



**NORTH PARK PLANNING COMMITTEE**  
**Draft Minutes: October 18, 2016 – 6:30 PM**

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I. **Call to order:** 6:32 pm

II. **Attendance Report:**

Member	Robert Barry	Howard Blackson	Dennis Campbell	Dionne Carlson	Steve Codraro	Daniel Gebrelassie	Robert Gettinger	Vicki Granowitz	Peter Hill	Brandon Hilpert	Sarah McAlear	Dang Nguyen	Rick Pyles	Melissa Stayner	Rene Vidales
Attendance	1	2	13	3		4	5	6	7		8	9	10	11	12
Late			7:10 (elected)												
Absences	2	2		2	2			1		2			2		1

III. **Modifications to and Adoption of the 10/18/16 Agenda**

- a. **Urgent non-agenda action item added to agenda: Board member by-law violation. Carlson/Vidales 12-0-0**
- b. **MOTION: Approve Agenda with modification. Vidales/Blackson 12-0-0**

IV. **Approval of Previous Minutes**

- a. **MOTION: Approve September 6, 2016 minutes with modifications. Carlson/Nguyen 12-0-0**
- b. **MOTION: Approve September 20, 2016 minutes with modifications. Vidales/Stayner 10-0-2 (Pyles, Granowitz abstain)**

V. **Treasurer’s Report – Brandon Hilpert**

- a. Current balance \$758.88. (no update, Hilpert absent)

VI. **Non-Agenda Public Comment:**

- a. **Colin Matthewson.** New Pastor at St. Luke’s Episcopal Church.
- b. **Rob Steppke.** North Park Maintenance Assessment District explanation. Opening for (the only) homeowners seat on the board, if interested contact Rob at 619-297-2012. NPCA has a representative, who hasn’t been able to attend, so that group is also looking for a replacement.

VII. **Announcements & Event Notices:**

- a. NP Community Plan Update City Council meeting, October 25 at 10am, at 202 C St, SD 92101
- b. Pershing Parkway bikeway presentation at upcoming Park and Rec Board meeting at Balboa Park club at 2pm, Thursday, October 20th.
- c. **CiccloSDios – October 30, 2016 10am-3pm**
- d. **San Diego Music Foundation hosting San Diego Music Thing Nov 11 & 12**
- e. **SD Sustainability Seminar, Thursday Oct 27 from 7:30-12:15pm at 4760 Clairemont Mesa Blvd, cost \$15**

- f. **SoNoPa Porch Fest: November 12 2-5**
- g. **Adams Avenue Spirit Stroll:** Nov 26th
- h. **Holiday on Adams Avenue:** Dec 11th

VIII. **Elected Official's Report**

- 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. **Chevelle Newell, Hon. Toni Atkins, State Assembly Dist 76**, 619-645-3090 [chevelle.newell@asm.ca.gov](mailto:chevelle.newell@asm.ca.gov)
- c. **Sarah Fields, Hon. Marty Block State Senate District 39**, 619-645-3133 [hilary.nemchik@sen.ca.gov](mailto:hilary.nemchik@sen.ca.gov)
- d. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, [AGranda@sandiego.gov](mailto:AGranda@sandiego.gov)  
 Todd has 3 Council hearings left. Continuing conversation with Climate Action Campaign in light of the supplemental analysis they did of the CPU. Interested in hearing NPPC analysis of the CPU draft coming before Council. Mid-coast trolley extension groundbreaking this Saturday, October 22 from 11-3 pm. Todd supported the denial of an appeal of Indiana St apartments (that NPPC approved, Tinkov contested based on parking requirements, level of traffic, etc.). Granda is furthering discussion of the removal of pop-outs on UAMP. Mini Park stakeholder meeting took place, agreed on small easement for Observatory to access trash. Negotiating issue of where to park tour buses.

IX. **Chair's Report/CPC**

- a. **CPC – Tuesday, September 27, 2016, 7-9 pm**. 9192 Topaz Way, Kearny Mesa Auditorium. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>).  
 UHCA went to Uptown meeting and requested boundary adjustments to North Park again. Granowitz has been in contact with City Staff about NPPC not approving the CPU (see NPPC motion from September 6, 2016 for details regarding opposition).

X. **Social Media Report, Brandon Hilpert.**

XI. **Subcommittee Reports:**

- a. **Urban Design/Project Review (UD/PR)**, Peter Hill (chair), Melissa Stayner (vice chair) – North Park Rec Center, 6:00pm 1st Mondays. No October meeting. Expecting a presentation for a site development permit (SDP) for a multifamily building on Kansas Street, between University and Lincoln. Received material for a tentative (condo) map for a multifamily building under construction on Utah Street, between El Cajon Blvd and Howard; have not yet heard from the applicants.
- b. **Public Facilities & Transportation**, Daniel Gebreselassie (chair) – North Park Rec Center, 6:00 pm, 2nd Wednesday. No October meeting.

