





**NORTH PARK PLANNING COMMITTEE**

**Draft Minutes: May 16, 2017 – 6:30 PM**

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**I. Call to order: 6:33 pm**

**1. Attendance Report:**

|            |             |                 |                |                  |                      |                  |            |                 |                 |               |             |                 |            |                   |              |
|------------|-------------|-----------------|----------------|------------------|----------------------|------------------|------------|-----------------|-----------------|---------------|-------------|-----------------|------------|-------------------|--------------|
| Member     | Kate Callen | Dennis Campbell | Dionné Carlson | Kathleen Ferrier | Daniel Gebreselassie | Robert Gettinger | Peter Hill | Brandon Hilpert | Megan Kucharski | Sarah McAlear | Dang Nguyen | Melissa Stayner | Tim Taylor | Eduardo Velasquez | René Vidales |
| Attendance | 1           | 2               | 3              |                  | 4                    |                  | 5          | 6               | 7               |               | 8           |                 | 9          | 10                | 11           |
| Late       |             |                 |                |                  |                      |                  |            |                 |                 |               |             |                 |            |                   |              |
| Absences   |             |                 |                | 1                |                      | 1                |            |                 |                 | 1             |             | 1               |            |                   |              |

**2. Modifications to and Adoption of the May 16 Agenda**

- a. **Modification of Agenda.** Reorder the Agenda. **MOTION: Move pulled consent items (Serra Mesa Community Plan Amendment Roadway Connection Project and Angle Parking Ordinance Final Draft/Proposed Municipal Code Amendments) to after public comment. Campbell/Carlson 11-0-0**

**b. Consent Agenda.**

- a) Urban Design/Project Review. Members present: Hill, Stayner, Vidales, Carlson, Gebreselassie, Callen, Velasquez, Steppke.

(1) **Conditional Use Permit (CUP) – Idaho Market Liquor License.** Conditional Use Permit for a Type 21 General Liquor License for the sale of alcoholic beverages for off-site consumption for an existing vacant 1,000 square foot building for a market at 2505 El Cajon Blvd. Owner currently has a Type 21 license at 2810 El Cajon Blvd. and is moving the license to 2505 El Cajon Blvd. Process 3. The 0.25-acre site is in the CC-3-9 zone. PTS 534228. Robert Zakar, project representative; Renee Mezo, DSD Project Manager, [Rmezo@sandiego.gov](mailto:Rmezo@sandiego.gov). SDPD recommended denial of the CUP focused on over-concentration of Type 21 liquor licenses in this census tract and adjacent ones, crime rate higher than city average, and proximity to residences and church. The applicant demonstrated strong community support (approx. 50 attendees, petition with approx. 672 local signatures). The applicant currently operates under an old CUP with few conditions, and was willing to accept the more stringent SDPD conditions now required for new CUP's, as a condition of NPPC support (See Addendum 1). **MOTION:** Recommend approval of Conditional Use Permit for a Type 21 General Liquor License for the sale of alcoholic beverages for off-site consumption for an existing vacant 1,000 square foot building for a market at 2505 El Cajon Blvd., given that the owners have 20 years of local experience without negative incident, and the substantial neighborhood support of the business. Approval is subject to applicants accepting standard SDPD type

21 CUP conditions (See Addendum 1). Steppke/Carlson (7/0/1) [Velasquez abstained due to unfamiliarity with CUP regulations.]

**MOTION: Approve consent agenda. Carlson/UDPR on consent 11-0-0**

- c. **Adoption of the Agenda. MOTION: Adopt 5/16 agenda as modified. Hilpert/Campbell 11-0-0**
- d. **Approval of Previous Minutes**  
**MOTION: Approve April 18, 2017 minutes. Campbell/Hilpert 11-0-0**
- e. **Treasurer's Report. Brandon Hilpert.** Current balance \$943.02

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

- a. Peter Hill – There has been an application for a demolition permit for the chapel next to St. Luke's Church at the southeast corner of 30<sup>th</sup> St. & Gunn St. Neighbors have tried to save the building in the past.

