



**NORTH PARK PLANNING COMMITTEE (NPPC)
AGENDA**

May 14, 2019; 6:30 pm (NOTE SPECIAL DATE)

2901 North Park Way, 2nd Floor

www.northparkplanning.org
info@northparkplanning.org

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All times listed are estimates only, an item may be heard earlier or later than the estimated time:

I. Parliamentary Items (6:30 p.m.)

1. Call to Order, Roll Call and Attendance Report
2. Modifications to the NPPC Agenda
 - a. **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.
 - b. **Consent Agenda Items:** Items were heard, voted on at an NPPC subcommittee and 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.*
 - i. Urban Design/Project Review. Members present: Melissa Stayner, Aria Pounaki, Ernie Bonn, Peter Hill, Robb Steppke, Tim Taylor, René Vidales
 - 1) **Map Waiver at the Hamilton III Project (Process 3).** Map Waiver to create three (3) residential condominium units for a duplex currently under construction and existing detached single dwelling unit for a total of 2,745 sf of conversion located at 4174, 4176 & 4178 Hamilton St. The 0.12 acre site is located in the RM-3-7 Base Zone of the North Park Community Planning area. PTS 627462. Applicant: Robert J. Bateman. ***SUBCOMMITTEE MOTION: To approve the Map Waiver for 4174, 4176 & 4178 Hamilton St. due to desirability of home ownership within the community for stability. The NPPC disagrees strongly with the practice of “dual tracking” which allows projects to initially be permitted as apartments and then be entitled as condominiums. Vidales/Taylor 5-2-0 (Bonn and Steppke voting no)***
 - 2) **Right-of-Way Vacation and Neighborhood Development Permit for the Wilshire Terrace Development (Process 5).** Right-of-Way Vacation and Neighborhood Development Permit (NDP) for portion of Myrtle Avenue Map No. 526 located at 3605 Wilshire Terrace. The 0.14 site is in the RM-3-7 Base Zone of the North Park Community Planning Area. PTS 611694. Applicant: Shahriar Afshar. ***SUBCOMMITTEE MOTION: To approve the Right-of-Way Vacation, Neighborhood Development Permit & Site Development Permit for 3505 Wilshire Terrace with the condition that the City reserve a portion of the vacation to be converted and improved as open space or pocket park for the enjoyment of the surrounding community, to connect pedestrians to Wilshire Terrace, and to be in compliance with the North Park Community Plan Policies RE-1.5 & RE-4.8 as it pertains to finding recreational opportunities for vacations of “paper streets”. Vidales/Taylor 5-2-0 (Hill and Pounaki voting no)***
 - 3) **Neighborhood Development Permit for the Lincoln Project (Process 2).** Neighborhood Development Permit for deviations to development standards related to the construction of a four level, 10,978 sf, 11-unit (including 1 affordable unit) apartment building with stacked parking at 3770 Alabama St. The 0.11 acre site is located in the RM-3-9 Zone in the North Park Community Planning Area. PTS 619766. Applicant: Francisco Garcia and Alex Ruezga. ***SUBCOMMITTEE MOTION: To approve Neighborhood Development Permit for the Lincoln Project at 3770 Alabama St. including requested deviation for the omission of common open space. Taylor/Hill 7-0-0***
3. **Agenda:** Adoption of the May 14, 2019 NPPC Agenda, if necessary
4. **Minutes:** Approval of the April 16, 2019 Minutes
5. **Treasurer’s Report:** Chelsi Sparti/Randy Wilde

