





NORTH PARK PLANNING COMMITTEE

Final Minutes: March 17, 2015 – 7 PM

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I. **Call to order:** 7:15 pm (Election at 6:30pm, prior to meeting)

II. **Attendance Report:**

Member	Robert Barry	Roger Morrison	Dionne Carlson	Daniel Gebreselassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Rachel Levin	Carl Moczydlowsky	Lucky Morrison	Dang Nguyen	Howard Blackson	Rick Pyles	Sarah McAlear	Steve Codraro
Attendance	1	2	3	4	5	6	7	8 (left 8:51)		9	10 (left 8:15)		11	12	13
Late															
Absences	1	1	2			1	2	3	4			3		2	

III. **Adoption of the 3/17/15 Agenda**

a. **MOTION: Adopt 3/17/15 Agenda Pyles/Levin 12-0-0 (L. Morrison counting votes)**

IV. **Consent Agenda:** (PFPA 3/11/15 In Attendance: Carlson, Hill, Gebreselassie, Granowitz, McAlear, R. Morrison, Bonn, Callen, Steppeke, Vidales). *Lucky Morrison counting votes, not in attendance for Consent Vote

a. **MOTION: To write a letter of support for the Rock & Roll Marathon Codraro/PFPA 12-0-0 (On Consent)**

b. **MOTION: The NPPC demands that the mailboxes at 3791 Grim Ave. be immediately reinstalled, along with the original pre-existing mail-drop parking spaces; as was promised to the North Park Community when the Post Office building was sold. Codraro/PFPA 12-0-0 (On Consent)**

c. **MOTION: The NPPC approves the attached comments (see pg 6) on the Draft Urban Forest Plan. Codraro/PFPA 12-0-0 (On Consent)**

d. **MOTION: To remove the Montclair Park & Trolley Barn Park Comfort Stations from the NPPC CIP List. Codraro/PFPA 12-0-0 (On Consent)** (Action needed to provide consistence with appropriate Recreation Councils –North Park/University Heights- actions in conformance with CP 600-33.)

e. **MOTION: To add the North Park Branch Library #1 to the NPPC CIP Priority List Codraro/PFPA 12-0-0 (On Consent)** Needed to be consistent with the April 2002 North Park Facility financing Plan.

f. **MOTION: To add the Historic University Heights/North Park Water Tower to the NPPC CIP Priority List. Codraro/PFPA 12-0-0 (On Consent)** (Necessary to bring attention to the need to address deferred maintenance, health & safety issues/needs related to saving the iconic historic structure)

V. **Approval of Previous Minutes**

a. **MOTION: Approve February 17th Minutes. Pyles/Hill 10-0-2 (Barry, Hilpert abstain)**

VI. **Treasurer's Report, Brandon Hilpert**

a. Current balance \$739.77

b. Received first reimbursement from City for \$270

i. Granowitz suggests that donation to North Park Christian Fellowship, for providing meeting venue, be put on March agenda

