

PUBLIC ANNOUNCEMENT
THE NPPC BOARD WILL BE VOTING TO FILL
ONE BOARD VACANCY ON SEPTEMBER 16, 2014

This meeting will be your last chance to establish eligibility to run.



(To be eligible to run an individual must be a Registered Member & have signed in at one Board meeting between March 2014 & August 14, 2014 for further eligibility requirements see Addendum 1 below)



NORTH PARK PLANNING COMMITTEE

AGENDA: August 19, 2014– 6:30 PM
2901 NORTH PARK WAY, 2ND FLOOR

www.northparkplanning.org
info@northparkplanning.org

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** Give Public Comment Sheets to NPPC Secretary or Chair

**Times are estimates only

I. Parliamentary Items

(6:30 pm)

- A. Call to Order, Roll Call and Attendance Report
- B. Modifications to & Adoption of the August 19, 2014 NPPC Agenda

- 1. **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. Items must have come up after the Agenda went out & be of a time sensitive nature.
- 2. **Consent Agenda Items**: Items on the Consent Agenda were heard & voted on at an NPPC Subcommittee, 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; Board Members can also move an Action Item to the Consent Agenda;*

(UDPR Meeting: Aug 4, 2014 In attendance & voting: Board Members: Hill, Carlson, Codraro, Pyles, L Morrison, R Morrison, McAlear General Members: Bonn, Callen, Steppke, Vidales; Non-voting Board Member: Granowitz)

- a. **Oldenburg Residence Project # 366213 , 2447 Felton St.** Project requires a Neighborhood Development Permit (NDP) for construction of a 3000 sf residence, on a 4,965 sf lot & a privately owned structure including retaining walls exceeding 3’ in height proposed in the public right-of-way dedicated for a St, where the applicant is the owner of record. **(see Addendum #3 below for photo)** Variance/Deviations to allow a floor area ratio (FAR) of .60 where .45 is required & a front setback deviation from the required minimum of twenty-five ft (25’) to zero ft (0’) front setback. All NDP & variances requests are consistent with adjacent residences. **MOTION:** *To recommend approval of Project # 366213 the Oldenburg Residence at 2447 Felton St including a NDP for a 3000 sf single dwelling including construction of a privately owned structure & retaining walls exceeding 3’ in height proposed in the public right-of-way dedicated for a St, and two variances/deviations: 1. To allow an FAR of .60 where .45 is required; 2. To allow a Front Setback deviation from the required minimum front setback of twenty-five ft (25’) to a zero ft (0’) front setback. Carlson/Vidales 11/0/0 (UDPR)*

(PFPA Meeting: August 13, 2014 In attendance & voting: Board Members Carlson, Hill, R Morrison, Clark, Gebreselassie, McAlear, Granowitz; General Members - Bonn, Callen, Steppke, Vidales).

- b. **Proposed Parking Conversions from Parallel to Head-in & from Diagonal to Head-in parking along the 3900 block of Arizona, Louisiana, Illinois, Iowa, Idaho, and Mississippi Streets.** Only streets that met the minimum 75% support (via city noticing/balloting) are including, only one person showed up to oppose. Of the 500 residents/property owner balloted only 23 opposed.

MOTION: *To support:*

1) *The conversion from parallel parking to head-in parking on the:*

- a. *West side of Arizona St from Lincoln Ave to University Ave*
- b. *East side of Louisiana St from Lincoln Ave to University Ave*

2) *The conversion from angle parking to head-in parking on the:*

a. *East side of Illinois St from Lincoln Ave to University Ave*

b. *West side of Iowa St from Lincoln Ave to University Ave*

c. *East side of Idaho St from Lincoln Ave to University Ave*

d. *east side of Mississippi St from Lincoln Ave to University Ave*

Vidales/Gebreselassie 11-0-0 (PFPA)

c. **MOTION:** *To support parking conversions from Parallel to Head-in & from Diagonal to Head-in parking along several Sts along the first block north of University Ave and to recommend the following conditions:*

1) *Either add signage in order to forbid oversized vehicles from being parked in the head-in parking spaces or add striping at the edge of proposed head-in parking spaces to delineate the length parked vehicles are not supposed to exceed and prevent oversized vehicles from parking within the traveled way*

2) *Add striping to delineate the centerline of the St where appropriate*

3) *Place handicapped (ADA) parking spaces at the St corners where currently there are no handicapped parking spaces*

