



NORTH PARK PLANNING COMMITTEE
Draft Minutes: February 21, 2012 – 6:30 PM
<http://www.northparkplanning.org>
2901 NORTH PARK WAY, 2ND FLOOR

I. Called to order: 6:34 p.m.

II. Members in attendance (14): Rene Vidales, Cheryl Dye, Vicki Granowitz, Carl Moczydlowsky, Lucky Morrison, Dang Nguyen, Brandon Hilpert, Peter Hill, Rick Pyles, David Cohen, Christy Scannell, Dionne Carlson, Judi O'Boyle, Robert Barry, Roger Lewis (absent).

III. Modifications to & Adoption of the 01/17/12 Agenda.

MOTION TO ADD BIRD PARK CONCERTS LETTER OF SUPPORT: Carlson, Vidales 14-0-0

76 Gas Station Development Permit and CUP pulled from the consent agenda.

MOTION TO ADOPT: O'Boyle, Dye 14-0-0

IV. Chair's Report/CPC

- 1. Rene Vidales volunteered to be NPPC liaison to NPMS Committee on Sustainability, Dye & Hill to represent NPPC as well.**
- 2. CPC Report**
 - a. Update regarding Duplication/Alteration of Project Plans
 - b. The City has updated its policy regarding the requirements for retention of documents. This reduces the burden on NPPC for document retention, whereas only NPPC created documents need to be retained under the revised policy vs. every document previously.

V. Approval of Previous NPPC Minutes:

- **January 17, 2012 – MOTION to ADOPT as modified Carlson, O'Boyle 12-0-2 (Cohen/Barry abstaining for absence)**

VI. Treasurer's Report.

1. Balance \$652.22,
2. \$250 reimbursement request to the chair for payment to Bluehost (36 months)
MOTION TO APPROVE. Hilpert/Vidales 13-0-1 (Granowitz abstaining)
3. Meeting collection of \$129 (Cohen/Hilpert)

VII. Election Committee Judy O'Boyle

1. Beth Swersie, Stephen Witburn, Marlon Palignian, and Rick Pyles are members of the election committee.
2. Additional volunteers are needed to collect the votes and determine voter eligibility.
3. There are 7 eligible seats – 5 vacant and 2 open seats
4. Cohen requests presence from the City Attorney's office.
5. Nominations from the floor: Omar Passons, Don Leichtling, Nate Benedetto, Dr. Rick Donaldson, Adam Cook, Peter Graves nominated from the floor
6. Nominations to appear on the ballot need to be received by February 29th

7. Beth Swersie & Brandon Hilpert to publish election information on the internet via NPPC's properties.

VIII. Planner's Report - Marlon Pangilinan 619.235.5293; mpangilinan@sandiego.gov. - • Update Community Plan Process; see Action/Discussion Item below. See action item

IX. Announcements & Non Agenda Public Comment

- **Don Leichtling** – fencing at Post Office prohibits parking, would like it removed.
- **Affordable Housing Fund Annual Plan for FY2013 – Housing Commission**
- **Tools for Preserving Community Character: Historical Designation** March 8, at 6 pm at the Grace Lutheran Church
- **Crime mapping tool available to public:** http://www.sandag.org/enewsletter/feature_4.html

X. Elected Official Reports

- 1) **Katherine Fortner, Hon. Susan Davis, US Congressional District 53,** Katherine.Fortner@mail.house.gov - Susan Davis attending and taken out of order. North Park generates the most communications to the office of any other community. Telephone town hall on February 28th. Payroll tax represents possible movement of congressional stalemate. Questions to the congresswoman on Nuclear Regulatory Commission, Medical Marijuana, Renewable Energy Production Tax Credit, Post Office Issues.
- 2) **Lindsey Masukawa, Hon. Toni Atkins, State Assembly District 76,** Lindsey.Masukawa@asm.ca.gov - Introduced 3 bills – AB 1522 which prohibits awards of spousal support, and inheritance rights to convicted abuse felons. Extends to same sex partners as well. AB 1588 assures professional licenses for active military deployments will not lapse. AB 1817 – Requires computer technicians to report illegal sexual pictures to authorities.
- 3) **Anthony Bernal, Hon. Todd Gloria, Councilmember District 3** ABernal@sandiego.gov - Historic preservation legislation amended to the municipal code that introduces fines for demolition of historic properties without permits. Urban agriculture muni-code amended to allow for specific agriculture practices. Jefferson Elementary School signed 20 year agreement for joint use park space 30 minutes before and after school. Councilmember Gloria holding a community coffee at Rebecca's from 10-12:00 Saturday February 26th.

