



NORTH PARK PLANNING COMMITTEE
AGENDA: November 15, 2011– 6:30 PM
<http://www.northparkplanning.org>
info@northparkplanning.org
2901 NORTH PARK WAY, 2ND FLOOR

The NPPC is updating our registration records in 2011.

**Re-Registration is required if you have NOT: Signed in at a NPPC meeting in the last 3 years;
Are unsure if you signed in or your address/contact information has changed**

- I. Parliamentary Items** (6:30 p.m.)
- A. Call to Order, Roll Call and Attendance Report
 - B. Modifications to & Adoption of the November 15, 2011 Agenda
 - Urgent Non-Agenda Action Items – Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee.
 - C. Chair's Report/CPC
 - 1. CPC Report –
 - a) Urban Agriculture
 - 2. Boundary Adjustment Next Steps Update
 - D. Approval of Previous NPPC Minutes: October 18, 2011
 - E. Treasurer's Report –David Cohen
 - F. Planner's Report - Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov
 - Update Community Plan Process
- II. Announcements & Non Agenda Public Comment** (2 min. max each) (6:55 pm)
- Please fill out a Public Comment Sheet and give to Secretary prior to the meeting
- North Park Mini Park & streetscape Workshop/Open House Wednesday Nov 16, 2011 Open House 5:30 pm - 6:30 pm, Workshop 6:30 pm – 8:30 pm, Jefferson Elementary Gymnasium
 - New crime mapping tool available to public: http://www.sandag.org/enewsletter/feature_4.html
 - What's So Special About University Heights? Defining Our Community Character, Jan 12, 2011 see flier below
- III. Elected Official Reports** (2 Min Max Each) (7:05 pm)
- A. Katherine Fortner, Hon. Susan Davis, US Congressional District 53
Contact Info Katherine.Fortner@mail.house.gov
 - B. Lindsey Masukawa, Hon. Toni Atkins, State Assembly District 76
Contact Info Lindsey.Masukawa@asm.ca.gov
 - C. Anthony Bernal, Hon. Todd Gloria, City Councilmember District 3
Contact Info ABernal@sandiego.gov
- IV. Consent Agenda: (UDPR Nov 7, 2011, Barry, Dye, Callen, Carlson, Granowitz, Morrison, Pyles, Steppke)** (7:10 pm)
- A. **AT&T - The Twist (Montclair Neighborhood Park, 2911 Nile St.) (Project No. 233690):**
Modification of an existing wireless communication facility located within the RS-1-7 Zone. Project proposes to remove an existing 30' tall light standard and attached panel antennas and install a new 30'

tall faux pine tree with 12- 8' long panel antennas. The existing 315 square foot equipment area will be expanded by 153 square feet. The proposed project requires a Process 4 NUP & PDP to allow the proposed faux tree and equipment area to encroach onto a rear yard setback and to allow an equipment space greater than 250 total square feet. **Motion to Approve: NUP & PDP for AT&T - The Twist Montclair Neighborhood Park, 2911 Nile St. Project No. 233690. Barry/Pyles 8-0-0**

- V. Subcommittee Reports** (Limited to Items not on the Agenda, 5 Min Max per Report) (7:15 pm)
- A. **Urban Design/Project Review**, Robert Barry, Cheryl Dye - NP Adult Community Center, 6:00pm 1st Monday. Next meeting December 5, 2011
 - B. **Public Facilities/Public Art**, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2ND Wednesday. Next meeting December 14, 2011
- VI. Liaisons Reports** (2 Min. Max per Report). (7:20 pm)
- A. Balboa Park Committee Rob Steppke
 - B. Project Area Committee Judi O’Boyle
 - C. Maintenance Assessment District Lucky Morrison
 - D. North Park Parking Management Working Group Roger Lewis
 - E. University Ave Mobility Plan Roger Lewis
 - F. Mini Park & Streetscape Rene Vidales
- VII. NPPC Board Member Reporting Out As Needed** (2 Min Max per Report) (7:30 pm)
- A. Alcohol and Entertainment Update Lucky Morrison
 - B. Utility Boxes Cheryl Dye
 - C. North Park Main Street David Cohen
 - D. Jack in the Box Rick Pyles
- VIII. Action/Discussion Items:** (2 Min Max per Speaker-Chair can give more time as needed)
- A. **NP PAC Public Art Master Plan** - NPPC Representative (7:40 pm)
 - B. **AT&T – Mission Chateau – 2120 Mission Ave. (Project No. 232311):** Process 4, Proposed CUP for modification of an existing wireless communication facility mounted on a multi-family residence. Project site zoning is MR-2500. Planning Commission decision, with appeal rights to City Council. (7:55 pm)
 - C. **NPPC Discussion & Response to Oct 28, 2011 Duplication/Alteration of Project Plans**, see memo below (8 pm)
 - D. **Plaza de Panama, Circulation & Parking Structure** Robert Barry UDPR/Dionne Carlson PFPA (8:10 pm)
 - E. **Should the NPPC have a December single focus special meeting?** (8:40 pm)
- IX. Unfinished, & Future Agenda Items**
- X. Next Meeting Date: January 17, 2011**
- XI. Adjournment** (8:50 pm)
- **Times are estimates only.**
- 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 Vicki Granowitz 619-584-1203 or NPPC-Info@cox.net
 - To Contact Urban Design/ Project Review, call Robert Barry at (619) 954-5588 or robert.barry@cox.net
 - To contact Public Facilities/Public Art call Dionne Carlson at (619) 584-2496 or dionneleighcarlson@cox.net