VII. **Social Media Report, Brandon Hilpert** - Continuing work on website update

VIII. **Chairs Report/CPC**

- a. **CPC – Tuesday, March 27, 2015, 7-9 pm. 9192 Topaz Way, Kearny Mesa Auditorium.** Agenda Items include: (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>) Council President Sherri Lightner will attend, update of crosswalk policy, presentation on Master Storm Water System Maintenance Program
 - b. **9th Update Land Development Code**
 - i. Re: Drive-thru. Amortization & alley issues removed, as not city-wide issues, need to be addressed in our Community Plan.
 - ii. May be getting traction on fixing language that would allow rebuilding of Huffmans due to previously conforming rights.
 - iii. Going to Council in early April (per Granda).
 - c. **USPS Mail Box removal from 3791 Grim St.** The NPPC is working with Councilmember Gloria & Congress Member Susan Davis to have the Boxes reinstalled. Please contact Lee.Steuer@mail.house.gov at Davis's office to demand replacement of the only USPS mail boxes in the area.
 - d. **Meeting with James Nagelvoort (Asst. Director of Public Works), and Katherine Hon (NPHS), re: Water Tower:** Water Tower needs to be recoated (after removing old layers). Nagelvoort to talk to Water Dept re maintaining their property to avoid health & safety issues to this historic one of a kind structure in the City of SD. Need get public aware
 - e. **Bird Park**—Alterations were done to landscape that were not approved by the Community, nor intended in the park's design. Trying to get fixed, and get 2nd phase of original project (additional art work) done. Located the artist who designed the park, she has all the documents; in the process of setting up a meeting with City staff to look into the situation.
 - f. **Chair has received an unusual number of requests to make presentations to the Board.** Chair has requested they come speak during non-agenda public comment or until there is time on agenda. Board concurs with Chair.
 - g. **Utility Undergrounding Advisory Committee (UUAC) Report and Recommendation at Council on Monday 3/23/15 2 pm,** issues remain that are outside scope of the UUAC purview. David Moty (former chair of KenTalPG) and Granowitz have prepared a matrix of outstanding issues and will be requesting City Council and the Mayor's office move forward on the recommendations. These issues include: graffiti, boxes that just show up unnoticed, updating DSD process (i.e., noticing, manuals, bulletins)
- IX. **Planner's Report**, Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov
- a. Moved to XVI – Information Item regarding Community Plan Update (CPU)
- X. **Non Agenda Public Comment**
- a. **Chris Ward, 4152 10th Ave (92103)**—Announcing candidacy for District 3 City Council (election next June). Liaison for Sen. Block, prior to that was Urban Planner.
 - b. **Rick Pyles, 2919 Upas**—Jack in the Box update: Have decided to file an appeal. Need to raise \$2000 by April 1. <https://www.gofundme.com/supportourappeal>
 - c. **Salpi Sleiman, 2911 University Ave., opening Holsom Coffee on 30th & University**—Coffee roasting and shop planning to open in about 3 weeks, by same owners who ran the Roast Coach at 30th and Upas.
- XI. **Announcements**
- a. **City Council March 23, 2014, 2 pm Utility Undergrounding Advisory Committee Report and Recommendations**
 - b. **Garden Native Walk** (California Native Plant Society)—Saturday and Sunday, March 28-29, 9:30am - 4:30pm. Cities of San Diego and Poway. 19 gorgeous gardens for \$25, kids free! Get Tickets at GardenNative.org. Want [free tickets, native plant training, and garden previews?](#) [Volunteer for the tour](#) at info@gardennative.org
 - c. **C3 [Transporting San Diego Forward: Our Future is in Choices](#)** Thursday, March 26, 2015 7 AM. Balboa Park, The Prado, Loggia Room. For info & registration <http://citizenscoordinateforcentury3.wildapricot.org/>
- XII. **Elected Official's Report**
- a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53**, 619.208.5353 Jessica.Poole@mail.house.gov

- i. Appears to be resolution with mailbox removal in front of old Post Office. USPS received request from DSD to remove during construction of Foundation for Form building—to maintain public health and safety. Need clearance to reinstall. Granda will update further.
 - ii. Student Financial Aid workshop last week. Bill re: student loans and interest, language picked up by Pres for student bill of rights!
 - iii. Congressional Art Competition <https://susandavis.house.gov/services/art-competition>
- b. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3, AGranda@sandiego.gov**
<http://sandiego.gov/cd3>
 - i. Storefront Improvement Program has grants available for small businesses.
<http://www.sandiego.gov/economic-development/business/starting/improvement.shtml>
 - ii. Mailbox removal on North Park Way and Grim was intended to happen before construction of new building. DSD, USPS both confirmed support of the boxes reinstallation.
 - iii. Community Cleanup on April 18, 8-11am. More details from NPMS to come.
 - iv. University Avenue Mobility Plan (UAMP)—Plan is moving forward; parking will be removed from University. City is working to create new parking off University. Representative would like to present to the board.
 - v. Red sidewalks north side of University Ave, between 30th and Ohio St are badly deteriorating and in need of replacing (red sidewalks, not City standard). Soil assessments have been done and hoping to break ground before end of FY.
 - vi. Needle exchange program. The Conditional Use Permit (CUP) mandates location & time for the needle exchange.
 - vii. 5700 parking meters across the City got new heads that take credit cards.

XIII. Subcommittee Reports:

- a. **Urban Design/Project Review (UD/PR), Peter Hill-Rachel Levin – NP Adult Community Center, 6:00pm 1st Monday. Next meeting April 6, 2015** discussed status of Design Element. April will see: condos, apartment project on Indiana St. involving historic cottages, rezoning for lot at end of Boundary (805), update on St. Augustine SCR
- b. **Public Facilities and Public Art, Dionne Carlson-Roger Morrison – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting April 8, 2015** Everything discussed was on consent agenda. Next meeting will see: SANDAG bike routes: if they follow through with the door hangers, we may need to reschedule.

