

<p>Annual Board Election March 16, 2021 LAST CHANCE TO SIGN IN AT A MEETING IN ORDER TO VOTE IN AND/OR RUN IN MARCH: TUESDAY FEBRUARY 16, 2021</p>	<p>To be eligible to run for the NPPC Board or vote in the election, you must have a valid Eligibility Form on file and have signed-in at one NPPC Board meeting from March 2019 through February 2021. For additional information about voter or candidate eligibility, click here.</p>
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NORTH PARK PLANNING COMMITTEE (NPPC)
Draft Minutes
February 16, 2021; 6:30 pm
Virtual Meeting Via Zoom Platform

Register online at:
<https://tinyurl.com/NPPCzoom>
 Or Dial +1 669 900 9128 or +1 346 248 7799
 or +1 253 215 8782 or +1 301 715 8592
 Meeting ID: 987 0091 5525
 Password ID: 150923
www.northparkplanning.org
info@northparkplanning.org

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I. **Parliamentary Items** **(6:30 p.m.)**
 1. **Call to Order, Roll Call and Attendance Report**

Member	Steve Billings	Steve Doster	Daniel Gebreselassie	Arash Kahvazadeh	Vacant seat	Sarah McAlear	Aria Pounaki	Jen Spencer	Melissa Stayner	Matt Stucky	Tim Taylor	Marissa Tucker-Borquez	Eduardo Velasquez	Vacant seat	Vacant seat
Attendance	X	X	X	X	X	X	X	-	X	X	X	X	X	X	X
Late					X									X	X
Absences	2	1	1	0	X	0	0	2	2	2	1	0	3	X	X

Total Attendance: 11 Board Members

- 2. **Modifications to the NPPC Agenda**
 - a. **Urgent Non-Agenda Action Items:**
 - b. **Consent Agenda (none)**

3. **Agenda:** Adoption of the February 16, 2021 Agenda, *if necessary*.
Not necessary, no changes to the minutes.
4. **Minutes:** Approval of the January 19, 2021 Minutes.

MOTION: To approve the January 19, 2021 minutes with an update to correct attendance. McAlear / Tucker-Borquez (9-0-2) Abstentions by Velasquez due to absence and Gebreselassie due to not having the minutes.

5. **Treasurer's Report:** Sarah McAlear.
 - a. Account balance is \$599.69
6. **2021 NPPC Election (tentative facts)**
 - a. February 16 is the last opportunity to establish eligibility to run for a seat and/or vote at the March 16 election
 - b. Candidacy submissions deadline to appear on the ballot is midnight on March 9
 - c. Candidate statements submissions deadline to appear on the NPPC website is March 10
 - d. Review of documentation must be turned in to elections@northparkplanning.org by midnight March 13
 - e. All voting to be done electronically, special considerations will be taken for community members who require paper ballots. This will be discussed in Action Item 1 on the Agenda.
 - f. List of Candidates (as of 2/11/2021): 1) Evan Benko, 2) Steve Billings, 3) Peter Hill, 4) Gregory Horn, 5) Arash Kahvazadeh, 6) Daniel Molitor, 7) Basil Mournian, 8) Steven Oechel, 9) Ginger Partyka, 10) Aria Pounaki, 11) Tyler Renner, 12) Jennifer Spencer, 13) Matt Stucky, 14) Victor Torres, 15) Marissa Tucker.

III. **Non-Agenda Public Comment:** Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time.

(6:50- 6:55 p.m.)

- Raney Johnson: Does not think the public comment process (2 minute comments) is enough feedback for the public. Requesting use of the chat room in Zoom.
- Sol Schumer: Asking for Arash to zoom into the minutes for minutes readability
- Vicki Granowitz: Says board meetings are for decision making and recommends those interested in giving greater feedback join subcommittee meetings.