- For information about North Park Activities go to NPCA website at www.northparksd.org.
- BYLAWS REQUIRE THAT YOU CONTACT THE CHAIR IF YOU CANNOT ATTEND THE MEETING:



THE CITY OF SAN DIEGO

October 28, 2011

Vicki Granowitz, Chair
North Park Planning Committee
2455 Pamo Avenue
San Diego, CA 92104

RE: Duplication/Alteration of Project Plans

Dear Vicki Granowitz: *Vicki,*

It has come to our attention that there is some confusion among community planning groups (CPGs) related to the use of copyrighted materials. We are sending this letter to help clarify CPG roles and responsibilities with regard to the development plans that are sent for review.

The development plans that are sent to each CPG for discretionary projects may include draft Exhibit 'A' drawings, technical studies and miscellaneous application materials and assessment letters. Architectural drawings and plans have been found eligible for copyright protection and may not be duplicated or altered without the explicit written permission of the copyright owner, even though there may be an argument that such conduct constitutes fair use under copyright law. Likewise, portions of technical studies that consist of opinions and impressions are eligible to be copyrighted. For CPGs, this means that the set of plans sent to them is to be used for public review and discussion and may not be reproduced even for members of the planning group or subcommittee. CPGs and subcommittees must use the single set of plans provided by the City in their review and deliberation on a project. In addition, CPGs may not attempt to alter plans by drawing on or marking up the plans to show how a project or building might be modified. The owner of the copyright has the exclusive right to reproduce the works, prepare derivative works, distribute copies to the public, and/or display the work publicly.

Please contact your community planner should you have any further questions regarding copyrighted materials.

Thank you,

Mary P. Wright, Deputy Director
Development Services Department – Planning Division

cc: Christine Rothman, Program Manager, DSD – Planning Division
Marlon Pangilinan, Senior Planner, DSD – Planning Division



Development Services • Planning Division

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Shaping Our Community's Future: Tools and Basics of Community Planning

Just a reminder that our *free* lecture series continues, **Jan 12 at 6 pm** at the Grace Lutheran Church in University Heights, located at 3993 Park Blvd. at the southeast corner of Park and Lincoln. Free parking is available in the lot behind the church. Enter the church from the back alley and take the stairs to your right up to the Fellowship Hall on the second level. For more information, contact the University Heights Historical Society at (619) 297-3166.

The purpose of this community forum series, sponsored by the [University Heights Historical Society](#) and the [University Heights Community Development Corporation](#), is to provide residents with a very broad overview of some of these recent changes, the basics of community planning in San Diego, and to invite residents to think about what they value about our neighborhood and their vision for its future shape.

If there are specific questions or issues you would like addressed during the lecture series, please email them to uhhs@att.net and we will do our best to incorporate them.

JANUARY 12, 2012: *What's So Special About University Heights? Defining Our Community Character*, Kristin Harms, University Heights Historical Society

University Heights is one of San Diego's oldest and most historic communities, which is one of the top five reasons people like living here. Kristin will provide a brief overview of the early history of UH, changes in our community's demographic profile since 1980, and highlights of two recent surveys among UH residents about our quality of life and community character.

FEBRUARY 9, 2012: *Community Planning: Balancing Individual Property Rights with Community Benefit*, Barry Hager, Esq.

Extensive and precious as they are, our property rights have never been - and are not now - absolute. Like most other rights, property rights are tempered by responsibilities. The U.S. Constitution does not give property owners the right to abuse the land or to use their property in a way that hurts others. To be sure, land-use restrictions must advance a public purpose, be fairly and reasonably applied, and leave property owners with an economically viable use of their land. When these standards are met, however, land use regulations will pass legal muster. Sensible land-use laws almost always enhance, rather than depress, property values. Barry will discuss the constitutional framework for property rights and community benefit, and a local real estate agent will describe the impact of location and related factors on property value.

MARCH 8, 2012: *Tools for Preserving Community Character: Historical Designation*

The City of San Diego recognizes the benefits of historical resource preservation to the community as well as to individual property owners. In addition to protecting the unique history, architecture, or character of a community, preservation efforts promote a sense of neighborhood pride, and stabilize or increase property values. Cathy will discuss the benefits of historic designation, financial incentives for owners of historical properties, and the process for historically designating individual properties as well as districts.

APRIL 12, 2012: *Tools for Preserving Community Character: Conservation Areas*, Marlon Pangilinan

Conservation areas are a planning tool that can be used to help protect a neighborhood's unique community character through architectural guidelines, development standards, and special zoning provisions. The precise nature of each Conservation Area is generally determined by the residents of a particular neighborhood, in conjunction with the local Planning Group and the City. Used successfully in other cities, San Diego is contemplating use of Conservation Areas. Marlon will provide an overview of the background, purpose, and process for using Conservation Areas and how they might be used in University Heights.

San Diego, CA 92163
(619) 297-3166
www.uhcdc.org