XIV. Liaisons Reports

- a. **Balboa Park Committee, Rob Steppke.** Did not attend.
3/19/15 P&R Board to hear new fee schedule & the General Development Plan for Golden Hill Golf Course Club House, re-grading the hairpin turn & conducting a pedestrian/bicycle feasibility study
<http://www.sandiego.gov/parkandrecboard/pdf/prbr15319101gdpbalboagolfcourse.pdf>
- b. **Maintenance Assessment District, Peter Hill.**
 - i. Focus on communication and timing of the power washing done on NPMS sidewalks
 - ii. Bylaws changes
- a. **North Park Main Street, Dang Nguyen.**
 - i. Farmer's market will soon sell craft beer (prepackaged, growlers, not for on-premise consumption). Trying to move the location to behind the theater (NPMS is working on that)
 - ii. Replacing banners on 30th & University corridor. Banner space is available for rent.
 - iii. May 16 is Festival of Arts. <http://www.northparkfestivalofarts.com/>
- b. **NP Mid-City Regional Bike Corridors, Dionne Carlson.**
 - i. Heard at Public Facilities next month. Have refined routes and will be seeing new designs.
- c. **Adams Ave BIA, Dionne Carlson.**
 - i. Sat April 25-26; Adams Ave unplugged festival. <http://www.adamsavenuebusiness.com/Adams-Avenue-Unplugged.html>
 - ii. ABA planning annual retreat to discuss plans for next year.
- d. **El Cajon Business Improvement Association, Vicki Granowitz.**

- i. Meeting took place between City Heights CPG and El Cajon Blvd representatives. Continuing to look at possible uses for vacant land next to new Copley YMCA. ECBIA trying to look at temporary solutions (like a Farmer’s Market) to activate the area.
- ii. 3rd Friday El Cajon Boulevard Market, right across from Sonic—showcase art and food from ECB

e. **Utility Undergrounding Advisory Committee, Vicki Granowitz.** – given during Chair’s Report

XV. Election Results: top 8 candidates are elected to 2 year terms

- | | | |
|--------------------------|-------------------------|--------------------------|
| 1. Peter Hill – 40 votes | 5. Vicki Granowitz – 36 | 9. Michael Lindberg – 14 |
| 2. Dang Nguyen – 38 | 6. Rene Vidales – 35 | 10. Alan Bennett – 5 |
| 3. Steve Codraro – 38 | 7. Howard Blackson – 34 | |
| 4. Dionne Carlson – 38 | 8. Rick Pyles – 32 | |

XVI. Information Item

a. **Community Plan Update: Urban Design Element - Marlon Pangilinan** gave background of draft and provided key points. Draft available: http://northparkplanning.org/pdfs/pc/NP-DRAFT-UDE_Feb2015.docx

i. Community/Board Member question/comments:

1. Will Community Plan Implementation Overlay Zones (CPIOZ) prevent something like the four out-of-character row homes that are going in on North Park Way and Ray St.? This is a development review process issue (ministerial v discretionary). This project in question is ministerial. The community does not have any real input on this type of project. The City understands that this can create issues with neighbors, but right now there is no initiative addressing this type of “by-right” development. The new CPIOZ will have “shalls” pertaining to areas indicated on map—mainly providing for uniformity of setbacks and heights. If builders don’t follow these more stringent overlay rules, they would be kicked to discretionary.
2. Can Drive-thrus be better restricted via CPIOZ? Pangilinan will be working with Amanda Lee to develop language, since it cannot be included in the LDC (as discussed earlier). Not sure if it will be CPIOZ-based. Vidales suggests there may be a benchmark in the County rules regarding “through lots”. It’s not that we don’t want drive-thrus at all, it’s that we don’t want drive-thrus in *inappropriate locations*. Commercial nodes need to be identified for same purpose—CN and C zones both allow wiggle room for drive-thrus that needs to be solved for when hammering out solution.
3. Draft contains very little regarding history of North Park and its development. The 1986 had a detailed historic summary. This information should continue to be captured in the new CPU to provide insight and means to keep history from repeating itself (e.g., detailing how Huffmans were incentivized and the results were terrible). KTU&A had detail on architectural styles that was removed. Transit corridors and density are goals, but the discussion needs to be framed—identify exactly where we want them. We can give developers certainty and clarity in certain places, while preserving single-family neighborhoods.
4. Can we keep the identity areas that were used in 1986? Boiling areas down to just multi and single family is NOT enough. The verbiage is already in the old plan, and there’s value in it. Marlon will be going to go over our comments (hasn’t reviewed them yet); thinks he can get traction to add more granularity to neighborhood identification.
5. Can the CPU provide any further protection to single family neighborhoods and historic neighborhoods? For example, Burlingame’s large homes are being turned into mini-hotels. What happened to single-family homes being single-family homes and historic areas being historic?
6. Did anyone ever run the maps of consolidated lots (Huffmans) and see what allowances (height, etc.) we would have to provide to get the desired type of development? Haven’t seen anything, but was discussed on multiple occasions. By providing general description of Huffmans in CPU, can we incentivize developments in character with the neighborhood and consistent with walkability goals?

