



NORTH PARK PLANNING COMMITTEE (NPPC)

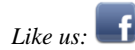
AGENDA

May 17, 2016: 6:30 pm

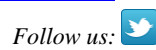
2901 North Park Way, 2nd Floor

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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 pm)

A. Call to Order, Roll Call and Attendance Report

B. Modifications to the May 17, 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.*

3571 Nile St. Process 3 Site Development Permit (SDP) PTS 412289,

Presenter: Laurie Madigan. Construct (4) four detached residential condominiums & retaining walls on a vacant 13,863 sq ft site with a steep slope, adjacent to MSCP at the rear of the property. Adjacent to I 805 in the RS 1-7 zone of the Mid-city PDO. Applicant previously presented project concept and at the January 4, 2016 UDPR meeting, at the January 19, 2016 NPPC meeting the Board unanimously supported height deviations in concept. Supported in order to have internal parking, rather than parking in the front & to protect MSCP lands by moving project closer to the street, height request was consistent with adjacent structure. **Motion: To Approve the SDP for 3571 Nile Project including a front deviation of 7' 6" and rear deviation of 1' 7". Steppke/Bonn (6/0/0) (UDPR) See Attachment I, Pg 4-5**

a) **North Park Baptist Church 3828 Bancroft St T-Mobile Wireless Facility Permit Renewal,** Site Development Permit (SDP) (Process 3) Permit renewal of existing equipment inside a rooftop penthouse, painted to match the existing building surface and set back from the edge of the church. No changes to equipment or location. **Motion to Approve SDP for T-Mobile wireless equipment at 3828 Bancroft St. Granowitz/Hill 6-0-0 (PF&T)**

C. Approve Consent Agenda

D. **Agenda:** Adoption of the May 17, 2016 NPPC Agenda if necessary

E. **Minutes:** Approval of the April 19, 2016 Minutes Sarah McAlear

F. **Treasurer's Report:** Brandon Hilpert

II. **Non Agenda Public Comment** Limited to Items not on the Agenda & non-debatable. 2 Min. Max, Chair can award more time.

- III. **Announcements & Event Notices:** Limited to One minute each.
- A. **NPHS Lecture Historic Highway 80 across Calif**, May 16 6:30-7:30pm Grace Lutheran Church, 3967 Park Blvd. See Attachment II, Pg 6
 - B. **NPMS Festival of the Art 10 am – 10 pm**. For more info: <http://northparkmainstreet.com/events/festival-of-arts>
 - C. **C-3 How Will We House Our Future?** Thursday, May 26, 2016 7 - 9 AM Balboa Park ~ The Loggia Room in the House of Hospitality ~ Above the Prado Restaurant To register or for more info: citizenscoordinateforcentury3.wildapricot.org/event-2242974
 - D. **Art Around Adams: June 4th**
 - E. **Rock 'N Roll Marathon: June 5th**
 - F. **Taste of Adams Avenue: June 26th**
- 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
 - B. **Chevelle Newell, Hon. Toni Atkins, State Assembly District 78**, 619-645-3090
chevelle.newell@asm.ca.gov
 - C. **Sarah Fields, Hon. Marty Block State Senate District 39**, 619-645-3133
sarah.fields@sen.ca.gov
 - D. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, [619-236-6633](tel:619-236-6633)
AGranda@sandiego.gov
- V. **NPPC Reports**
- A. **Chair's Report**
 - 1. **CPC: CPC – Tuesday, May 24, 2016, 7-9 pm**. 9192 Topaz Way, Kearny Mesa Auditorium. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
 - a) **April meeting: Report of Storm Water Replacement/repairs & Report on citywide CPUs**
 - b) **May meeting will include elections of officers.**
 - B. **Social Media** Brandon Hilpert
 - C. **Subcommittee Reports:** Limited to Items Not on the Agenda & 5 Min. Max. each)
 - 1. **Urban Design/Project Review:** Peter Hill Chair Melissa Stayner Vice Chair – NP Rec Center Social Room, 6:00 pm 1st Monday. Next meeting June 4, 2016
 - 2. **Public Facilities & Transportation:** Daniel Gebreselassie Chair, – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting June 13, 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
- VI. **Information/Discussion Items**
- A. **Pershing Bikeway Project Update SANDAG** see Attachment III, Pg 7-8 (7:15 pm)
 - B. **MAD Potential change in structure.** Peter Hill (7:30 pm)
 - C. **Introduction to Potential Discussion of Bike Rack Standardization** Rene Vidales (7:40 pm)