- II. **Non-Agenda Public Comment:** Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time. **Announcements & Event Notices:** Limited to One minute each.
- III. **Announcements** (6:50 p.m.)
1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year-round. More info at: <https://northparkmainstreet.com/events/farmers-market/>
 2. **Rock ‘n’ Roll Marathon.** Sunday, June 2. See Action Item V.1 below
 3. **50th Annual San Diego Greek Festival.** Music, food and vendors. Friday, June 7 from 5 p.m. to 10 p.m., Saturday, June 8 from 11 a.m. to 10 p.m. and Sunday, June 9 from 11 a.m. to 8 p.m. Saint Spyridon Church at 3655 Park Blvd. <http://sdgreekfestival.com>
 4. **Hess Fest – Hess Brewing Anniversary Party.** June 22, 11:30 a.m. to 5 p.m., Grim Ave. between University Ave. and North Park Way.
 5. **First Annual Scoop San Diego Ice Cream Festival.** June 23, 11 a.m. to 4 p.m., North Park Way between Granada Ave. and 30th St.
 6. **Bird Park Summer Concerts.** July 6 & 20, and August 3 & 17, 3-8 p.m. at the northeastern portion of Balboa Park. More info at: <http://www.northparksd.org>
- IV. **Elected Official & Planner Reports:** Reports are limited to 2 Min Max (6:55 p.m.)
1. **Jawad Albaghdadi, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, jawad.albaghdadi@mail.house.gov
 2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov
 3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Toni.Duran@sen.ca.gov
 4. **Tyler Renner, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 TRenner@sandiego.gov
 5. **Elizabeth Ocampo Vivero,** 619-236-6301, EOcampo@sandiego.gov
- V. **Action Items:** (7:10 p.m.)
1. **Rock ‘n’ Roll Marathon Letter of Support.** Request for a letter of support for Rock ‘n’ Roll San Diego Marathon and Half Marathon. Discussion of course that will take place in North Park during the upcoming Sunday, June 2nd race. Road closures will be in place between the hours of 5 am and 10:45 am, and will be lifted on a rolling basis. Course map and full list of road/ramp closures at <https://www.runrocknroll.com/sandiego/>. Lee Collenberg, Community Relations, Rock ‘n’ Roll Marathon Series.
 2. **Proposal for the implementation of Bike Lanes along 30th Street from Howard Avenue to Juniper Street.** The 30th Street Pipeline project, which will replace water pipelines from Polk Ave. to Juniper St. is currently underway and resurfacing presents an opportunity to add improved bike facilities. The pipeline construction timeline is from April 2018 to July 2020, and repaving will occur in phases after construction, beginning at Juniper St. and ending at Polk Ave.
 - **Segment 1: Howard Ave. to Upas St.**
 - i. **Option A: Cycle Tracks (No Parking).** This option offers a Class IV protected bike lane on both sides of the street. This option maintains the center turn lane and removes on-street parking. Loss of 258 parking spaces
 - ii. **Option B: Cycle Tracks (Floating Parking).** This option offers a separated bike lane with ‘floating’ parking spots between the bike lane and travel lanes. This option removes the center turn lane and retains some on-street parking. Loss of 142 parking spaces
 - iii. **Option C: Buffered Bike Lanes.** This option offers a Class II separated, painted bicycle lane on both sides of the street. This option removes the center turn lane and retains most on-street parking. Loss of 111 parking spaces
 - **Segment 2: Upas St. to Juniper St.**
 - i. **Option A: Cycle Tracks (No Parking).** This option offers a Class IV protected bike lane on both sides of the street. This option removes parking on both sides of the street. Loss of 162 parking spaces
 - ii. **Option B: Bike Lane (uphill) / Shared Lane (downhill).** This option offers a downhill shared bike lane and an uphill separated bike lane. This option removes parking on the uphill portion of the street. Loss of 74 parking spaces

See City Fact Sheet for street reconfiguration options. Everett Hauser, Mobility Program Manager at City of San Diego, Transportation & Storm Water Department 619-533-3012 erhauser@sandiego.gov
 3. **2018-2019 NPPC Annual Report.** Summary consisting of administrative issues, awards, historic districts, letters of support and special projects, summary of project review, and activities of associated community organizations along with approved meeting minutes from April 17, 2018 to March 19, 2019. The annual report is to be submitted to the City after approval from NPPC.

VI. **NPPC Reports** (8:25 p.m.)

1. **Chair's Report**
 - a. **Upcoming Awards for North Park projects**
 - b. **Community Planners Committee (CPC).** Tuesday, March 26, 2019, 7-9 pm. 202 C St Civic Concourse. Terrace Level Silver Room. For more info:
<http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>
 - i. Proposal for Restrictions in Park Designated Areas
 - ii. Yes in God's Back Yard (YIGBY) Proposal
 - iii. Capital Improvement Program (CIP) Projects Prioritization
2. **Social Media.** Chelsi Sparti/Randy Wilde
3. **NPPC Website Update.** Chelsi Sparti/Randy Wilde
4. **Subcommittee Reports:** Limited to Items Not on the Agenda & 5 Min. Max. each)
 - a. Urban Design/Project Review (UDPR): Melissa Stayner Chair, Aria Pounaki Vice Chair – NP Adult Center, 6:00 pm 1st Monday. Next meeting May 3, 2019
 - b. Public Facilities & Transportation (PF&T): Steve Doster Chair, Arash Kahvazadeh Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting May 12, 2019
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
 - a. Balboa Park Committee Vicki Granowitz
 - b. Maintenance Assessment District Matt Stucky
 - c. North Park Main Street Steve Billings
 - d. Adams Avenue Business Association Chelsi Sparti
 - e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde
 - f. North Park Community Association Peter Hill
 - g. University Heights Community Association Randy Wilde
 - h. Florida Canyon Enhancement Planning (SD Canyonlands) Chelsi Sparti

VII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, June 18, 2019 (NOTE DATE BACK TO 3RD TUESDAY MOVING FORWARD)

VIII. **Adjournment** (8:40 p.m.)

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- **For more info on any project, enter the SD Development Services PTS number in "Project ID" at <http://www.opensd.sandiego.gov/web/approvals/>
 - NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.
 - To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.
 - NPPC Chair: René Vidales info@northparkplanning.org
 - Urban Design/ Project Review Subcommittee Chair: Melissa Stayner or urbandesign@northparkplanning.org
 - Public Facilities & Transportation Subcommittee Chair: Steve Doster or publicfacilities@northparkplanning.org
 - Adams Avenue Business Association: www.adamsAvebusiness.com/
 - North Park Main Street: northparkmainSt.com/
 - "The Boulevard" El Cajon Boulevard Business Improvement Association: www.theboulevard.org
 - North Park Maintenance Assessment District: <http://npmad.org>
 - North Park Community Association: www.northparksd.org
 - University Heights Community Association (UHCA): www.uhsd.org