



NORTH PARK PLANNING COMMITTEE (NPPC)

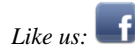
AGENDA

June 21, 2016: 6:30 pm

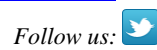
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All times listed are estimates only: an item may be heard earlier or later than the estimated time:

- I. **Parliamentary Items** (6:30 pm)
 - A. Call to Order, Roll Call and Attendance Report
 - B. Modifications to the 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.*
 - C. **Approve Consent Agenda**
 1. **Neighborhood Development Permit (NDP) – 4586 Hamilton St.** - NDP deviation for a 1-foot interior setback from the southern lot line, for construction of four, 2-story over carport, residential town houses totaling 6,870 sq ft. PTS 465625. Presenter: John Allen. DSD Project Manager: Pancho Mendoza Fmendoza@sanidiego.gov. Presented to UDPR twice, based on feedback from UDPR made design changes to conform to community character & increase pedestrian orientation. added front door entry facing the street for one of the units, created a more contemporary design, lowered fence height to a 3-foot garden wall, added articulation & lowered building height by 3 feet to reduce impact to neighbors.
Motion to Approve NDP for 4586 Hamilton St. PTS 465625 including deviation to 1-foot interior setback from the southern lot line. Also UDPR request applicant seeks an Encroachment Maintenance and Removal Agreement from the City to allow location of garden wall to be consistent with street-side garden walls at adjacent properties. Committee is supporting the project as presented in renderings from June 6, 2016 UD/PR meeting.
Granowitz/Codraro 8-0-0 Attachment I pg 4 below
 - D. **Agenda**: Adoption of the June 21, 2016 NPPC Agenda if necessary
 - E. **Minutes**: Approval of the May 17, 2016 Minutes Sarah McAlear
 - F. **Treasurer's Report**: Brandon Hilpert
 1. **Checking Balance as of May 31, 2016: \$908.88**
 2. **Donation to the church**
 3. **PA System**
- 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. **C3 Gimme Shelter! Solving San Diego's Homelessness Crisis - Sooner Rather than Later** Thursday, June 23, 2016 7:00 AM- 9:00 AM Balboa Park: The Prado Ballroom, House of Hospitality To Register of for more info:
<http://citizenscoordinateforcentury3.wildapricot.org/event-2264387>
 - B. **Taste of Adams Avenue:** June 26, 2016
- 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: Next Meeting – Tuesday, July 19, 2016, 7-9 pm.** 9192 Topaz Way, Kearny Mesa Auditorium. (For more info:
<http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
 - a) Last meeting covered: 1. Election of Officers; 2. Air quality & Community Planning & 3. Climate Action Plan Conformance/Evaluation with CPU
 - 2. Tamarindo Mexican Grill going in the location of Claire de Lune, meet with the owners
 - 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. Next meeting July 5, 2016 – Note change to Tuesday due to holiday on Monday
 - 2. Public Facilities & Transportation: Daniel Gebreselassie Chair, – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting July13, 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. **Action Items:** (2 Min Max per Speaker-Chair can award more time) (7 pm)
- A. **Pershing Bikeway Project** Chris Carterette Project Manager SANDAG
 - 1. This is a follow-up to last month's presentation & will include some additionally requested info. See Info on Page 4-6 Below, the attached Power Point Presentation or
<http://www.keepsandiegomoving.com/RegionalBikeProjects/pershingbikeway.aspx>

VII. Information/Discussion Items

- A. Climate Action Plan – Implementation & Conformance with the CPU (7:30 pm)**
Presentation - Nicole Capretz Executive Director CAP

<https://www.sandiego.gov/planning/genplan/cap>

- B. NP Programmatic Environmental Impact Report (8 pm)**

The Draft PEIR and the Draft NP Community Plan are available at:

<http://www.sandiego.gov/planning/programs/ceqa>

<http://www.sandiego.gov/planning/community/profiles/greaternorthpark>

Primary focus will be on transportation mitigation but time permitting could discuss any other areas covered in the document including but not limited to sections such as Historic Preservation, Land Use, Sustainability

- C. North Park Community Plan Update Next Steps – time permitting**

1. Draft Regulation Amendments - Potential Historic District 5/31/2016 can be found at or Attachment III pg 7-9 below

https://www.sandiego.gov/sites/default/files/draft_potential_historic_district_regulations_05312016.pdf

II. Future NPPC Meeting Dates & Agenda Items:

- A. July 19, 2016 - Approve PEIR comments
B. August 16, 2016 – Possible items; NPCPU, Citizens Plan, SANDAG ½ cent tax
C. September 20, 2016 - Final vote on the NPCPU
D. Bylaws Update - TBD

III. Adjournment (9 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 I Agenda Item I.C.1 Consent Agenda 4586 Hamilton



Attachment II. Agenda Item VI. A. 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.