D. NPCPU Next Steps/Status Report– Lara Gates

(7:50 pm)

VII. **Action Items:** (2 Min Max per Speaker-Chair can award more time)

A. **NPCPU EIR: Request an extension of the EIR comment period by 14 days. (8 pm)**

B. **California Tap Room 3812 Ray St, John Paul Iacoangelo, President/CEO. (8:15 pm)**

This is a restaurant that sells artesian pretzels & want a Type 40 beer only alcohol license. Police are requesting input from the NPPC on the Public Convenience or Necessity (PCN) Application. Business is surrounded by commercial uses and has parking, According to **Vice Sergeant Robert Stinson** there are no conflicting facilities in the immediate area (day-care, schools, alcohol treatment programs, etc. & the crime rate is not considered high in this census track). The conditions in the Motion are from the PCN application provided by the SDPD Vice Unit.

Motion: To provide a letter of support for a type 40 (beer only) alcohol license application at 3812 Ray St provided the following conditions are met:

- **Alcohol sales permitted b/w hours of 8am to 10pm Sun-Thurs and 8am to 12am Fri and Sat. Consumption on the patio permitted only b/w hours of 9am and 10pm each day of the week.**
- **No alcohol sales for offsite consumption.**
- **Amplifying system is prohibited on patio, and the use of such system of device inside the premises shall not be audible outside the premises.**
- **No live entertainment or dancing allowed on premises. Stayner/ Granowitz (6/0/0) (UDPR)**

I. **Future NPPC Meeting Dates & Agenda Items:**

- A. Citizen's Plan
- B. Climate Action Plan

II. **Adjournment**

(8:45 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
- To Contact Urban Design/ Project Review, call Peter Hill 619-846-2689 or urbandesign@northparkplanning.org
- To contact Public Facilities call Daniel Gebreselassie 619-320-5071 or publicfacilities@northparkplanning.org
- For information about North Park Activities or to have an event posted go to NPCA website at www.northparksd.org;
- Adams Ave Business Improvement Association: www.adamsAvebusiness.com/
- North Park Main St: northparkmainSt.com/
- "The Boulevard" El Cajon Boulevard Improvement Association: www.theboulevard.org
- North Park Maintenance Assessment District: <http://npmad.org>
- University Heights Community Association (UHCA): uhsd.org/

Attachment 1: Agenda Item I. B. 2. a. Consent Agenda

January 19, 2016 NPPC Minutes

- a. 3571 Nile St. Voluntary presentation by developer to get community feedback on design alternatives. Between Myrtle & Dwight, includes a flat 14,000 sq ft lot with a steep slope at the rear of the property, adjacent to I 805, RS 1-7 zone. 4 individual units, 2 facing Nile, 2 behind those units. All have single car garages. Process 3 related to the adjacent MSCP lands. Two options presented: Option 1 – would require a height deviation of approximately 11 ft but would allow units to have parking internally. Option 2 – would require parking to be in front of the property (similar to Huffman’s) Member did not the idea of parking in front and found with the existing adjacent 2 story structure a deviation for height was preferable in concept. **MOTION: To support in concept, a height deviation of approximately 11 ft allowing units to be closer to the street (further from the MSCP lands), and to allow for internal parking. McAlear/UDPR 14-0-0**