4) *Designate dedicated parking spaces for car sharing programs*

5) *Increase traffic enforcement in the area*

Vidales/Gebreselassie 11-0-0 (PFPA)

d. **Proposal to Remove Median Chokers at Madison & Utah St.; Background::** Petition language. Remove the Median Chokers at Madison & Utah Streets" signed by residents on all 4 corners and many surrounding homes worded as follows: "WE, THE UNDERSIGNED PROPERTY OWNERS/MANAGERS/TENANTS hereby request the removal of the Median Chokers at the intersection of Madison & Utah Streets because a) they are ineffective as a traffic calming device, b) they remove too much needed parking, c) they do not provide a pedestrian/Bike/ADA safe environment in this intersection, d) they cannot be seen at night, e) they are unsightly, f) they are unsafe due to speeding traffic" ***Motion: To Remove Median Chokers at Madison and Utah Sts & explore alternative traffic calmer alternatives. Granowitz /Callen 11-0-0 (PFPA)***

C. **Voting On:**

1. **Adoption of the August 19, 2014 NPPC Agenda**

2. **Approval of Consent Agenda**

D. **Minutes:** Approval of the

1. May 20, 2014 Minutes

2. July 15, 2014 Minutes

Equivalences MOTION needs minor correction however there is no change to the intent. (clean copy can be seen at Addendum #2 below)

The North Park Planning Committee (NPPC) believes that it should be added to the review process for recreation and park projects that utilize North Park Developer Impact Fees (DIF). As such, NPPC requests that the following Governance Process for DIF Based North Park Equivalencies be incorporated into the North Park Community Plan update. As such, NPPC requests that the following Governance Process for DIF based North Park Equivalencies be incorporated into the North Park Community Plan update.

Specific **Recommendations** Language:

If North Park DIFs are used for a project in the East Mesa area of Balboa Park (a Regional Park) &/or enhanced projects in Greater North Park, those projects would be considered an equivalency, and NPPC shall be included in the review process in the following ways:

1. If a General Development Plan is required, for a project the NPPC shall be included in the standard Park and Recreation project review and input process as well as have the ability to make official recommendations to the Park & Recreation Department and the Park & Recreation Board. (Old 2, moved to #4) ~~If recreation and park projects in Balboa Park could have impacts to North Park requiring mitigation, the NPPC shall be included in the review process.~~
2. Equivalencies projects and/or improvements that do not require a GDP, shall be noticed to the NPPC with documentation but without staff presentations. The NPPC shall be able to give input

and make recommendations on these equivalencies. These types of projects may be bundled and made available for NPPC recommendations quarterly.

3. Special events in newly developed areas adjacent areas to North Park shall go through the typical process, however if certain thresholds are met, including but not limited to: sound amplification is included or the number of participants exceeds 1000, NPPC shall be included in the review process.
4. If recreation and in DIF developed park projects in Balboa Park could have impacts to adjacent North Park residents and businesses requiring mitigation, the NPPC shall be included in the review process.”

E. Treasurer’s Report - Brandon Hilpert

F. Social Media - Brandon Hilpert

G. Chair’s Report/CPC – Non Debatable

1. Board Vacancy

2. Bylaws

a) Minutes

b) General Member – Bylaws and all agendas must state “General Membership is solely for establishing eligibility to vote, run & service on subcommittees.

H. Planner’s Report –Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov

II. **Non Agenda Public Comment (2 min. max each)** (7:15 pm)
Limited to items not on the Agenda & non-debatable.

III. **Announcements & Event Notices: Limited to One minute each.**

A. Utility Undergrounding Advisory Committee, Friday, August 15, 2014, 8:30 am to 10:30 am
202 C St, Committee Rm on the 12th flr

B. NP Nursery is moving from 32nd & Thorn to the south/west corner of University & Texas

IV. **Elected Official Reports & contact Info: Reports are limited to 2 Min Max** (7:25 pm)

A. Gavin Deeb, Hon. Susan Davis, US Congressional District 53, 619.208.5353

Gavin.Deeb@mail.house.gov

B. Jason Wiesz, Hon. Toni Atkins, State Assembly District 76 – 619.645.3090 jason.weisz@asm.ca.gov -

C. Chris Ward, Hon. Marty Block State Senate District 39, 619.645.3133 christopher.ward@sen.ca.gov

D. Adrian Granda, Hon. Todd Gloria, City Councilmember District 3, 619-236-6633

AGranda@sandiego.gov

V. **NPPC Reports Please try to Limit to Items Not on the Agenda**

A. **Subcommittee Reports: (5 Min Max Each)** (7:35 pm)

1. Urban Design/Project Review: Peter Hill Chair Rachel Levin Vice Chair - NP Rec Center Social Room, 6:00 pm 1st Monday. Next meeting September 8, 2014