IV. **Announcements & Event Notices:** Limited to One minute each. **(6:55- 6:56 p.m.)**

1. City of San Diego Offers Low-Interest Rate Loans to Help Businesses Adapt During Pandemic: loans range from \$25,000-\$95,000 if applicants meet eligibility requirements. Apply at <https://www.sandiego.gov/economic-development/business/financing/caresact>
2. Mayor Gloria Announces \$45.5 Million in State Funding for Rent Relief: Those interested should visit www.sdhc.org/housing-opportunities/help-with-your-rent/covid-19-rental-assistance
3. Council President Pro Tem Stephen Whitburn along with the mayor's staff for a forum on the utility franchise agreement. A presentation will be given followed by Q&A on Friday, February 19th 6:00pm Sign up at: <http://bit.ly/d3forum219>

V. **Elected Official & Planner Reports:** Reports are limited to 2 Min Max **(6:57- 6:58 p.m.)**

1. **Makana Rowan, Hon. Nathan Fletcher, SD Board of Supervisors Dist. 3,** (619) 531-4936, makana.rowan@sdcounty.ca.gov . Not present
2. **Kohta Kaiser, Hon. Todd Gloria, Mayor of San Diego,** ZaiserK@sandiego.gov. Not present
3. **Diana Lara, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Diana.Lara@sen.ca.gov. Not present

4. **Ryan Darsey, Hon. Stephen Whitburn, City Council Dist. 3**, (619) 236-6633 RDarsey@sandiego.gov.
Not present
5. **Bernie Turgeon, Planning Department**, 619-533-6575, BTurgeon@sandiego.gov.

Stated that he is working with stakeholders and starting to look at new areas for historic districts in North Park.

VI. **Action Item:** **(6:59- 8:15 p.m.)**

1. **NPPC March 2021 Elections – Establishing COVID-19 Alternative Procedures**

North Park Planning Committee will hold a Board Election in March. The City has provided guidance that includes advice to avoid in-person voting due to health and safety concerns, and with their acknowledgment that planning committee bylaws cannot be strictly followed. The NPPC Elections Subcommittee put significant effort into following the spirit of our bylaws wherever feasible and will present their proposal for board discussion & approval. Presenters: Vicki Granowitz vdgwrl@cox.net & Sarah McAlear sarahpm@gmail.com

Public Comment:

Mark Spitzer: Needs clarification on how we're handling that all board members are termed out.

Eugene Polley: 1.) Non-resident property owner, what do I need to re-establish eligibility? 2.) Got e-mail back responding that he's going to run for board, name was not on the list.

Timothy Briggs: If you're new to the community how do new people complete the process? If you are a renter are you able to submit a copy of your rental agreement as an acceptable document?

Steve Oechel: Thanking Sarah. Read bylaws, lots of gray, thanking the election committee. It's awesome we're pushing forward.

Rene Vidales: This is a lot to take on. Congrats to the election committee. NPPC has always kept election materials to go above and beyond. Doesn't expect there to be any glitches. Doesn't expect there to be a tie (never has been one before). Big hope everyone can get their documentation done in time.

Board Comment:

Steve Billing: No question or comments.

Steve Doster: Gave kudos to the election committee. Concerned submitted proof will be tough for people. Says filling in the terms seems correct.

Daniel G: Kudos to the election committee. Concerned about the entire board for reelection that there will be a lack of knowledge. Recommends "Top vote getters" get two year remaining get one year. Recommends pushing 6:30 limit until later to help people through the process. Thinks the board should consider a drop off location. Recommends committee to do a dry run with the election software.

Arash: Thanks to the election committee and the outline put together. Questions: for the vote counts, how will it be done for physical versus electronic? Why taking the candidates forum away? Note: If you need help with physical ballots, let me know!

Melissa Stayner: No questions, thank you Vicki and Sarah!

Matt Stucky: One option is to NOT hold an election, I think we should do it, but I just wanted to remind everyone it's an option. Quick question on registration form: It's very clear in-person that registration forms are available, wants to make sure people are digitally aware too. Make sure privacy of people's information is deleted immediately. What happens if there is a multiple tie?

