





NORTH PARK PLANNING COMMITTEE

AGENDA: May 20, 2014– 6:30 PM

2901 NORTH PARK WAY, 2ND FLOOR

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**Times are estimates only

(6:30 pm)

I. Parliamentary Items

- A. Call to Order, Roll Call and Attendance Report
- B. Modifications to & Adoption of the April 15, 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;* Items I. 2.a&b Heard at 5/5/14 UDPR meeting: In attendance: Board Members - Hill, Gebreselassie, R Morrison, Levin, Codraro, Granowitz, Davis; General Member - Bonn, Callen, Steppke. Nonvoting Board Members L Morrison, Carlson
 - a. **2531 34th Street - Neighborhood Development Permit (NDP)**: The Harding/Pople residence project is to add to the footprint of an existing single family residence (add a garage where none currently exists) on the east & north side of the structure at 2531 34th. The rear yard of the property is located in an environmentally sensitive lands area with steep hillsides, thus requiring a Neighborhood Development Permit. The construction will not impact the hillside area, and is separated from the area by sewer easement. **Motion: To approve the NDP as presented. Granowitz/Clark 8-1-1** (Bonn No, Callen Abstain due to getting to the meeting late)
 - b. **Wilshire Terrace Duplexes 3434, 3436, 3444, 3446 Wilshire Terrace**– PTS No. 317992 - Site Development Permit (SDP): City of San Diego Project Mgr: T. Daly. (Additional Info Provided below) Project sets the building back 10” with the garages set back 22” from the alley. Allows the incorporation of an enhanced front yard with driveways and street trees to help improve this portion of the alley. Setback modification reduces buildable area of the site by approximately 871 SF. Requesting set back modification that allows for a sensible and contextual approach for this development. **Motion to approve project SDP as presented Steppke/Bonn 10-0-0**
3. **Voting On:**
 - a. **Adoption of the May 20, 2014 NPPC Agenda**
 - b. **Approval of Consent Agenda**
- D. Minutes: Approval of the April 15, 2014 Minutes – Carl Moczydlowsky
- E. Treasurer’s Report – (\$762.87 balance as of April 15, 2014) - Brandon Hilpert
 - a. **Motion to approve \$140.10 reimbursement for Door Hangers for Parking Survey to R Lewis.**
 - b. **Motion to approve payment of \$30 to NP Christian Fellowship for use of the AC.**
- F. Social Media - Brandon Hilpert
- G. Chair’s Report/CPC – Non Debatable
 - a. **Thursday May 29, 2014 6:3 NPPC meeting on the Community Plan Update – Loosely on Urban Design issues including CPOZ/Transition/Buffer Zones.** (Not sure what they are called)
 - b. CPC Motion on Alcohol Licensing see below
 - c. Residential Utility Underground recommendation to the City’s Master Plan
 - d. Boundaries Update
 - e. Pothole Schedule <http://www.sandiego.gov/street-div/pdf/potholeschedule.pdf>

- f. Water Tower - V&A Consulting Engineers was given permissions from the to conduct a pro-bono inspection of the water tower on May 15. They will produce a summary report on the condition of the water tower & maintenance/repair work it may need to be able to stand as North Park's signature landmark well into the future.

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

- II. **Non Agenda Public Comment (2 min. max each)** Limited to items not on the Agenda & non-debatable. Please fill out a Public Comment Sheet & Give to Secretary or Chair (7 pm)

- III. **Announcements & Event Notices:** Please fill out a Public Comment Sheet and give to Secretary

A. Care About North Park Announcement regarding the Lawsuit against JIB/City.

The May 2nd hearing in our (Care about NP's (CANP)) lawsuit against JIB and the City was postponed after JIB admitted that it did not serve proper notice to CANP on a key part of the case. JIB now wants to drag out proceedings until November. CANP remains optimistic that Judge Prager will grant us our long-overdue day in court, and we are confident that we will prevail at trial.” **CONTACT CANP: 619-543-9339 or careabouthnorthpark@gmail.com.**

B. Jefferson Elementary School Centennial Celebration, May 28, 2014, Ceremony starts at 5:30 pm. 3770 Utah St, to RSVP or for more info Maria Shingledecker 619 344-3300 mshingledecker@sandi.net