NILE STREET APARTMENTS

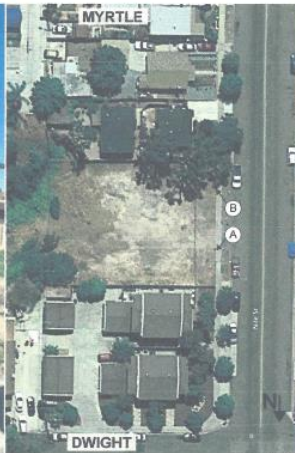
OPTION 1 // RENDERING 2



NILE STREET APARTMENTS EXISTING CONDITIONS



A.) EXISTING CONDITIONS

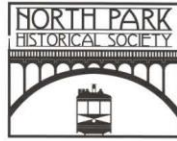


AERIAL VIEW



B.) EXISTING CONDITIONS

Attachment II: Announcements

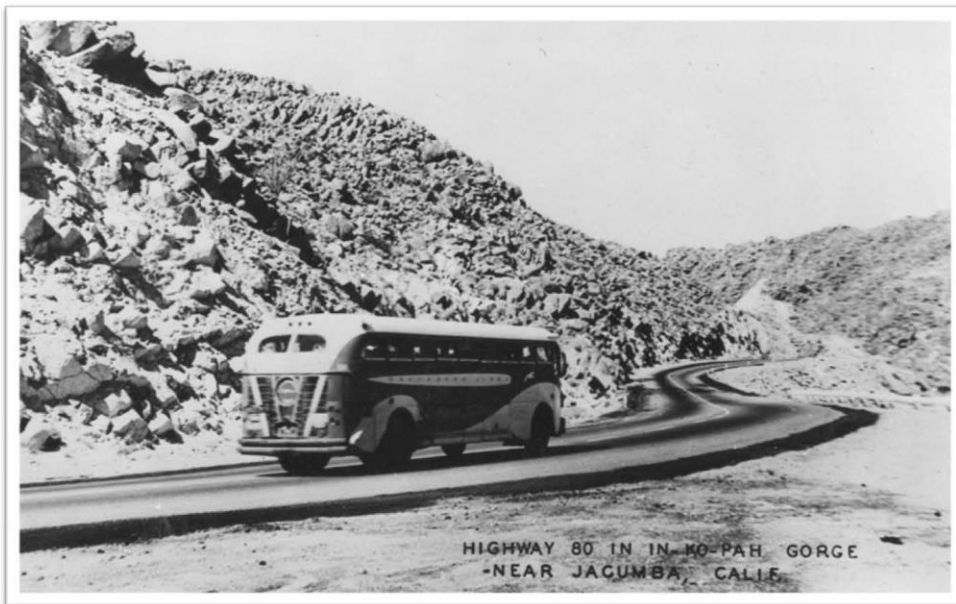


SPECIAL PRESENTATION

*Sponsored by the North Park Historical Society
TO CELEBRATE NATIONAL PRESERVATION MONTH*

Historic Highway 80 across California
by Chris Wray

«Join us on a journey along Historic Highway 80 in vintage photographs showing the places and history of the route between Yuma and San Diego. We will discuss the early highway developments and changes that led to creation of this vital travel corridor between San Diego and the eastern U.S.»



FREE!
EVERYONE IS WELCOME!

DATE AND TIME
Thursday, May 19, 2016
6:30 pm-7:30 pm

LOCATION
Grace Lutheran Church
Fellowship Room, 2nd Floor
3967 Park Boulevard
Free parking at back of church.
Enter through the small gate and
come up the stairs or elevator.

NorthParkHistory.org

619-294-8990

info@northparkhistory.org

Attachment III. Agenda Item

Pershing Bikeway

The [Pershing Bikeway](#) will provide north-south connectivity for people riding bikes between North Park and Downtown.

The 2.6 mile bikeway will begin in North Park at the intersection of Utah and Landis streets. The route will run south along Utah Street and connect to Pershing Drive at Upas Street. The route will continue through Balboa Park on Pershing Drive to connect with B and C streets in Downtown San Diego. The route may feature bike facilities such as a combination of wide buffered bike lanes and protected bikeway.

The project will improve very important connections in multiple areas, including through Balboa Park and between North Park and Downtown. SANDAG is leading the effort to complete this project as a component of the Regional Bike Network, GO by BIKE. It is one of several high priority projects included in the Regional Bike [Early Action Program](#), a \$200 million initiative adopted by the SANDAG Board of Directors in September 2013.