Marissa Tucker-Borquez: Admittedly this process is cumbersome, something we should look at. If people think it's not great (I agree with them), they should run and join us! This is something we should work toward in the future; BUT this is the best possible way of doing it online and I strongly commend the elections committee especially as the city left groups in a lurch. FYI ballots are fully accountable, OpaVote doesn't just provide a tally, ballot records can be made and are very transparent.

Eduardo: Are we requiring actual signatures or digital ones ok? Is the eligibility form coming from what e-mail address? What is the city expecting us to retain for documentation for eligibility and qualifications, etc?

Motion: To approve the execution of the March 16, 2021 NPPC Election Plan with technical corrections. **McAlear/Stayner**

Friendly amendment by Stucky: To approve the execution of the March 16, 2021 NPPC Election Plan with technical corrections with any tie broken by a randomizer during the March meeting.

Friendly amendment accepted.

FINAL MOTION TEXT: To approve the execution of the March 16, 2021 NPPC Election plan with technical corrections with any tie broken by a randomizer during the March meeting.

(10-1-0) Daniel G. voting no

The Motion Passes

2. Proposed Short Term Rental Ordinance

(8:16- 9:25 p.m.)

The office of Council President Jennifer Campbell has begun work on a Short-Term Rental ordinance which would regulate the home sharing industry in the city of San Diego. Creating an enforceable regulation has the power to free up thousands of rental units for San Diegans and to crack down on bad actors who have allowed partying in residential neighborhoods. Chief of Staff Venus Molina will seek to gather input and the board's recommendation for this ordinance . Presenter: Venus Molina vmolina@sandiego.gov

Kevin H: On ocean beach planning board. Is there anyway to cap by district? Ordinances like this in other cities that haven't had fines and rigid rules have failed. Wants city to go after host platforms.

Pat Sexton: Permits issued by the city, there are a lot of different descriptions what is an STRO. Hopefully the city looks at them and can decipher between ADU, companion unit, loft that all get lumped into the same bottom line. Hope there is enough staff to monitor this, believes it's taking away from the hotel industry.

Kate Callen: If someone buys a house and then disappears. Owner lies about renting it out. Does neighborhoods have to be . How will this be enforced, how can neighbors help enforce it.

Steve Oechel: Wish we had data on total number of licenses. What is the plan for this? Hopefully increase tax revenue. If there is an increase of tax revenue, how can we make sure it goes to the areas with the STROs? STROs cause more traffic, more garbage, thus those neighborhoods should have the tax revenue to compensate.

Aaron Hebshi: Can you clarify max # of STRO that can be permitted to person and/or company? Who gets the licenses? Is it distributed in an equitable way? Big companies with best lawyers able to get in there first?

Board:

Steve Billings: The revenue will be lost. Foolish to think that those people will go to hotels, it's serving a segment of the population that DOESN'T want to go to hotels. Wish wasn't giving up the revenue. Consider changing license fees so that larger houses are more expensive (tend to be the problem houses). If someone owns a duplex is it two licenses?

Steve Doster: Is there any cities this is modeled after? AirB&B user. Opposed to impeding on folks property rights, understand it's a problem in some communities. Love the enforcement, not OK with the cap though.

Daniel: I think the tier system works. Do you have to get a license if you want to rent your house for 20 days? You have a 24 hour hotline, what happens? Does this include SROs?

Arash: Aspects I like, but parts are concerning. I love AirB&B. What has been the analysis been to reach that 1% cap? How will this impact our housing availability? Concerned there has not done any indepth analysis on how it's impacting the market overall.

Melissa Stayner: Asks to clarify why they don't want to flag coastal commission. What if the lottery all goes outside the coastal zone? How much would this license cost to owners? So the owners pay by-annually and TOT fees, so presumably the revenue from the license pays for all of this? Sounds cost prohibitive to operators? With only 5500 units can this really pay for everything this promises?

