

NORTH PARK PLANNING COMMITTEE
(Greater North Park Community Planning Committee)
AGENDA: September 16, 2008 – 6:30 PM

<http://www.northparksd.org>

2901 NORTH PARK WAY, 2ND FLOOR

Mailing address: 3939 ARIZONA ST., SAN DIEGO, CA 92104

I. Parliamentary Items (6:30 pm)

- A. Call to Order, Roll Call and Introductions
 - 1. Report on NPPC Board Attendance
- B. Modifications to & Adoption of the September 16, 2008 Agenda
- C. Chair's Report/CPC
 - 1. Facilities Financing Plan status
 - 2. Texas St./Quarry Falls update
 - 3. Academy of Our Lady of Peace
- D. Approval of Previous Minutes: August 19, 2008.
- E. Treasurer's Report - Keoni Rosa
- F. Announcements –
 - 1. Community Housing Works workshop, September 13 & 17. Lafayette Hotel
 - 2. North Park Garage Art. Oct. 16-Nov.2, Art Produce, 3139 University.
 - 3. NPMS Cleanup, 32nd/Univ. Sept.20
 - 4. Community Vision awards reception, Sept. 18, Oliver McMillan DDR, 733 8th Ave.
 - 5. North Park Nights begin Oct.11
 - 6. Toyland Parade, Dec 6. Volunteers sign up now!
 - 7. Balboa Park Committee, Vicki Granowitz.
- G. Planner's Report - Marlon Pangilinan, 619.235.5293; 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) (7:15 p.m.)

- A. Nick Norvell, Hon. Susan Davis, US Congressional District 53
- B. Jason Weisz, Hon. Christine Kehoe, CA State Senate District 39
- C. Kirsten Clemons, Hon. Lori Saldana, State Assembly District 76
- D. Steve Hill, Hon Toni Atkins, City Councilmember District 3

IV. Consent Agenda: Members Present PF/PA September 4, 2008: Rene Vidales, Sal Arechiga, Lynn Elliott, Kitty Callen, Rob Steppke. **Members Present UD/PR August 25, 2008:** Rene Vidales, Christy Scannell, Ernie Bonn, Kitty Callen, Rob Steppke, Judi O'Boyle, Vicki Granowitz, Carl Moczydlowski).

- A. **Davenport's Supper Club, 3067 University** – Dawn Griffin, applicant. (7:25 p.m.) In the evening, the Club will offer live music, a full bar and restaurant on each level and the rooftop. During the day, the facility will offer a training school for restaurant customer service for youth, and music and dance appreciation course for school children. The later will be operated as a 501(c) 3 non-profit corporation. The club is a C corporation. Action will be focused on the concept, community benefit, and consistency with the Greater North Park Community Plan **Motion: Support the project concept because it is consistent with the Greater North Park Community Plan and would benefit the community. 9-0-0**

V. Action Items: Members Present UD/PR August 25, 2008: Rene Vidales, Christy Scannell, Ernie Bonn, Kitty Callen, Rob Steppke, Judi O'Boyle, Vicki Granowitz, Carl Moczydlowski).

- A. **Academy of Our Lady of Peace Expansion and Modernization, 4860 Collier, 2710 & 2746 Copley, 4910 Ulvada Place.** PTS 130619. Trish Butler, Megan Turney rep. the applicant. (7:35 p.m.) A PDP, SDP, and CUP to amend CUP/Resource Protection Ordinance Permit 92-0769. The

project involves an update to the Master Plan, an EIR, and an amended CUP allowing enrollment to 750. The initial project proposed that AOLP would construct a two-story classroom and lab building and parking structure. Deviations are sought for setback, parking, building height. RS 1-7 and RS 1-1 zones in transit overlay zone within the Greater North Park Community Plan. **Motion : (Refer to attachment)** Applicant will be given 15 min. to present. Public Comment will be limited to 10 min “for” and 10 min. “against”. Each speaker has 2 min.: “Group” speaker will be given 5 min.

VI. Information Items: (8:20 p.m.)

A. Community Workshop – Discussion of Texas Street Mitigation Measures between Camino del Rio South and Madison Avenue as Conditions of Approval, Quarry Falls Master Plan. Pros & cons of street widening (ROW, retaining walls, etc), sidewalks (1 or 2 sides), undergrounding, street lighting (1, 2 sides/center), k-rail median, entry feature, traffic calming, landscaping, etc.

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) (8:50 p.m.)

