

Annual Board Election March 21, 2017
LAST CHANCE TO ESTABLISH ELIGIBILITY TO VOTE OR RUN FOR
THE MARCH 21 NPPC BOARD ELECTION

To be eligible to run for the NPPC Board or
Vote in the Election you must have a Valid Registration Form on file
& have Signed in at one NPPC Board meeting from March 2016 through
February 2017



NORTH PARK PLANNING COMMITTEE (NPPC)
AGENDA

February 21, 2017: 6:30 pm
2901 North Park Way, 2nd Floor

www.northparkplanning.org
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:
Parliamentary Items (6:30 pm)

1. Call to Order, Roll Call and Attendance Report
2. 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.*
 - a) **7-11 is replacing a liquor store and expanding at this location with a convenience store.** It had to purchase a new license from ABC which is for a Type 20 beer and wine only, no hard alcohol will be sold. Alcohol sales will account for approximately 14% of total store revenue. Security camera to be located at door, liquor area, and about eight cameras in the parking area. 7-11 agrees to adhere to the conditions in the attached Memo & any other conditions requested by the SDPD **See page 4 & 5 below. PCN required because the area is considered to be an “over-saturated” within the census tract.
MOTION: Support the PCN for the Type 20 license contingent on applicant agreeing to adhere to conditions outlined in 7-11's Draft Recommended C.U.P. and ABC License Conditions (attached) and the stipulation that sales would be from 10am to midnight. In addition, an adequate number of trashcans to support the 7-11 customers, and maintenance of said trashcans, will be required. Granowitz/Hill 7/0/0
 - b) **11th Update to the City of San Diego's Land Development Code**
 - (1) **MOTION**: WHEREAS amendment descriptions are too vague; the document has not been first reviewed by CPC as is usually done; and the resulting document is inadequate to knowledgeably assess

the resulting regulatory revisions; **THEREFORE** at this time NPPC requests more time to review the amendments concurrent to CPC review. (Hill/Campbell) 7-0-0

(2) **MOTION:** Move to approve Item 34 of the 11th Update to the Land Development Code limited to bullet points 1 & 2 as follows:

(a) Exempting the floor area of designated historic resources from GFA/FAR within certain development (commercial and higher-density mixed use, etc.)

(b) Exempting designated historic resources from parking requirements.

With the proviso that the historical structure remains onsite. These two items were included in the 2016 NPPC Community Plan Update and are included in the 11th Update to the LDC at the Board's request. (Campbell/Gebreselassie) 7-0-0

3. **Agenda:** Adoption of the February 21, 2017 NPPC Agenda if necessary
4. **Minutes:** Approval of the January 17, 2017 Minutes Sarah McAlear
5. **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.

IV. **Elected Official Reports & contact Info:** Reports are limited to 2 Min Max

1. **Jessica Poole, Hon. Susan Davis, US Congressional Dist. 53**, 619-208-5353
Jessica.Poole@mail.house.gov
2. **Hon. Todd Gloria State Assembly District 78**, 619-645-3090
3. **Toni Duran, Hon. Toni Atkins State Senate District 39**, 619-645-3133;
Toni.Duran@sen.ca.gov
4. **Chloe Madison, Hon Chris Ward City Councilmember District 3**, 619-236-6374

V. **NPPC Reports**

1. **Chair's Report**

1. **CPC: Tuesday, February 28, 2017, 7-9 pm.** Note Location change 202 C St Civic Concourse. Terrace Level Silver Room. (For more info:
<http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)

2. **Social Media** Brandon Hilpert

3. **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 March 6, 2017
2. **Public Facilities & Transportation:** Daniel Gebreselassie Chair, – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting March 8, 2017

4. **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 Boulevard Business Association | |

5. **Planner's Report** – Elizabeth Ocampo Vivero 619-236-6301; EOcampo@sandiego.gov

- VI. Information/Discussion Items (7:10 pm)**
1. Discuss of a demonstration project of temporary housing options for the homeless to be installed at St Luke's 3725 30th St in North Park - Amikas – (7:25 pm)
 2. March 21, 2017 Election
 1. Call for Candidates
 2. Review ID requirements to receive a ballot
- VII. Action Items: (2 Min Max per Speaker-Chair can award more time) (7:35 pm)**
1. Approve the FY 16-17 NPPC Annual Report to make up of the NPPC Minutes & a Cover Letter.
 2. Draft MAD/NPPC Bylaws & Potential of MAD becoming a Subcommittee of the NPPC (7:40 pm)
 3. Consideration of a curfew for North Park Parks from 12 am to 6 am. (7:55 pm)
 4. Smart Growth & Land Use Committee Work Plan – Memo dates February 10, 2017 (8:05 pm)
- VIII. Future NPPC Meeting Dates & Agenda Items:**
1. March 21, 2017 Election
- IX. Adjournment (8:30 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
 - 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>
 - For information about North Park Activities or to have an event posted go to NPCA website at www.northparksd.org;
 - University Heights Community Association (UHCA): uhsd.org/

****Agenda Consent Item 2a**

From: "Steve Laub"

Date: February 8, 2017 at 2:55:34 PM PST

To: "Peter Hill"

Subject: 7-Eleven 2810 El Cajon Blvd - PCN conditions

Mr. Hill, Sgt. Griffin, and Detective Wood

Attached are the conditions I distributed at the Project Review subcommittee meeting Monday night. 7-Eleven will stipulate to these conditions as part of their ABC license, and commits to them now if the North Park Planning Committee approves a recommendation in support of the license and PCN.