Matt Stucky: Can't get on board with a lot of this, lottery system will likely get games. Gunna throw out a lot of people that are good hosts and made good investments and rent to good people. Sometimes professional people 1 person to 1 household makes it far more likely non-professionals will be managing a properties. Such a drastic cut could really see prices skyrocketing.

Tim Taylor: STVR's are the third rail of SD politics. This isn't anything new, this is basically a bed and breakfast without the breakfast. Doesn't think STVRs are bad at all just that there is few affordable housing options so STVRs have to be balanced against that. Thinks it's a good compromise. Would support supply cap per district.

Marissa Tucker-Borquez: Re-iterating comments of others, no need to add on.

Aira Pounaki: Clarification on Tier 1 and 2 licensing. What is the enforceability of Tier 1?

Motion: City should conduct an analysis to better determine what the short-term vacation rental cap should be. **Velasquez/Kahvazadeh**

Friendly amendment by Matt Stucky: City should not approve the STRO until it conducts an analysis to better determine what the short-term vacation rental cap should be.

Friendly Amendment Accepted

FINAL MOTION TEXT: The City should not approve the STR Ordinance until it conducts an analysis to better determine what the short-term vacation rental cap should be.

(7-3-0)

The motion passes

VII. **NPPC Reports** **(9:25 - 9:33p.m.)**

1. **Chair's Report**
2. **Social Media.** Sarah McAlear
3. **NPPC Website Update.** Sarah McAlear
4. **Subcommittee Reports:** : (Limited to Items Not on the Agenda & 5 Min. Max. each)
 - a. **Urban Design/Project Review (UDPR):** Melissa Stayner Chair, Jennifer Spencer Vice Chair –Next meeting March 1, via Zoom.
 - b. **Public Facilities & Transportation (PF&T):** Steve Doster Chair, Arash Kahvazadeh Vice Chair – Please note meetings have been moved from 2nd Wednesday to 2nd Tuesday moving forward. Will resume March 9, via Zoom. (did not meet in January)
Arash: NP University Ave Mobility Project, going to put beacon cross walks. Considering bike racks, 5 historic lamps going to be removed, some areas will be added but are not historic. Committee looking at historic lamp replacement/reuse. Worried that adding trees to median would damage underground water lines. They're considering trees again.
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
 - a. **Balboa Park Committee.** Vicki Granowitz.
Observation wheel suspended. Framework for future reviewed. Naming donor program for botanical building. Japanese Friendship garden open.
 - b. **Maintenance Assessment District.** Matt Stucky.
Determined MAD cannot spend money on historic streetlights unless goes to vote by residents. Switzer Canyon bridge beautification project. Next Meeting March 8th.
 - c. **North Park Main Street.** Steve Billings.
Board applied for PPP loan. New farmers market manager. Parklets in bike lane, city asking restaurants to around parklets no solution in sight.
Adams Avenue Business Association. Arash Kazavahdeh.
 - d. **El Cajon Boulevard Business Improvement Assoc.** Arash Kazavahdeh
 - e. **North Park Community Association.** Peter Hill. No updates.
 - f. **University Heights Community Association.** TBD.
 - g. **CPC.** Matt Stuckey

Parks Master Plan, same discussion as at the NPPC board. Vote was to ask the city to do additional work, discussed elections.

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, March 16, 2021

IX. **Adjournment**

(9:34 p.m.)

- **For more info on any project, enter the SD Development Services PTS number in "Project ID" at <https://opensd.sandiego.gov/Web/Maps/ApprovalsDiscretionary>
- 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: Aria Pounaki info@northparkplanning.org
- Urban Design/ Project Review Subcommittee Chair: Melissa Stayner urbandesign@northparkplanning.org
- Public Facilities & Transportation Subcommittee Chair: Arash Kazavahdeh 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. For information about North Park Activities or to have an event posted: www.northparksd.org
- University Heights Community Association (UHCA): www.uhsd.org