



## NORTH PARK PLANNING COMMITTEE (NPPC)

### AGENDA

**April 19, 2016: 6:30 pm**  
**2901 North Park Way, 2<sup>nd</sup> Floor**

[www.northparkplanning.org](http://www.northparkplanning.org)  
[info@northparkplanning.org](mailto:info@northparkplanning.org)

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NP Community Plan Update can be found at: <https://www.sandiego.gov/planning/community/profiles/greaternorthpark>

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

- I. **Parliamentary Items** (6:30 pm)
  - A. Call to Order, Roll Call and Attendance Report
    1. Seating of the New Board
      - a) Election of Board Officers **(Action Item)**
        - (1) Chair
        - (2) Vice-Chair
        - (3) Secretary
        - (4) Treasurer
      - b) Appointment of Subcommittee Chairs & Liaisons
  - B. Modifications to the April 19, 2016 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 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.*
      - a) **Rock & Roll Marathon:** **MOTION** to approve a letter of support for the Sunday, June 5, 2016 Suja Rock & Roll Marathon & Half Marathon as it intersects the community of North Park. Granowitz/Vidales 6-0-0 Map attached on pg 3
      - b) **SheFest:** **MOTION** to approve a Letter of Support for SheFest on July 9, 2016 12 pm to 5 pm North Park Rec Center 4044 Idaho St Granowitz/Vidales 7-0-0
      - c) Request for Installation of a **Stop Sign on Mission Ave at Meade Ave & Alabama.** Day Care at this location. Traffic impacts & speeding affecting the neighborhood. Petition with all 35 immediate neighbors & businesses of the affected area signing in support; email & resident speaking in support. **MOTION** to approve a stop sign by the alternate process for Mission Ave in the northeastern direction at the intersection with the alley between Florida St and Alabama St. (Per City Engineer Filipe Zedda instruction on location of stop sign) Vidales/Bonn 7-0-0
  - C. **Approve Consent Agenda**
  - D. **Agenda:** Adoption of the April 19, 2015 NPPC Agenda if necessary
  - E. **Minutes:** Approval of the March 15 & 22, 2016 Minutes Sarah McAlear
  - F. **Treasurer's Report:** Brandon Hilpert (7:10 pm)
    1. **Possible Motion to allocate funds to purchase a speaker system – Action Item**
- II. **Non Agenda Public Comment** Limited to Items not on the Agenda & non-debatable. 2 Min. Max, Chair can award more time.
  - A. **City of San Diego 30th Street Pipeline Replacement Notification** – Extra time will be allocated
- III. **Announcements & Event Notices:** Limited to One minute each.
  - A. Georgia - Meade Bikeway Community Open House; Tuesday May 10, 2016 6-8 pm. Lafayette Hotel Mississippi Ballroom, 2223 El Cajon Blvd. SANDAG

- IV. **Elected Official Reports & contact Info:** Reports are limited to 2 Min Max
- A. **Jessica Poole, Hon. Susan Davis, US Congressional Dist. 53**, 619-208-5353 [Jessica.Poole@mail.house.gov](mailto:Jessica.Poole@mail.house.gov)
  - B. **Hon. Toni Atkins, State Assembly District 78**, 619-645-3090
  - C. **Sarah Fields, Hon. Marty Block State Senate District 39**, 619-645-3133 [sarah.fields@sen.ca.gov](mailto:sarah.fields@sen.ca.gov)
  - D. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, [619-236-6633 AGranda@sandiego.gov](mailto:619-236-6633 AGranda@sandiego.gov)
- V. **NPPC Reports**
- A. **Chair's Report**
  - B. **Social Media** Brandon Hilpert
  - C. **Subcommittee Reports:** Limited to Items Not on the Agenda & 5 Min. Max. per speaker
    - 1. Urban Design/Project Review: Chair TBD Vice Chair – NP Rec Center Adult Center, 6:00 pm 1<sup>st</sup> Monday. Next meeting May 2, 2016
    - 2. Public Facilities & Transportation: Chair Vice Chair TBD, – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting May 11, 2016
  - D. **Liaisons Reports:** Limited to 1 Min. Max per Report
 