XII. **Liaisons Reports**

- a. **Balboa Park Committee, Rob Steppke**. No October meeting.
- b. **Maintenance Assessment District, Peter Hill**. Representative from new landscape service rep introduced himself and took questions; Discussed power-washing sidewalks; current vendor deficiencies, future alternatives.
- c. **North Park Main Street, Taste** of North Park sold out! UAMP- lobbying for inclusion of landscaping in new median; Mini-Park behind theater- lobbying for redesign to address public safety concerns and provision of space for retail use; Farmers' Market- considering value of providing beer tasting; Board of Directors Election coming up. Voting will take place in November for 5 candidates; PBID-outreach to property owners is underway.
- d. **NP Mid-City Regional Bike Corridors, Gebreselassie**. Nothing on calendar.
- e. **Adams Ave BIA, Dionne Carlson**. Working on street trees, sidewalk maintenance and planning for upcoming holiday events:
  - i. Adams Ave Spirit Stroll: Saturday, November 26 from 2pm to 8pm
  - ii. Holiday on the Avenue: Saturday, December 11, from Noon to 4pm in Kensington Park
- f. **El Cajon BIA, Vicki Granowitz**. Did not attend (sick). Tootie presented: Blvd Market this Friday (Utah and ECB). Last month a man stepped onto the Blvd at Kansas St and was killed by a car. BIA has attempted twice to get a crosswalk there, both times rejected by City. 7 major injuries there and now one death. Will be requesting crosswalk again, and requests that NPPC schedule to hear the issue at subcommittee. ECB sign is getting painted, thanks to MAD. Would like to push Mid-City bike at Howard and Orange in City Heights, because it's dark there in terms of neighborhood input online. Board meeting on Thursday at 9am.

XIII. **Planner's Report**, Lara Gates, 619.236.6006; [lgates@sandiego.gov](mailto:lgates@sandiego.gov)

XIV. **Action Item:**

- a. Election by the NPPC Board to fill one Board Vacancy. Dennis Campbell, resident, ran unopposed.
  - i. **MOTION: Approve Dennis Campbell as new board member. Blackson/Carlson 12-0-0**
- b. Board violation of Council Policy 600-24 (note CPG's are allowed to take action on ballot initiatives, based on an action by board vote). A political ad ran that identified board member Stayner as a member of the NPPC. Hill noticed, contacted Granowitz, who contacted Stayner. Within about 4 hours Stayner had the violation remedied (ad was pulled and her title was adjusted before being aired again). Explained that she was asked to participate in "Yes on B" ad (representing younger generation who can't afford to live in SD due to housing supply issues). The people filming the ad put her NPPC title in the ad without her knowledge or consent, and she did not mention anything about the committee when she spoke to them.
- c. **MOTION: Acknowledge violation, accept remedy, and recommend no further action. Barry/Blackson 11-0-1 (Stayner recused)**
- a. NPCPU Debrief, Update & Historic Resources. Presented by Jeff Murphy, Director of Planning for the City (handout).
  1. Elected to take no action and move forward to Council. Staff had desire to trail the historic districts and interim regulations; acknowledge that this leaves NPPC in uncomfortable positions of not knowing when and how the final regulations would be implemented.
  2. Reviewed "Potential Historic Districts" handout with overview of potential next steps. Prioritization of projects is based on NPPC prioritization; South Park's district is in the first batch because quite a bit of legwork has already been completed. Not just about staffing resources and funding, this is also about HRB review board, and cannot overtax their existing duties. Believe we can get community- and consultant-identified districts in North Park and Golden Hill processed within 6 years (instead of 11 as originally proposed).
  3. Anticipated schedule of 12-18 months is still aggressive, but is taking into account that frequently the initial reaction to historic districts from existing property owners is negative
  4. PUBLIC COMMENT
    - a. David Moty
    - b. Priscilla Berge. Policy subcommittee will have Development and planning staff both represented, which should be helpful.
  5. BOARD COMMENT
    - a. Granowitz. At the last Smart Growth and Land Use (SGLU) meeting, there were many people opposed to historic districts overall, and supplemental ordinances, so the City's support of this is appreciated. Hope to get a thoughtfully drafted ordinance to the policy committee at Historic Resources Board (HRB).
    - b. Blackson. This is half the equation. The need is to protect historic AND create density on the edges. We need another Supplemental Ordinance, especially if the City-wide Code changes aren't helping us (Blackson wants form based code because without that we lack the implementation tools to make the plan work). Murphy: Let's at least get this plan started, it addresses much of the issues and if we see there are trajectory issues, we can look at changing.
    - c. Hill. Any news on transferrable parking rights? Murphy: today we can process a transfer of density (TDR program). But there's not a lot of density to transfer in single-family residential zones. And more at issue, you have receiving and sending sites in these programs, then you have to assess environmental impact, and that wasn't done in our EIR (so City can't really tack it on at the end of this process). Carlson suggests looking at SD downtown model (Blackson suggests looking at downtown Miami's form-based code model).
    - d. Vidales. Don't see anything in relation to bungalow courts? A: Through Multiple Property Listing. Need a framework in the City (Policy and HRB subcommittees), to get

this done. It's not a district, it's a different type of resource, and bungalow court multiple property listings are actually a City-wide issue.