Attachment III Agenda Item VII. C North Park Community Plan Update

Draft Regulation Amendments - Potential Historic District 5/31/2016

The following amendments to the Land Development Code are proposed to address projects within a Potential Historic District.

§143.0210 When Historical Resources Regulations Apply

- (a) This division applies to proposed *development* when the following *historical resources* are present on the site, whether or not a Neighborhood Development Permit or Site Development Permit is required;
 - (1) *designated historical resources*;
 - (2) *historical buildings*;
 - (3) *historical districts*;
 - (4) *historical landscapes*;
 - (5) *historical objects*;
 - (6) *historical structures*;
 - (7) *important archaeological sites*; ~~and~~
 - (8) properties identified as potential contributing resources to a potential *historical district* as specified in a *land use plan* as set forth in Section 143.0255; and
 - ~~(8)(9)~~ *traditional cultural properties*.
- (b) Where any portion of a *premises* contains *historical resources*, this division shall apply to the entire *premises*.
- (c) through (d) [No change]

- (e) A Neighborhood Development Permit or Site Development Permit is required for the following types of *development* proposals that do not qualify for an exemption in accordance with Section 143.0220:
- (1) Neighborhood Development Permit in accordance with Process Two.
- (A) *Single dwelling unit residential development on a single dwelling unit lot of any size when a traditional cultural property or important archaeological site is present.*
- (B) Development in accordance with Section 143.0255(c).
- (2) through (4) and Table 143-02A [No change]

§143.0220 Development Exempted from the Requirement to Obtain a Development Permit for Historical Resources

The following *development* activities are exempt from the requirement to obtain a Neighborhood Development Permit or Site Development Permit. However, in all cases a *construction permit* is required.

(a) through (j) [No change]

(k) Development on a premises identified as a potential contributing resource to a potential historical district that complies with Section 143.0255(b). Such development will not be required to obtain a construction permit if the work proposed is limited to those activities identified in Section 129.0203(a).

§143.0255 Development Regulations for Potential Contributing Resources to a Potential Historical District Identified in a Land Use Plan

The following regulations apply to development on a premises within a potential historical district as specified in a land use plan when the premises has been identified as a potential contributing resource to the potential historical district. These regulations shall not apply to designated historic resources or to historical resources identified in accordance with Section 143.0212.

(a) Section 143.0255 applies only to single dwelling unit or multiple dwelling unit development.

(b) Once determined by historical resources staff to be a potential contributing resource, proposed development may be approved in accordance with a Process One construction permit where it complies with the following:

- (1) Proposed development is limited to the rear third of the original building footprint; and/or
- (2) The proposed development does not modify the front two-thirds of the original building footprint, with the exception of the following activities:
 - (A) Maintenance or repair of existing historic materials consistent with the U.S. Secretary of the Interior's Standards; or
 - (B) Restoration of the structure to its historic appearance consistent with the U.S. Secretary of the Interior's Standards based on photo documentation or the written opinion of a Historic Preservation Architect. The project plans shall include information demonstrating how the modification will

result in the restoration of the *structure*, and a copy of the supporting photo documentation or written opinion shall be included with the application.

- (c) Proposed *development* on the *premises* of a potential contributing resource that does not meet the criteria for Process One approval in accordance with Section 143.0255(b) is subject to approval of a Neighborhood Development Permit decided in accordance with Process Two. The Neighborhood Development Permit may only be approved if the decision maker makes all of the *findings* in Section 126.0404(a) and the supplemental *finding* in Section 126.0404(f).

§126.0402 When a Neighborhood Development Permit Is Required

(a) through (o) [No change in text.]

- (p) A Neighborhood Development Permit is required in accordance with Section 143.0255(c) for *development* on a *premises* within a potential *historical district* as specified in a *land use plan*.

§126.0404 Findings for Neighborhood Development Permit Approval

(a) through (e) [No change]

- (f) Supplemental Finding – Potential Historical District

A Neighborhood Development Permit requested for *development* on a *premises* within a potential *historical district* as specified in a *land use plan* in accordance with Section 126.0402(p) may be approved or conditionally approved only if the decision maker makes the following supplemental *finding* in addition to the *findings* in Section 126.0404(a):

Reasonably feasible measures to protect and preserve the integrity of the potential *historical district* have been provided by the *applicant* and the proposed project will not result in a substantial loss of integrity within the potential *historic district*, which would render it ineligible for historic designation.