XVII. Action Items - North Park Potential Park Projects & Policy Issues Not discussed.

XVIII. Unfinished and Future Agenda Items – Seat new board, elect officers & subcommittee chairs, bylaws, donation to NP Christian Fellowship for air conditioning

XIX. Next Meeting Date: April 21, 2015, 6:30pm

XX. Motion to Adjourn: 9:05pm Pyles/Hilpert 10-0-0

Minutes submitted by Sarah McAlear



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NORTH PARK PLANNING COMMITTEE
Comments on the *Draft Urban Forest Management Plan*

March 17, 2015

Attention Melissa Garcia (magarcia@saniego.gov)

Page ii

The objective should be amended to clearly require any restoration or remodel requires the replacement of any trees in the past or inclusion in the storefront:

- Require planting and maintenance of trees in development, restoration or repair permits.

Add a sixth objective

- Certify San Diego as a Community Wildlife Habitat (process is at: <http://www.nwf.org/How-to-Help/Garden-for-Wildlife/Community-Habitats.aspx> and will augment and strengthen our 1999 National Arbor Day Foundation "Tree City USA" designation.

Paragraph five's last sentence should be modified to read: Local tree care professionals and planners reviewed and revised the Street Tree Selection Guide to identify additional species and remove those less suitable for street tree planting. Preference should be given to drought tolerant plants and trees native to San Diego County.

Page 1

In paragraph 3 the formal plan calls for "best urban forestry management practices" This term needs to be defined and used consistently, with a clear emphasis on Best Management Practices in planning and implementation of development and Adaptive Management when projects are evaluated for a minimum of ten (10) years after project completion.

Page 2 paragraph 2

Environmental and Historical Context

Located along the coast of the Pacific Ocean, San Diego's subtropical Mediterranean coastal desert climate is characterized by warm, dry summers and mild winters with most of the annual precipitation falling between December and March.

Page 2 paragraph 3

Like most of Southern California, the majority of the City of San Diego's vegetation was originally occupied by chaparral and sage-scrub, plant communities alliances with mostly drought-resistant shrubs. These plant alliances comprise some 2,600 different taxa and make San Diego the botanical "hotspot" of North America.

Paragraph 5 first sentence

Trees have played a substantial role in San Diego's history, for example for thousands of years the native peoples of the Hunan nations of California cultivated and harvested acorns from the native genus *Quercus*, which has seven species native to San Diego County

Paragraph 5 third sentence "Eucalyptus trees were planted in the late 1800s with an unrealized promise mistakenly thinking they could be used to produce lumber for railroad ties.

Page 3 Paragraph 1 first and third sentences

City Park was established in 1868 as a gift to the Citizens of San Diego as "...a natural wilderness" of 1,400 acres (9 Pueblo Lots). It and is now known as Balboa Park. The park's first imported exotic trees were planted by Kate Sessions, a renowned horticulturalist, who leased 36 acres for a nursery in 1902. ... Today Balboa Park is a significant horticultural and cultural resource with more than 15,000 native and exotic trees.

Last paragraph The urban forestry program is critical to meeting the city's commitment to climate change, carbon sequestration, stormwater reduction, wildlife habitat preservation and enhancement, and water conservation.

Page 9 Paragraph 4

There will also be opportunities in reducing hardscape and increasing canopy cover by redeveloping and retrofitting existing roads, streets and alleys using US EPA Green Streets criteria as listed in the Municipal Stormwater Permit (Order R9-2013-0001) issued by the San Diego Regional Water Quality Control Board.