2. Public Facilities/Public Art: Dionne Carlson Chair, Roger Morrison Vice Chair, – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting September 10, 2014

B. **Liaisons Reports** (2 Min. Max per Report)

1. Balboa Park Committee

Rob Steppke

2. Maintenance Assessment District

Peter Hill

3. North Park Main St

Kevin Clark

4. NP Mid-City Regional Bike Corridors

Dionne Carlson

5. Adams Ave BIA

Dionne Carlson

6. El Cajon Blvd BIA

Vicki Granowitz

7. Utility Undergrounding Advisory Committee,

Vicki Granowitz

- VI. **Action Items:** (2 Min Max per Speaker-Chair can award more time)
- A. Community Plan Update**
1. Urban Design Element – KTUA (7:45 pm)
 2. Drive Thru Discussion (8:30 pm)
 3. Prioritization of Park Projects & Prep for Recreation Element Discussion at 9/16/14 NPPC Meeting (8:45 pm)
- VII. **Unfinished & Future Agenda Items**
- A. Park Element – September**
- B. Board Election to fill one vacancy**
- C. NPPC Bylaws Update**
- VIII. **Future Meeting Date:** September 16, 2014, 6:30 pm
- IX. **Adjournment** (9 pm)
- To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.
 - To Contact the Chair of NPPC, call Vicki Granowitz 619-884-0008 or info@northparkplanning.org
 - To Contact Urban Design/ Project Review, call Peter Hill 619-846-2689 or hillpeter@hotmail.com
 - To contact Public Facilities call Dionne Carlson at (619) 584-2496 or dionneleighcarlson@cox.net
 - For information about North Park Activities or to have an event posted go to NPCA website at www.northparksd.org;
 - Adams Ave Business Improvement Association: www.adamsAvebusiness.com/
 - North Park Main St: northparkmainSt.com/
 - “The Boulevard” El Cajon Boulevard Improvement Association: www.theboulevard.org
 - University Heights Community Association (UHCA): uhsd.org/

ADDENDUM

1. RULES FOR ESTABLISHING ELIGIBILITY TO RUN FOR THE NPPC BOARD

A. To be eligible to run for the NPPC Board you must be a General Member. To be a General Member an individual must be at least 18 years of age, submitted an application to the NPPC’s Secretary demonstrating qualifications to be an eligible General Member, (established by signing in at one meeting between March 2014 and August 2014 and shall be affiliated with the North Park community in at least one of the following ways:

B. A North Park property owner must be a sole or partial owner or designee of a real property within the North Park community plan area. Designee is limited to a property manager or administrator A property owner may have one non-North Park resident register to be an Eligible Business Designee

C. A North Park resident is an individual who lives within the community but who does not necessarily own the property in which they live.

D. A North Park businessperson shall be either the sole or partial owner, general manager, operator, director or administrator of the business or not-for-profit organization; or, the property manager or administrator for the associated nonresidential North Park property. This shall include no more than one non North Park resident, business, non-profit administration or officer or designee per business or non-profit entity.

2. July 15, 2014 Minutes: Clean Equivalences MOTION

If North Park DIFs are used for a project in the East Mesa area of Balboa Park (a Regional Park) &/or enhanced projects in Greater North Park, those projects would be considered an equivalency, and NPPC shall be included in the review process in the following ways:

1. If a General Development Plan is required, the NPPC shall be included in the standard Park and Recreation project review and input process as well as have the ability to make official recommendations to the Park & Recreation Department and the Park & Recreation Board.
2. Equivalencies projects and/or improvements that do not require a GDP, shall be noticed to the NPPC with documentation but without staff presentations. The NPPC shall be able to give input

and make recommendations on these equivalencies. These types of projects may be bundled and made available for NPPC recommendations quarterly.

3. Special events in newly developed areas adjacent to North Park shall go through the typical process, however if certain thresholds are met, including but not limited to: sound amplification or the number of participants exceeds 1000, NPPC shall be included in the review process.
4. If recreation in DIF developed park projects in Balboa Park could have impacts to adjacent North Park residents and businesses requiring mitigation, the NPPC shall be included in the review process.”

3. Consent Agenda: Felton Project - This is an example of the retaining wall & driveway from an adjacent residence. It is consistent with other residences on the block and what the applicant NDP is requesting.