1. Balboa Park Committee	Rob Steppke
2. Maintenance Assessment District	Peter Hill
3. North Park Main St	Steve Codraro
4. NP Mid-City Regional Bike Corridors	Daniel Gebreselassie
5. Adams Ave BIA	Dionne Carlson
6. El Cajon Blvd BIA	Vicki Granowitz
  - E. **Planner's Report** –Lara Gates 619-236-6006 [lgates@sandiego.gov](mailto:lgates@sandiego.gov)
- VI. **Information/Discussion Items** (2 Min Max per Speaker-Chair can award more time)
- A. **Impact Fee Study** Frank January **(7:25 pm)**
  - B. **North Park Community Plan Update Zoning – Recap & New Issues** Lara Gates **(7:35 pm)**
    - 1. Regarding Restaurants in the CN 1-3 zone: Consider prohibiting Back Patios and Smoking Areas in the CN 1-3 zone
    - 2. Transit Oriented Development & Tandem Parking – Consider allowing tandem parking in new multi-family developments on Transportation Corridors.
    - 3. Redesignating 30<sup>th</sup> Street between Thorn and Quince to reflect existing multi-family development and allowing commercial along North Park Way between Utah and 29<sup>th</sup> Streets.
- VII. **Action Items:** (2 Min Max per Speaker-Chair can award more time) **(8 pm)**
- A. **NPCPU Prioritize Historic Districts – Fact sheet attached pg 4-5**  
On 4/4 /16 UDPR reviewed the potential Historic Districts & after hearing public comment they informally agreed the following areas were under the most pressure for modifications & redevelopment and should be recommended as priorities for Historic Designation, in no particular order they are: 1. Valle Vista Terrace (Panorama Dr) 2. Spaulding Place 3. Shirley Ann Place Expansion 4. Park Blvd Apartment (East)
  - B. **Enhancements, Edits and Additions to Various Design Guidelines, Land Use & Zoning Elements of the NPCPU** Howard Blackson **(8:15 pm)**
    - 1. Transit-Oriented Development Enhancement Program
    - 2. Pedestrian-Oriented Infill Development Enhancement Program
    - 3. Center & Corridor Development Transition Areas
    - 4. Planned Development Permit – Process 3 or Process 4
  - C. **Approve the Draft North Park Community Plan Update Implementation Element** **(8:50 pm)**  
Element can be found at: <https://www.sandiego.gov/planning/community/profiles/greaternorthpark>
    - 1. Review & Approve Completed Prioritized Spreadsheets
      - a) Recreation Element Projects
      - b) Implementation Element Projects
- VIII. **Future NPPC Meeting - May 17, 2016 & Agenda Items:**
- A. Pershing Bike Corridor Plan – SANDAG
  - B. Donation to the Church
- IX. **Adjournment** **(9:15 pm)**

- NPPC Agendas are posted in the North Park Main St Window at 3076 University Ave
- 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 [info@northparkplanning.org](mailto:info@northparkplanning.org)
- To Contact Urban Design/ Project Review, call Peter Hill 619-846-2689 or [urbandesign@northparkplanning.org](mailto:urbandesign@northparkplanning.org)
- To contact Public Facilities & Transportation call Daniel Gebreselassie 619-320-5071 or [publicfacilities@northparkplanning.org](mailto:publicfacilities@northparkplanning.org)
- For information about North Park Activities or to have an event posted go to NPCA website at [www.northparksd.org](http://www.northparksd.org);
- Adams Ave Business Improvement Association: [www.adamsAvebusiness.com/](http://www.adamsAvebusiness.com/)
- North Park Main St: [northparkmainst.com/](http://northparkmainst.com/)
- “The Boulevard” El Cajon Boulevard Improvement Association: [www.theboulevard.org](http://www.theboulevard.org)
- North Park Maintenance Assessment District: <http://npmad.org>
- University Heights Community Association (UHCA): [uhsd.org/](http://uhsd.org/)
- City of San Diego’s “Open DSD” Site: <http://www.sandiego.gov/development-services/opensds/>