C. Annual SOHO People in Preservation Awards, Walking Tours & Historic Home Tour June 6, 7 & 8 featuring the historic community of North Park. For more info, times, prices & to purchase tickets (events fill up quickly) <http://www.sohosandiego.org/> **

D. The City of San Diego is working with its corporate partner **DECOBIKE to bring a new bike sharing** program to NP beginning this summer. Please contact the City's Bicycle Coordinator, Thomas Landre at (619) 533-3045 or tlandre@sandiego.gov or Vicki Granowitz Chair NPPC, if you have any questions, concerns, or other feedback about the project or the Bicycle Program. For more information, please visit: <http://www.sandiego.gov/tsw/programs/bicycle.shtml>.**

E. Storm Water Best Management Design Manual Two Public Workshops June 10 &/or 11, 2014 from 12:30 pm–5 pm SD Community Concourse Silver Rm Terrace Level, 202 C St, SD, 92101 To reserve your seat, contact Veronica Sandoval with Rick Engineering at vsandoval@rickengineering.com or (619) 291-0707. For info & materials www.projectcleanwater.org.

F. Rock 'n' Roll San Diego Marathon & 1/2 Marathon Sunday, June 1, 2014 <http://runrocknroll.competitor.com/san-diego/road-closures>**

G. Care About NP Rummage Sale Saturday, June 21st, 7 am to 2 pm FUNDS RAISED IN THIS SALE WILL HELP TO COVER LEGAL COSTS IN THE SUIT AGAINST THE CITY AND JACK IN THE BOX, and will provide further support for CANP's mission of organizing North Park residents to shape our community's future by demanding full government disclosure and transparency, honest dialogue, and fair and equitable application of land use and zoning laws. They need volunteers & donation contact CANP 619-543-9339 or careabouthnorthpark@gmail.com.

- IV. **Elected Official Reports & contact Info:** Reports are limited to 2 Min Max

A. Gavin Deeb, Hon. Susan Davis, US Congressional District 53, 619.208.5353 Gavin.Deeb@mail.house.gov

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

C. Adrian Granda, Hon. Todd Gloria, City Councilmember District 3, AGranda@sandiego.gov

- V. **Action/Discussion Items:** (2 Min Max per Speaker-Chair can award more time)

A. Community Plan Update: Urban Design Element KTUA Consultants Presenting (7:30 pm)

B. Community Housing Works – (Heard at UDPR 1405050 Residential Project (8:10 pm)

(market rate residential to help fund Sr LGBT Affordable Housing): Project is in the MCCPD-MR-800B Zone, the Transit Area Overlay Zone, FAA Part 77 Notification Area within the Greater North Park Community Plan area. To demo an existing building & construct a new, 6-story, 154,357 sq. ft., market rate, multi-family residential building, providing 118 residential units and a total of 154 parking spaces on a 1.21 acre lot located at 4220 Arizona St. The project proposes to construct a 5-story, 91,977 sq. ft., affordable senior housing building,

providing 76 senior units and a total of 60 parking spaces on a 0.56 acre lot located at 4212 Texas St. **Motion to approve the project as present including: 1. Process 4 SDP No. 1265467; 2.Process 3 Mid-City Communities Development Permit** (processed as a SDP); **3. Process 3 CUP No. 1265468, for Senior Housing; Process 4 SDP for deviations as additional development incentives under the Affordable Housing Density Bonus Ordinance (SDMC 143.0750), 5. Variances for: FAR & setback; 6. Deviations for diagonal plan dimension, minimum exterior waste and storage, height, & architectural features.); 7. Vesting Tentative Map (VTM) to create 118 residential condominiums. No. 1265466 Steppke/Morrison 10-0-0 C. Upas & 30th St Corridor:** Potential pedestrian, bike & vehicular, safety improvements being reviewed by City of SD Traffic Engineering Dept. (8:30 pm)

VI. Reports

- A. Subcommittee Reports** (5 Min Max per Report) (8:45 pm)
1. Urban Design/Project Review: Peter Hill Chair Rachel Levin Vice Chair - NP Adult Community Center, 6:00 pm 1st Monday. Next meeting June 2, 2014
 2. Public Facilities/Public Art: Dionne Carlson Chair, Roger Morrison Vice Chair, – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting June 11, 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 Street | Kevin Clark |
| 4. NP Mid-City Regional Bike Corridors | Dionne Carlson |
| 5. Adams Ave BIA | Dionne Carlson |
| 6. El Cajon Blvd BIA | Vicki Granowitz |
- (9 pm)