XI. Consent Agenda

(2/06/12 UDPR Barry, Dye, Bonn, Callen, Carlson, Granowitz, Hill, Morrison, Pyles, Steppke)

- A. AT&T - Boundary St. (Public Right-of-Way, 4375 1/3 Boundary St., Project No. 226649:** CUP & SDP, Process 4, for a Wireless Communication Facility in the public right-of-way consisting of a 50'-0" high tower, 12 panel antennas, and an approximately 11'-9" by 25'-3" above ground vault for equipment. 4369 Boundary St & Meade Ave in the MR-800B **Motion: To deny the proposed project based on: 1) nonconformance with current community plans, including Redevelopment Project Area and MAD plans, 2) conflict with existing community character, 3) inadequate vetting of alternate locations, and 4) environmental justice principles, i.e. the proliferation of radiation emitting wireless facilities within North Park residential communities. Granowitz/Barry 10-0-0**
- B. C. Verizon – Grace Baptist Church – 3848 Georgia St. Project No. 237295, CUP for installation of a Wireless Communication Facility, Process 3, includes a 15'-tall tower extension to the existing church tower (current max height of 46'-5"). The tower to contain 12 antennas & 2 GPS antennas. Equipment located in an existing equipment room. MR-800B, process 3 CUP for non-residential use in a residential zone less than 100 feet from residential**

property use. Motion: To approve the CUP as proposed in Design Option One (creating a white band around the top of the tower) Granowitz/Callen 10-0-0

MOTION TO APPROVE CONSENT DYE/SubCom 14-0-0

XII. Subcommittee Reports

- **Urban Design/Project Review**, Robert Barry, Cheryl Dye - NP Adult Community Center, 6:00pm 1st Monday. Next meeting March 5, 2012
Meeting held, most items reviewed tonight, additional cell sites next month

- **Public Facilities/Public Art**, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2ND Wednesday. Next meeting March 7, 2012
NPMS Sustainable Main Street and bike corrals on the next agenda.

XIII. Liaisons Reports

1. **Balboa Park – Rob Steppke** – Verizon Wireless Facility approved, Hot Chocolate Run Approved, Muni Code on Parks and Playground presented. Overview on the CEQA process by development services
2. **Project Area Committee/O’Boyle**. PAC is over, 2nd Tuesday at the Lafayette is available for public meeting space.
3. **Maintenance Assessment District/Morrison** – Discussed trash can installation – five additional. Looking for trash can stickers that identify the MAD – advertising for the new assessment. Reballoting in 2013 was discussed. Beethoven Burks is retiring. MAD will share a booth at the Festival of the Arts.
4. **North Park Parking Management Working Group/Lewis**. - No Update
5. **Mini Park & Streetscape/Vidales**. – No Update
6. **University Ave Mobility Plan/Lewis** - No Update

XIV. NPPC Board Member Reports

1. **Alcohol and Entertainment/Morrison**: A. Met with the owners of the Clada Irish pub. Application for type 23 for Tiger Tiger – small beer producer. Met with Vice to discuss bike squad.
2. **Utility Boxes** – Coordinating with other CP groups to request a City-Wide task force to look into the issue. CPC adopted a motion to take the issue to LUHC looking to establish design, maintenance and placement guidelines. Councilmember Gloria looking to the City Attorney for guidance. Marlon adding this issue to community plans.
3. **North Park Main Street/Cohen** - Met on February 8th to install recycling cans via a grant in North Park. Sustainable Main Street moving forward. Handed off Toyland Parade to the Victoria House Corporation via a Lions Club contact. Discussed Farmers Market. March 14th next meeting.
4. **Jack in the Box** - No Report.

