

Amy (last name unknown), representing Council member Toni Atkins, arrived late (after the first action item, below) to announce a meeting of the City Council Land Use and Housing Committee to discuss the City of San Diego General Plan and Housing Element Update. Issues to be considered included unfinished/stalled/abandoned development projects and the issuance of demolition permits without adequate notice to the community.

## ACTION ITEMS

### 1. Thomas Jefferson School of Law -- Amendment to CUP to increase parking -- Middletown

Board member Sachs recused himself as an involved party (deputy City Attorney.)

Applicant said that the CUP amendment was needed to secure financing for a new campus downtown, and that supporting the CUP amendment would advance the neighbors' goal of getting the law school out of the neighborhood.

Public Comment: Neighbor John Caparell said that the school lacked an enforcement mechanism to ensure that students did not take up street parking needed by neighborhood residents. Until such a mechanism was in place, no additional off street parking spaces should be approved.

Neighbor Lisa (last name unknown) said that the CUP amendment should include a student enrollment cap, not just a ratio of parking spaces to students.

Neighbor David Schultz said that the school had violated the terms of its original CUP and should not be trusted to comply with any CUP amendment. He said that he wanted a 1:1 ratio of students to parking spaces.

Neighbor Dick (last name unknown) said that the parking situation on San Diego Avenue was especially bad because of too many students parking there, and that there should be more teeth in the enforcement of the school's parking policy.

Neighbor Mitchell Keillor said that the parking situation in the neighborhood was "as bad as it's ever been" and that students jay-walking on San Diego Avenue was an on-going problem.

Alex Sachs (speaking as Deputy City Attorney) said that any required 1:1 student-to-parking-space ratio could be legally challenged by the law school on the basis of a prior conforming use. He added that the Uptown Design Review Subcommittee (DRS) recommendation to approve the CUP amendment with conditions was a good solution to the problem.

Neighbor Rick (last name unknown) said that the parking situation was so bad that he couldn't have guests come over, and that students were aggressive when asked not to park on residential streets. He said that situation was much better when school was not in session.

Ernie Bonn asked whether the law school was in violation of the existing CUP.

Chair Wilson said that the Design Review Subcommittee motion to approve the amendment with conditions was on the floor and asked the law school representatives whether they would agree to the date certain and cap on the number of parking spaces that were included as conditions of the DRS motion. The representatives said "yes". Wilson then raised the question of enforcement. The law school representatives said that the school's hands were tied because students had the right -- like anyone else -- to park in any legal parking space.

Gatzke moved to approve the DRS motion (no second needed.)

O'Dea offered a friendly amendment (seconded by Towne) that an enforcement process tied to the issuing of parking permits by the school should be added as a condition of the CUP amendment. The City Attorney's office could make sure that the condition passed legal muster. The secretary does not remember whether or not Gatzke accepted the amendment.

Board Comment:

Singleton said that there was no way he could think of to legally prevent students from parking off campus, and that the solution to the problem was to encourage greater use of public transportation.

Edwards said that a required ratio of students to parking spaces would not prevent students from parking off campus even when the school's lots had empty spaces.

Wendorf suggested an amendment that would require the school to give more detailed enrollment information on a public website or at least in a public space on campus.

Towne said that the school had the right to set rules for its students and enforce them, and that complying with parking rules should be a condition for continued enrollment at the law school.

Gatzke called the question. Motion passed 12, 0, 2 (Sachs recused, Chair abstained.)

2. Nasmate on Robinson -- 1750 Robinson.

On the floor: DRS motion to redesign the project.

O'Dea noted that the building to be replaced by the project was a Mission-style building, not Spanish-style as indicated by the applicant. She said that the historical analysis of the original building was inadequate (O'Dea is on the Historic Resources Subcommittee.)

Dahl submitted a substitute motion to deny the project, seconded by Hyde.

Sachs offered a friendly amendment, accepted by Dahl: "Uptown Planners recommends at the very least that the project be referred back to staff for an accurate historical survey of the existing 1908 false-front commercial building which has not been properly assessed. The proper historical analysis must be concluded before moving forward."

Motion passed 11,2,1 (Gatzke and Epley voted against; Chair abstained.)

3. 2233 Front Street. Waiver of requirement for under grounding utilities.

On the floor: DRS motion to approve.

Gatzke moved to approve the DRS motion.

Towne offered a substitute motion to deny (seconded by Satz), noting that the project was out of character and scale with the surrounding neighborhood and that it was a waste of board members' time to be asked to make a recommendation on a project that was already under construction and was going to be built regardless of any recommendations by Uptown Planners.

Towne's motion to deny failed 4,9,1 (O'Dea, Adler, Satz and Towne voted in favor; Chair abstained.)

Gatzke's motion to approve passed 8,5,1 (Wendorf, Dahl, O'Dea, Adler and Towne voted against; Chair abstained.)

4. Should Uptown Planners recommend that some portion of University Heights east of Park Boulevard be included in Uptown during the community plan update process?

Gatzke said that the portion of University Heights to be included should not extend all the way to Texas Street on the east, but to the alleys immediately west of Texas Street and parallel to Texas Street.

Sachs moved that Uptown Planners recommend that the portion of University Heights to be included should extend to the alleys east of Texas Street and parallel to Texas Street on the east, and the alleys or lot lines south of Lincoln Street and parallel to Lincoln Street on the south. Gatzke seconded the motion.

Motion passed 12,0,2 (Epley and Chair abstained.)

#### INFORMATION ITEMS

1. Fifth and Thorn

O'Dea noted that the existing bungalow court would be partially saved during the development of the surrounding property, and that one other historic property would be saved as well.

She said that a third property that should be saved would be demolished instead.

2. 4144 and 4235 3rd Avenue (and adjacent property) demolitions

Demolitions were approved without first being flagged for review, possibly in violation of CEQA (California Environmental Quality Act). Item to be considered (along with demolitions in general) at a subsequent Uptown Planners meeting.

#### SUBCOMMITTEE REPORTS

1. Historic Resources Subcommittee (HRS): O'Dea reported that Bob Vacchi was the "go to" person at Neighborhood Code Compliance and that procedures for quickly flagging historic properties before they were remodeled or demolished were being worked out with him. The HRS recommends that low densities be preserved in older neighborhoods, with any "infill" development conforming to existing community character and building scale.

2. Balboa Park Subcommittee (BPS): Issues of concern at this time: 1) counting Balboa Park (a park for the entire city) as satisfying Uptown's park requirements -- Uptown should have its own dedicated park and recreation facilities; 2) excess pruning and cutting down of trees and bushes, especially to the west of Highway 163.

These Minutes respectfully submitted by Andrew Towne, Board Secretary