A. Urban Design/Project Review, Judi O’Boyle – NP Adult Community Center, 6:00pm 1st Monday. Next meeting is October 6, 2008

B. Public Facilities/Public Art, Sal Arechiga/René Vidales-NPMS, 3076 University Ave, 6:30 pm, 1st Thursday. Next meeting October 2, 2008

C. Policy/Community Relations. Meetings TBD as needed.

IX. Liaisons Reports (2 Minutes Maximum per Report). (9:00 p.m.)

A. Project Area Committee- Judi O’Boyle

B. Public Safety & Neighborhood Services - Stephen Whitburn

C. Maintenance Assessment District- Carl Moczydlowsky

D. North Park Parking Management Working Group- Rene Vidales

E. NP Parking Garage/Art Selection Working Group-Judi O’Boyle, Keoni Rosa

F. North Park Main Street-

X. Unfinished, New Business & Future Agenda Items

XI. Next Meeting Date: October 21, 2008

XII. Adjournment (9:15 p.m.)

****Times are estimates only.**

- This information will be made available in alternative formats upon request. To request an agenda in alternative format, or request a sign language or oral interpreter for the meeting, call: (619) 236-6405.
- To Contact the Chair of NPPC, call Rob Steppke at (619) 297-2012 or arebeestep@netzero.net
- To Contact Urban Design & Project Review, call Judi O’Boyle, Co-Chair at (619) 283-2690 or joboye@ucsd.edu
- **BOARD MEMBERS: THE BYLAWS REQUIRE THAT YOU CONTACT THE CHAIR IF YOU CANNOT ATTEND THE MEETING:**

North Park Planning Committee
Urban Design/Project Review Subcommittee
August 25, 2008

Academy of Our Lady of Peace Expansion and Modernization Project

Motion: Scannell/Bonn

Whereas the Greater North Park Community Plan seeks to “preserve the architectural variety and residential character of Greater North Park” and to “preserve and restore unique or historic structures within the community,” we find the applicant’s plan to demolish the Collier and Copley Avenue houses—which the City has deemed “locally significant historical resources” that meet Significance Criterion C—to be opposite of the Community Plan.

Whereas the applicant has been in violation of its existing CUP since approximately 1996—including increases in enrollment, lack of parking, and traffic management—we find the applicant to be disingenuous in its attempt to amend its CUP as part of a major building project while neighbors endure the impacts of the violations.

Whereas the Greater North Park Community Plan aims to maintain the low-density character of predominantly single-family areas, we find the project’s nearly 22,000-square-foot, 30-foot-tall (plus an additional 13 feet in some areas) classroom structure that is to be 10 feet from a neighboring and historically significant home’s property line to be opposite of the Community Plan.

Whereas the applicant has not presented alternatives for the Collier and Copley houses, or existing campus structures, we find the applicant negligent in exploring adaptive re-use contrary to the Community Plan.

Whereas the applicant’s EIR fails to include mitigation for impacts on land use, aesthetics, neighborhood character, historical resources, traffic and circulation, and cumulative impacts to hydrology and water quality, we find the EIR incomplete and not compatible with land use protections or the Community Plan.

Whereas the project seeks deviations for setback, parking and building height, we find no community benefit to such deviations.

Whereas the project includes the applicant’s plan to “adopt a solution of financial hardship” based on a religious exemption from developers’ rules, including limitations on demolition of historically significant buildings, we find conflict with the applicant’s statement in the EIR that the “school is considered the primary use of the site,” not a religious institution.

Whereas the applicant is assuming the proposed parking structure would “reduce existing congestion and parking issues,” we find no assurance students or faculty/staff would

favor the structure over available street parking or that it would ease congestion with only one ingress/egress.

Whereas the applicant's EIR says the amended CUP will "modify limitations of special events," yet the CUP amendment offers no explanation of these modifications, we find potential for harmful overuse of neighborhood resources should the applicant pursue these additional events.

Whereas neighbors and this committee have documented the applicant's insincere efforts at community involvement and participation, we find the project to be one-sided and without concessions traditionally agreed upon between residents and expanding institutions.

Whereas the applicant sought a planning commission hearing date prior to a vote by this committee, conflicting with planning steps the City designed to protect neighborhoods, we find the applicant to be careless of its North Park location and neighbors.

Therefore, we deny the project and the CUP amendment as currently proposed.

**Motion Passes 6-3-0 (Steppke, Elliott, Moczdlowsky voting against the motion)
For Action**