**III. Action Items previously on Consent Agenda:**

- a. **Serra Mesa Community Plan Amendment Roadway Connection Project.** Comments on Recirculated Draft Environmental Impact Report. SCH # 2012011048, Project # 265605. The Public Facilities & Transportation subcommittee previously made a motion on sending an EIR Comment Letter to the City from the NPPC. Dionne Carlson stated that the objective of this project was to provide a way for the community to get onto 805 without having to drive through North Park. Civita created an 11% increase in traffic along Texas St.

**Public:**

Cindy Moore, Serra Mesa Community Planning Group member - Provided a memo correcting some of the concerns that NPPC had raised and felt that the DEIR was missing key information.

Mike Thomas – Civita resident, the traffic is cutting across to get the Mission Center Road. Developer purposely added an L shape in the road so it doesn't mesh up with Qualcomm. Suggests people avoid Texas and may take 805 to North Park Way. States that very little traffic is coming from Civita.

Ron Yardley – Civita resident. Considers it neighborhood preservation over traffic control. Connector roads don't belong in neighborhoods. Believes that this will create a shortcut from 805 to Texas.

**Board Members:**

Nguyen – Questioned if there has been a subsequent study. Answer: Texas St. was not studied as part of this EIR.

Callen – Believes that CPGs should have ultimate say as to what goes on in their communities. Felt she didn't have enough information when it was voted for the first time.

Velasquez – Wanted to know from Serra Mesa if anything in the letter was acceptable to them, what the ask was. Answer: They do not support NPPC sending the letter.

Kusharski - When does the letter need to go out? Answer: End of the month

Campbell – Question about Phyllis Place/Franklin Ridge regarding the driveways that the roadway will go between. Felt the Serra Mesa letter was fantastic. At this point, wants to hold off on NPPC sending comments.

Hilpert – It was part of the plan, should go forward.

Gebreselassie – Is hoping the Mission Valley/Serra Mesa CPGs would be the best place to deal with this enhancement.

Taylor – Doesn't have the background due to history. Comfortable with the board not making official comment.

Carlson – NPPC had previously gone on record as supporting this connector road. Large developments in Mission Valley don't have a direct connection to the freeway. Given then the history, she is going to stand by the comments. Services the community good as well in the best interest of North Park residents.

Vidales – Would like to suggest to the City other proposals such as a trail/bike lane or a vehicular road with an underground connection so it doesn't impact the future Phyllis Place park.

**MOTION: Recommend the NPPC to withhold sending a letter to the City regarding this project. Campbell/Gebreselassie 10-1-0 (Vidales)**

- b. **Angle Parking Ordinance Final Draft and Proposed Municipal Code Amendments.** Angle Parking Conversion Steps comparing the noticing route and the petition route. Item to be heard at June City Council hearing. **MOTION: Support the Draft Angle Parking Policy with the following conditions: 1) Change to cite that noticing efforts are to be done by the City; 2) Change the support needed for**

**petitions to be 67% instead of 50%+1; and 3) Remove outdated reference to City Manager. Gebreselassie/Callen 6-1-0 (Bonn)**

Public:

Matt Thompson – Concerned regarding the changing neighborhood feel that is having a significant impact on the community. Feels there should be a different vote count for changing. Has an objection to one recommendation fitting all neighborhoods. Parking vs. density should create the ability for the immediate area to impact their local areas. Would like to add that if the parking is changed, that safety be considered and ensured that curbs are re-established.

Marty Graham – this ordinance allows the City Manager (Mayor) to impose parking upon a street

Marc Gould – Seeing more development, and so we're forced to catch up to current usage.

Board Members:

Gebreselassie– Felt based upon public comment, the 67% number was working based on different asks.

Carlson – Businesses wanted the lower number, and because parking is in such demand, people want to be able to get the parking in (it would be hard with absentee owners to get to the 75% support).

Kusharski – Questions if this was brought up by a specific issue.

Callen – Question – if the city initiates, how does that change feedback from impacted residents.

Taylor – There's a need for the angled parking now, and will only increase in the future.

Vidales – NP had a pilot project for head-in parking citywide on Kansas St.