Page 11 In Table 2: Total street trees and palms inventoried and calculation of planting percentages, City of San Diego, 2003 inventory, the 3rd District comes out lowest in the city for % of trees planted. Not only is North Park in the lowest of level of tree capacity but the plan goes on to punish North Park, perhaps even more severely than any other neighborhood as page 12 of the plan exempts all of our parks, including Balboa Park and all of our canyons from any kind of management under the San Diego Urban Forest Management Plan. The three paragraphs at the top of page twelve go on to hammer home this concept and, in reality, make the plans title a total misnomer.

Page 18

Council Policy 200-05, Planting of Trees on City Streets, effective November 15, 1993, needs serious work and specifically must have performance standards for vegetation put in the public right-of-way to assure:

- Clear line-of-sight and right-of-passage for vehicles, bicycles and pedestrians, and
- "Safe passage" meaning vegetation cannot have thorns or sharp points or edges (e.g. Acacia trees, Agave, cactus) to snag clothing or cut into flesh, and
- Nuisance hazard where ripe fruit (e.g. ficus, Blureana plum, and most Palm trees) can drop and create unsightly mess and staining, and in worse case situations a slip hazard, and
- Public utility/facilities damage [e.g. lateral shallow rooting trees like Peppers and Fig trees should be prohibited within ten feet (10') of a street or sidewalk] and trees with brittle branches (e.g. Eucalyptus and Poplars) should be kept out from under power lines.

Page 20 Applicable Regulations

- *City of San Diego Street Design Manual*. New street trees are placed within the parkway and street design is based on this manual.
- *District 3 Sidewalk Study* (2006). Sidewalk replacement provides opportunities to replace and/or plant new street trees.
- The soil structure required in the City's Low Impact Development (LID) guidelines should be examined for compatibility with tree growth and special attention paid to proper aeration and air movement through the soil to assure root systems can play their role in delivering need oxygen to street trees.

Page 28 Paragraph 1, sentence 4

Trees should be maintained using best management practices (BMPs) and Adaptive Management using standards established by the International Society of Arboriculture and the American National Standards Institute.

Page 34 *Prioritize community areas for public tree planting programs.*

e. Unify communities by using street trees to link residential areas and create "wildlife corridors".

Actions CE-J.2.2

4. Urban Forest Manager and Planning staff will use standards and protocols established by the National Arbor Day Association and the National Wildlife Federation to assure nodes favorable for enhanced wildlife activities will be linked like the strands of a necklace by thin corridors along right-of-ways.

Page 38 **Tree Resource Management** identifies only five of the principal players in managing San Diego's urban forest. The military and Caltrans have to be added to this list. And these bureaucrats have to be supervised and coordinated by a "Tree Czar". There should be dedicated channels of communications between these players, San Diego County and adjacent cities and tribes. The Czar should be highly visible and the resource for everyone to go to; one point of reference! From that point, people, agencies and businesses can be directed to the most appropriate resource to oversee their project and assure appropriate resources are made available in a coordinated fashion.

Page 39 CE-J.1.1 Objective:

Inventory 4. Urban Forest Manager will compare updated inventory data annually to monitor and assess progress towards age and species diversity towards accomplishing the goal of a community wildlife system of corridors and nodes.

Page 47 Paragraph 5: For required canopy shade trees (planted every 30 feet in street rights-of-way), the minimum planting size is 24" box in an aerated four feet by six feet (4' X6') tree well. Any trees planted at lower spacing's are considered "non-required" canopy shade trees and the minimum planting size is #15 (15-gallon) containers. Minimum brown trunk height (BTH) size for palms is 10 feet and 14 feet at bus stops or red curbs.

Comments on the Proposed Revised Street Tree Selection List

Page 58

Parkinsonia aculeata (Jerusalem Thorn, Mexican Palo Verde) has double and triple thorns; beautiful blossoms but hell to rub against.

Prosopis glandulosa (Honey Mesquite) is a beautiful tree for parks but has a twin thorn bunch that is vicious near a walkway. Recommend these trees be shifted to Suitable for parks; Not Street Trees

Appendix B: Objectives and Actions for FY 2016-2020

Page 69 Need to add two new components under Objectives and Actions for Education, one for the National Arbor Day Foundation Tree City USA and a second for the National Wildlife Foundation's Community Wildlife Habitat