Pershing Bikeway FAQ

What is the Pershing Bikeway Project?

Pershing Bikeway will provide an enhanced 2.6 mile bikeway along Pershing Drive, improving connectivity through Balboa Park and between North Park and Downtown San Diego. The project will help transform Pershing Drive into a "low stress" street that will promote the safe movement of people walking, biking, and driving. Pershing Bikeway will improve access to Balboa Park amenities and will serve as a critical regional connection for people who live, ride, and walk in the area.

Where is the project located?

Pershing Bikeway will begin in North Park at the intersection of Utah and Landis streets, and run south along Utah Street to connect with Pershing Drive at Upas Street. The route will travel through Balboa Park on Pershing Drive to connect with B and C streets in Downtown San Diego.

Why is this project needed and what are the benefits?

The project will help fulfill the vision laid out in the [San Diego Regional Bike Plan](#) to make riding a bike a viable form of transportation for everyday travel. The project also will enhance a regional system of interconnected bike corridors, support facilities, and programs in the area to improve safety for riders.

Pershing Bikeway will provide a safe and convenient route to and through Balboa Park for people walking and biking, and will connect people to employment, schools, and activity centers in the area. The proposed improvements along Pershing Drive will create safer biking and walking conditions for people of all ages and abilities, and will establish an important connection between North Park and Downtown San Diego.

Who is responsible for building this project?

The San Diego Association of Governments (SANDAG) is leading the effort to complete this project, and is collaborating with Balboa Park staff, City of San Diego Park & Recreation Department, and other City of San Diego officials.

Why is the proposed project being built along Pershing Drive?

Pershing Drive serves as an important access point for Balboa Park, and provides a critical connection between North Park and Downtown San Diego along a scenic route. Pershing Bikeway will improve safety and mobility in the area, providing greater access to many of Balboa Park's amenities and connecting Balboa Park with other public facilities such as community parks, schools, and libraries. Additionally, this alignment helps fulfill the vision laid out in both the Balboa Park Plan and the East Mesa Precise Plan to create bikeways that connect and integrate neighborhoods with nearby recreational amenities.

What are the proposed project features?

The Pershing Bikeway project may include features such as a wide-buffered bike lane and a protected bikeway and sidewalk to make it safer for people who bike and walk. The project team is dedicated to engaging the community and the City of San Diego in the planning process to ensure the community's feedback helps shape the final project.

Will Pershing Bikeway connect to other bikeways?

Envisioned as a key regional connection, Pershing Bikeway will link people who bike and walk to other bike facilities at the north and south ends of the route. Pershing Bikeway will connect to the future North Park | Mid-City Bikeways at the intersection of Utah and Landis streets. These planned bikeways consist of six segments that total 13 miles of bike boulevards and protected bikeways. Pershing Bikeway will also connect to existing bike lanes on B and C streets at 19th Street in Downtown San Diego. Future City plans call for the design and development of designated bikeways on B and C streets down to 4th and 5th streets. The planned network of bike corridors will enable residents to bike and walk safely on more direct, convenient routes within and between major regional destinations and activity centers.

Will this project impact traffic?

To improve access and safety for all who use Pershing Drive, including people who bike, walk, and drive, there may be changes that impact vehicular traffic along Pershing Drive. Project components along Pershing Drive may include traffic calming measures, redesigned intersections, lane reductions, and designated facilities for people who bike and walk.

How is the project funded?

The Pershing Bikeway project is funded by *TransNet* Active Transportation Program funds. *TransNet* is the region's voter-approved, half-cent sales tax for transportation administered by SANDAG.

What is the project timeline?

The conceptual planning phase for the project began in April 2015 and is expected to be complete by summer 2016. Upon completion of the final bikeway design, the project will undergo preliminary engineering and environmental review throughout the following year, with final design to begin in early 2017.

How can I stay informed about the project?

Contact the Project Manager, Chris Carterette, at:

chris.carterette@sandag.org or (619) 699-7319 to sign up to receive email updates.