## Rock & Roll Marathon Map





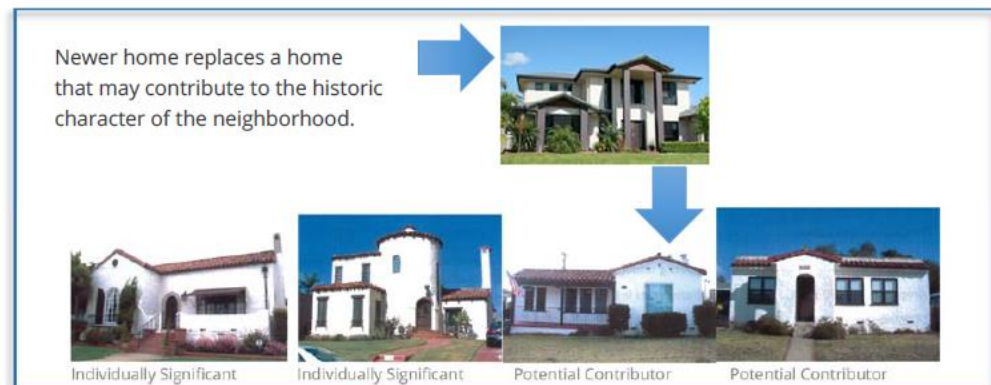


## POTENTIAL HISTORIC DISTRICTS

*Communities of Uptown, North Park & Golden Hill*

### Potential Issue of Concern

Over time, homes of historic importance have been modified or improved to the point where they are no longer "individually significant," but still may "contribute" to the significance of a potential historic district. Additionally, homes which may not be distinctive enough to meet criteria for individual designation may nevertheless contribute to the significance of a potential historic district. The loss of these potential contributing structures could significantly and adversely impact the district's eligibility for future historic designation.



### Potential Historic Districts Identified

In support of the CPU process, a detailed reconnaissance survey was completed that identified 26 potential historic districts (PHD) in the three communities (19 in Uptown, 6 in North Park and 1 in Golden Hill). The analysis included a basis for the PHDs potential significance and identification of potential contributing and non-contributing resources. Additionally, a historic survey completed in 1996 identified a PHD in South Park and in west Golden Hill (Culverwell & Taggart's Addition). These identified PHDs will be subject to the supplemental regulations identified below.

Eleven additional PHDs were identified by community members (4 in Uptown and 5 in North Park) based on a cursory windshield survey. However, a detailed reconnaissance survey would need to occur in order to properly identify potential contributing and non-contributing resources. Until further analysis can be completed, these additional PHDs are not being considered for further regulations as part of the CPU process.

- The LGBTQ Historic Context Statement is currently underway and will verify the presence of a potential historic district within Hillcrest. Future intensive level survey work can build off of the results of the LGBTQ Historic Context Statement.

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- Additionally, the San Diego Normal School/San Diego City Schools Education Complex Historic District, which is institutional in use, was identified by the community through survey evaluation by an independent consultant. The San Diego Normal School/San Diego City Schools Education Complex Historic District is owned by the San Diego Unified School District and is not subject to the City's zoning and overlay requirements.

## Proposed Supplemental Regulations Identified

- **45-year review**

An estimated 95% of the structures within the PHDs are currently subject to review for 'individual significance' under the City's Historic Ordinance and new development for potentially significant structures is reviewed for consistency with the US Secretary of the Interior Standards. No changes are proposed to the current ordinance.

- **Applicable to residential structures only**

It is estimated that over 93% of the structures within the PHDs are low-density residential properties. Conversely, an estimated 95% of the proposed new growth is focused in commercial areas and higher density residential.

The draft Supplemental Regulations will only apply to single and multi-family residential structures within the PHDs that are currently subject to 45-year review. Commercial properties will not be subject to the Supplemental Regulations, but will continue to be subject to the 45-year review. In terms of impact, there are an estimated 2,700 residential structures in the consultant identified PHDs. Since 2003, less than 400 building permits were issued in those areas.

- **Supplemental Regulations**

Residential structures that are not individually significant, but are potential contributors (pursuant to the criterion described in the historic survey) will be subject to the following requirements.

- No modifications allowed to the front 2/3 of the original building footprint unless the modification will repair existing historic materials or restore the building to its historic appearance.
  - Exception: Improvements exempt from building permits pursuant to SDMC 129.0203, as well as improvements identified in SDMC 143.0212(a)(1)-(4) (same standard as applied to 45-year review).
  - Exception: Deviation may be approved through a Process 2 Neighborhood Development Permit. Projects will be reviewed for consistency with the US Secretary of the Interior Standards (similar to 45-year review) and the following findings must be made.
    - ✓ All feasible measures to protect and preserve the integrity of the potential historic district have been provided; and,
    - ✓ The proposed deviation is the minimum necessary to afford relief and accommodate the development and all feasible measures to mitigate for any impacts to the potential historic district have been provided; and,
    - ✓ The proposed project will not result in a loss of integrity within the potential historic district which would render it ineligible for historic designation.