- e. Campbell. Details on public outreach and that NPPC board is regularly updated. Districts have a specific protocols in place. Planning wants to work with HRB committee on an outreach plan for potential historic districts.
- f. Gebreselassie. Is there a written commitment from the City for these Potential Historic Districts? Murphy: You won't see this in the Staff Report, because those documents for the Council had to already be created before this was finalized; but the plan is in the presentation and would be committed to via Council action.
- g. Pyles. Point of contact with more staff on project? Still single point-of-contact with Kelly Stanco.
- h. Barry. NPPC motion regarding this was very long. Does this address all issues in our motion, or just this single issue? Granowitz: many issues weren't absolutes, and some things were added in errata (SROs, Code Compliance issue), Climate Action Plan issues are still being worked out, City-wide issues will continue to be worked on.
- i. Carlson. Will this be city-wide? Murphy: Yes, it will be part of the 11<sup>th</sup> LDC update.
  - a. Re: LDC update, excluding significant structures from certain calculations, be sure this language is clear (focus in commercial, mixed use and multi-family areas).
  - b. Want Councilman Gloria to include in the motion that our approval of the plan hinges on this being done. Murphy: suggest planning come back to Smart Growth/Council with a "report card" for the first 12-18 months.
  - c. Re: Interim Ordinance. 18 months is too long, need faster implementation for protection. Really need to use Secretary of Interior standards because the currently written plan is unclear. Los Angeles ordinance uses this.
- j. **MOTION: The NPPC Reaffirms support for approval of the NP Community Plan Update of September 6, 2016, with the addition of the conceptual work plan that Staff presented on Potential Historic Districts including District Formation, Supplemental Historic Regulations, and Additional Regulations, with request to further expedite the completion of the Potential Historic Districts and the Supplemental Regulations, and that the status of the work plan is reviewed annually at Smart Growth and Land Use. Assure Inclusion of the work plan in the City Council Action of October 25<sup>th</sup>, 2016. Granowitz/Campbell 12-0-1 (Gebreselassie abstains; feels he doesn't understand the scope of the issues well enough to support)**

- 6. Jeff Murphy Director of Planning: North Park & Golden Hill's CPUs are being separated from Uptown CPU. Want to clarify the errata will be brought to City Council Hearing to be included in Council Action; to be offered by Councilmember Gloria. Reviewed what is to be clarified in the administrative record and in the EIR, and apologizes for blindsiding the NPPC and community. Maps & memo were distributed illustrating what will be offered in term of implementation of Historic Districts (Will only take 6 years rather than the 11 years originally proposed to implement all the NP/GGH Districts); Also a process for creating an interim or supplemental ordinance to protect potential historic districts was reviewed as well as other requests the NPPC made in regard to FAR & Parking Requirements for Historic Resources. These will be added to the administrative record, but will not be included in the CPU.

- b. NPCPU at City Council for Final Approval on October 25, 2016

#### XV. Information / Discussion Items:

- a. **MAD Potentially Becoming Subcommittee of the NPPC.** Presented by Peter Hill (see handout). Steppke is chair of MAD.
  - i. **Vidales.** Is NPMAD the only one that isn't part of a Planning Group? No, it varies. For example, Talmadge isn't but Kensington is.

- ii. **Campbell.** Where did this idea to merge come from? Steppke brought concerns to a former Councilmember, and (reason: membership and keeping seats filled, in part due to categorizing members). Getting before larger body provides more visibility and participation.
  - iii. **Granowitz.** NPPC can definitely assist with social media reach. When ready? Once bylaws have been reviewed by City Attorney and have budget updated for review with NPPC in November.
  - iv. **Barry.** How many seats? 10. Residents? 1 (but some neighborhoods have their own designated member: Alta Dena, Burlingame. 80% of assessment from residents. Need to reconcile with Planning Group area and have the City Attorney confirm the details of absorbing this subcommittee.
- b. **Bylaws Update.** Due to issues with last election (counting). See handout with proposed modifications. Note we do not use the term “member/members.”

XVI. **Future NPPC Meeting Dates & Agenda Items**

- a. **November 15, 2016**
- b. **December—no meeting**

XVII. **Adjourn: 8:39 pm**

Minutes submitted by Sarah McAlear