XV. Action Items

1. **Request for a Letter of Support for the 9/8/12 Car Show at Morley Field** – Steve Hon requesting on behalf of NPHS
 - a. **MOTION TO APPROVE Barry/Carlson 14-0-0**

2. **Bird Park Concert Series Letter of Support** - Lynn Elliot Requesting on behalf of NPCA
 - a. **MOTION TO APPROVE Carlson/Barry 14-0-0**

3. **76 Gas Station (Circle K) A Development Permit and CUP** - conversion of an existing service station facility to a Circle K convenience store with a Type 20 beer and wine license. The applicants are the

current owners, CN-1 Zone, mid-city PDO to convert 1,236 sf of service bays and add 399 sf to the existing 188 sf. convenience store, retaining 76 gasoline service, The police department has recommended approval of the license, The project's deviations include: closing one driveway on Iowa and one on El Cajon; and expanding the retail store into the garage area (total size of footprint not larger than existing footprint). Motion: Approve CUP and SDP for 76/Circle K at 3154 El Cajon Blvd Granowitz/ Dye 7-1-0

- a. **Applicant** - Planning on closing the entrances closest to El Cajon Blvd in order to reduce activity and increase parking as much as 10-18 total spaces. No additional pumps.
- b. **Martin Chevalier** – requesting 6” curb on Boundary or barricade onto Boundary Street. Owners are amenable to fixing the curb and reducing impacts to Boundary Street
- c. **Rob Steppke** – would like to add “and for the applicant to coordinate landscape design consistent with community entry criteria as determined by North Park Community Groups” – owners are amenable to the landscape gateway changes. Agrees to work with the applicant.

MOTION Approve CUP and SDP for 76/Circle K at 3154 El Cajon Blvd with the applicant agreeing to coordinate landscape design consistent with community entry criteria as determined by North Park Community Groups as well as consider reduced impacts to Boundary Street including options to improve curb and potential traffic barriers. Moczydowski/Carlson 12-2-0 Morrison/Pyles voting no.

4. NPCPU Conservation Areas – presentation by Marlon Pangilinan

- a. Dye – wants to include the residents in the guideline creation
- b. Hilpert – what's the incentive to participate
- c. Barry - much of the plan update represents much of the public input process

5. NPPC Annual Report – Deferred

- a. Morrison disputes deferring item in favor of a non-North Park specific issue.

6. Plaza de Panama, Circulation & Parking Structure EIR

- a. Abbreviated work plan and preliminary comments handed out to NPPC. Additionally a spreadsheet template for including comments to the EIR has been provided. Finally a comparison on alternatives and mitigation measures is available.
- b. Workplan: comments will be collated and submitted as individuals from the board in a single collection.
 - i. Significant issues for a CEQA review and determination that can result in an EIR revision and recirculation through the public review process are:
 1. Regarding stated Impacts & Mitigation for that impact.
 2. Do you agree with their conclusion(s)? If not, why not?
 3. Include comments on recommendation(s) to mitigate an unmitigatable item(s)
 4. Identifying impacts/environmental factors that were not identified
 5. Identifying impacts/environmental factors &/or mitigations that are insufficient or flawed.
 6. Identifying alternatives the applicant did not include, are incomplete or have been misrepresented.
 - a. EIRs are supposed to provide information to help establish the best solution to a problem. If viable options have not been included then there is no way to determine if the right alternative has been selected.

- b. Alternative recommendation must be viable.
- ii. Each NPPC comment needs a factual link from an adopted plan to go with the comment(s). Use Attachment 2 Existing City and Regional Planning Document, this attachment can be used as a crib sheet to assist you.
- iii. EIR Topic Areas for NPPC Members to Comment on Include:
 - 1. Transportation/Circulation and Parking
 - 2. Visual Effects & Neighborhood Character/Architecture
 - 3. Noise
 - 4. Land Use: Consistency with the City's General/Community Plan (this has, at least partially, already been done. Attachment 2 includes this information)
 - 5. Biological Resources
 - 6. Historic Resources (Built Environment)
 - a. (paleontological and archeological resources are not included as subject areas for NPPC review)
- iv. <http://www.califaep.org/> is available for resources to response to comments submittals.

XV. Unfinished, & Future Agenda Items

- 1. Affordable Housing Fund Annual Plan for FY2013 – Housing Commission
- 2. Conservation Districts update

XVII. Next Meeting Date: March 20, 2012

XVIII. MOTION to ADJOURN: Nguyen/Barry 12-0-0 (O'Boyle left). Meeting adjourned at 9:24 p.m.

Submitted by: Carl Moczydlowsky