7-Eleven further agrees to a condition to stop sale of beer and wine at 12:00, as proposed by the subcommittee. At this time we cannot commit to a start of sales anytime sooner than 8:00, but we have requested the Dallas corporate office review your recommendation for 10:00.

Thank you all for your continued efforts in reviewing 7-Eleven's request. Please feel free to contact me if you have any further questions.

Steve Laub
Land Solutions, Inc.

7593 El Paso Street
La Mesa, CA 91942
Office: 619-644-3300
Fax: 888-213-9141

Serving Clients and Community Since 2001

Website: www.landsolutionsinc.net

"The secret of success is constancy to purpose."
- Benjamin Disraeli

7-Eleven Store
2810 El Cajon Blvd.

Proposed Conditions for PCN/ABC License

1. 7-Eleven proposes and agrees to the following conditions to be placed on the Type 20 ABC license for off-sale of beer and wine.
2. Wines shall not be sold in containers or bottles of less than 750ml.
3. Beer, malt beverages, wine coolers, or beer coolers may only be sold in manufacturers multi-unit packages, in quantities of three (3) containers or more per package. No individual container or bottle in any of the packages may exceed 39-ounces in volume. No single containers of beer, malt beverages, wine coolers, or beer coolers may be sold.
4. No beverage may be sold with an alcohol content greater than 15% by volume, except that "dinner wines" which have been aged more than two years may contain up to 25% by volume.
5. No distilled spirits of any kind may be sold.
6. No more than [insert a fixed number] square feet of the premises shall be used to display alcoholic

beverages and that area shall not be increased regardless of any future expansion of the premises. The area of all chilled product display boxes containing alcoholic beverages shall be included in the [fixed] square foot maximum area.

7. No loitering may be allowed on the premises or on any adjacent area under the control of the licensee.
8. Security cameras which cover all of the premises and parking shall be installed and maintained. Recordings shall be available to any law enforcement agent or agency on request.
9. The parking, the exterior of the premises, the adjacent public sidewalks, and all other adjacent areas under the licensee's control shall be illuminated to a level of 0.4 foot-candles. The illumination shall be maintained during all hours of darkness that the premises are open for business, so that persons standing on or near the premises at night are identifiable to law enforcement personnel. Illumination shall be directed and shielded so that it does not shine onto other owner's properties.
10. The licensee shall post and maintain a professional quality sign facing each parking lot that reads as follows: "NO LOITERING, NO LITTERING, NO OPEN CONTAINERS, NO DRINKING OF ALCOHOLIC BEVERAGES ON THE PREMISES, PARKING AREAS, OR ADJACENT SIDEWALKS. VIOLATORS ARE SUBJECT TO ARREST". The signs shall be in English and Spanish. The printing shall be two-inch or taller block lettering, and the signs shall be large enough to contain all the lettering.
11. The premises shall conform to the transparency requirement for the zone in which it is located, and the licensee shall not post signage, or position displays or any other object that interferes with the transparency requirement.
12. The total area of advertising signage that indicates alcoholic beverages or alcohol sales shall not exceed 630 square inches total for the premises and shall not be placed so as to interfere with transparency.
13. Any graffiti applied to or any litter deposited on the premises or adjacent public sidewalks or adjacent area(s) under the licensee's control shall be removed or painted over, as appropriate, within 48 hours of its application or deposit.
14. No amusement machines or video game, no pool or billiard table, no foosball or pinball machine, no arcade style video or electronic game, and no coin-operated amusement device may be allowed on the premises.
15. No pay telephone shall be maintained anywhere on the premises or on any adjacent area under the licensee's control.
16. The licensee shall list the business address and telephone number in the telephone directory that serves the premises.
17. The licensee shall place trash receptacles convenient for use by patrons inside and outside the premises and in the parking area and near adjacent sidewalks and in any other adjacent area under the control of the licensee. At least one 13-gallon receptacle shall be located inside the premises. At least one 32-gallon receptacle shall be located outside the premises, and at least one additional 32-gallon receptacle shall be located in each parking area.
18. The licensee shall conspicuously post a copy of these Conditions at the premises and maintain them visible so they may be viewed by the public or any government official.
19. This Conditional Use Permit will expire and become void twenty (20) years from its approval date. The Municipal Code §141.0502(c)(7) details how extensions of the expiration date may be applied for and considered.