**MOTION: Support the Draft Angle Parking Policy with the following conditions: 1) Change to cite that noticing efforts are to be done by the City; 2) Change the support needed for petitions to be 67% instead of 50%+1; 3) Remove outdated reference to City Manager; and 4) Amend language to require minimum regulation curb height to be installed prior to implementation of angled parking. Carlson/Gebreselassie 10-1-0 (Kucharski)**

#### IV. Announcements & Event Notices:

- a. **De Anza Revitalization Plan.** Summary of Public Input on 3 Draft Concept Alternatives, including feedback received from Community Workshop No. 3, online engagement activity, and written comments. <http://www.deanzarevitalizationplan.com>
- b. **Quality of Life Survey Community Forum.** SONO Neighborhood Alliance, May 17 at 6pm, Lafayette Hotel, 2223 El Cajon Blvd., San Diego, CA 92104. <http://sonoalliance.org/sono-neighborhood-alliance-community-forum-set-for-may-17/>
- c. **SDCCU North Park Festival of Arts.** University Ave. from 30<sup>th</sup> to 32<sup>nd</sup> Streets, Saturday, May 20, 11 am to 10 pm. [www.northparkmainstreet.com](http://www.northparkmainstreet.com)
- d. **Rock and Roll Marathon,** June 4<sup>th</sup>. <http://www.runrocknroll.com/san-diego/>
- e. **Jack in the Box (Upas & 30<sup>th</sup> Streets) lawsuit.** Opening statements scheduled to begin June 5 at 9 am. <http://www.careabouthnorthpark.com/>
- f. Stephen Hon. NPHS sponsoring an evening with Elsa Sevilla Thursday. 5/18 at 6:30pm

#### V. Elected Officials' 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)  
Community Development Block Grant funding concerns. Rep Davis sponsored legislation to continue funding. There will be a town hall on June 19<sup>th</sup> at 6pm at SDSD Montezuma Hall.
- b. **Nick Serrano, Hon. Todd Gloria, State Assembly Dist 78,** 619-645-3090, [Nick.Serrano@asm.ca.gov](mailto:Nick.Serrano@asm.ca.gov)  
No report
- c. **Toni Duran, Hon. Toni Atkins State Senate Dist 39,** 619-645-3133 [Toni.Duran@sen.ca.gov](mailto:Toni.Duran@sen.ca.gov)  
No report
- d. **Chloe Madison, Hon. Chris Ward, City Councilmember Dist 3,** 619-236-6374  
[CMadison@sandiego.gov](mailto:CMadison@sandiego.gov)  
Unable to attend but sent report to Chair Vidales. Balboa Park Community meeting regarding the needs and priorities of Balboa Park, Tuesday 5/30 5-7pm at the SD Museum of Art. There will be office hours at Golden Hill Recreation Center from 11 to 1 on May 24<sup>th</sup>. Councilmember Ward has been selected as chair for the City Council select committee for the homeless.

#### VI. Information/Discussion Items

- a. **Accessory Dwelling Units and update to the Land Development Code.** Presenter not in attendance.
- b. **Ohio St. County Probation Office Project.** Demolition of existing building and construction of a building envisioned to have a smaller footprint than the current building (approximately 14,000 sq. ft. area based on 100'x140' parcel). New building square footage unknown. New building to host social services, contractors, community space, and other services to be provided to adults and juveniles to aid rehabilitation and treatment. Seeking community input. Peter Hill presented. (Vidales and Campbell recused). The County is taking a different approach to probation services with the services provided. They're building from programs up, so the building design itself is still in flux. Parking lot status is unknown. Social services, contractors (providing services), community space, juvenile and adult care/consulting, employment and health programs. All goals based upon reintegration into the community and rehabilitation. Modeled after a program in NY called NEON that is offering centers in disadvantaged areas. Local area architect. They're aware of parking concerns (more spaces indicated). It may take up to 24 months to completion. The County's Probation Program case load is down to a quarter of what it was.

Public:

Marc Gould – Great idea to rehab the facility and bring in more services to the community. Questions on traffic.