VII. Unfinished & Future Agenda Items

VIII. Future Meeting Date:

- A. May 29, 2014, 6:30 pm Special NPPC Meeting NPCPU
- B. June 17, 2014, 6:30 pm Monthly NPPC Board Meeting

IX. Adjournment

(9:05 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 NPPC-Info@cox.net
- 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.adamsavenuebusiness.com/
- North Park Main Street: northparkmainstreet.com/
- “The Boulevard” El Cajon Boulevard Improvement Association: www.theboulevard.org
- University Heights Community Association (UHCA): uhsd.org/

I. B. 2. B. Consent Agenda Item Wilshire Terrace – additional info

Wilshire Terrace is 4-unit residential project arranged as 2 duplexes. The reason that this project is going through the discretionary process is due to a proposed setback modification. Originally, this site was 4 individual lots that fronted Wilshire Terrace (a named alley, see the attached assessor’s map). When the lots were consolidated, the ‘front’ of the lot effectively changed to the North edge of the site which abuts Myrtle St (an undeveloped paper street that cannot be vacated and will never be developed by the City). The rest of the structures on Wilshire Terrace already face the alley. Thus, we are proposing to consider the front setback as the east side of the site along Wilshire Terrace to 1) match the rest of the neighborhood context and 2) because it makes more sense for the orientation of this development.

The other existing structures are built up to the one foot set back with a number of garages facing right on the alley. While we technically could build right up to this setback, our project sets the building back 10 feet with the garages set back 22 feet from the alley. This approach incorporates an enhanced front yard with driveways and a few street trees to help improve this portion of the alley. Additionally, the attached document illustrates how this setback modification actually reduces our buildable area of the site by approximately 871 SF. We are requesting NPPC's support of this set back modification that allows for a sensible and contextual approach for this development.

I. G. b. Chair's Report

FROM: COMMUNITY PLANNERS COMMITTEE (Letter formatting was lost in transition, content is all correct)

To: Planning Commission

Date: April 25, 2014

Re: Alcohol Licensing

Honorable Commissioners:

At your March 13 Alcohol Conditional Use Permit Process Workshop you invited the Community Planners Committee to reach out to the City's 41 community planning groups and solicit ideas about how licensing approval, permitting, and enforcement could work better for our city's neighborhoods, license holders and applicants, and enforcement.

We invited all communities to participate and held 2 ad hoc committee workshops. We discussed our ad hoc committee's findings at our April 22nd regular meeting.

Recognizing that this is still a high level discussion we offer the following recommendations for the Commission to consider at its next workshop.

- Recommend the city institute land use policy with respect to alcohol licensing seeking local control via CUPs and DAOs
- Recommend a fee structure for education, compliance, and enforcement
- Recommend a cost benefit analysis (tax, fines, and fee revenue versus the cost of city services for enforcement)
- Recommend a review of existing municipal models (e.g. City Ventura) which includes CUP, DAO and fees
- Recommend re-examination of Municipal Code Section 141.0502 (paragraphs b and c)
- Identify and solicit input from all stakeholders

The CPC members supported these recommendations unanimously at our April 22nd meeting. The members noted a willingness to support high-level ideas at this stage of the conversation recognizing that there are important nuances that are critical to their continued support of each recommendation as well as for the success of any such change.

CPC looks forward to a continuing role in this conversation and stands ready to work with the Commission and city staff.

Joe LaCava Chair Community Planning Committee

SOHO PRESENTS THE ANNUAL
Historic Home Tour Weekend
 FEATURING
The Community of North Park
June 6-8, 2014

People In Preservation Awards
 Friday - 6-9pm

Architectural Walking Tours
 Saturday - 9am - 11am - 1pm

Sunday Historic Home Tour
 Sunday - 11am-4pm

Advance Discount Tickets Available
SOHOsandiego.org - (619) 297-9327




Produced in partnership with
 North Park Historical Society

Rock & Roll Marathon Course Map