Marty McDaniel – could the chapel be relocated there?

Board Members:

Callen – When will things be more clear? Answer: In 3 to 4 months

Gebreselassie – Hopefully Urban Design Subcommittee will have more ability to impact design. When will demo happen? Answer: There is no date currently planned

Carlson – How many clients are currently serviced there? Built for 5k, not servicing that many now.

Taylor – They're open to input, but haven't committed to anything specifically, other than a presentation and their task force

Hilpert – No SDPD input into the probation component

This item will return in the future with a presentation.

## VII. Action Items:

- a. **Potential to upgrade the double-acorn lights along El Cajon Blvd and Park Blvd to the new LED “smart” light luminaires.** The program is converting many of the decorative streetlights to LEDs that have a wide variety of potential functionality for the future. Lorie Cosio Azar, Energy & Sustainability Program Manager, Environmental Services Department, presenter

Public Comment:

Matt Thompson – Really supports this, but wants to do it correctly. Concerned about light pollution, and the color temperature.

Rob Steppke - Discussion regarding cobra lights and sensor locations. Comments followed regarding the frosted lens.

**MOTION:** To support the project with the following conditions: 1) Change the lights from 4000 Kelvin to 3000 Kelvin; 2) Have the local Business Improvement Districts provide feedback; and 3) Request that the City return to NPPC should sensor capabilities be modified in the future. Hilpert/Carlson 10-0-0

- b. **NPPC Bylaws.** This item was not heard due to time limits.

## II. NPPC Reports

### a. Chair's Report/CPC

1. **Community Orientation Workshop (COW),** May 20, 2017 at 8-noon, RSVP required, 202 C St (City Concourse, Silver Room). Smart Growth and Land Use Committee proposal for expanding Community Planning Group diversity and turnover was discussed. Electronic eCOW is also available
2. **CPC – Tuesday, April 25, 2017, 7-9 pm.** 202 C St Civic Concourse: Terrance Level, Silver Room. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
  - a. **Fiscal Year 2019 - Capital Improvement Program (CIP).** Public Works Department is asking community planning groups to seek public input and to submit its list of projects for new CIP priorities. We need to put all projects into individual forms, and projects can be taken from community plan, Impact Fee Study, or add new projects. We need to give them all our prioritized projects. Deadline for NPPC to submit to CPC is August. City

staff will train and give more detail at June CPC meeting. September CPC provides to public works. October - December City review and January could be City Council decision. Recommends this be placed on the next Public Facilities Subcommittee to start our discussion. This will take work and we will need assistance from NPPC members and public input.

- b. **Affordable Companion Units.** City planning staff is proposing changing CUs Land Development Code to match state law (SB 1069) and be somewhat less restrictive than state law, to expand ability to build CUs. Law was effective January 2017. CPC recommended approval with 10 conditions that added more restrictions to proposed ordinance. Next Steps: Fall 2017 - Planning Commission; Fall 2017 - Smart Growth & Land Use Committee; 2018 - City Council
  - c. **Affordable & Sustainable Expedite Program for Climate Action Plan affordable housing.** City proposing Land Development Code changes to expedite small scale housing projects; infill development; and sustainable projects. Change permitting of small scale housing projects from Process 4 to Process 2. Expand into Transit and Promise Zones. CPC recommended approval, with conditions. Main condition was to recommend permit from Process 2 to Process 3. Next Steps: May 2017- Code Monitoring Group will review and vote; Smart Growth & Land Use Committee and PC will follow; Council decision perhaps in 2018.
  - d. **Spalding Place Historic District proposal** went to policy committee 5/8. Property owners workshop this Saturday. Scheduled to be heard by Historic Resources Board (HRB) in June/July
  - e. **Smart Growth and Land Use Committee.** Wednesday, May 17, 2 pm, 202 C St. 12th Floor. Updates to Process 4 Appeals and Environmental Determination Appeals. Concerns about the proposal to levy \$1,000 fees on community planning groups who appeal bad Environmental decisions and bad Process-4 project decisions.
- b. **Social Media Report. Brandon Hilpert.** No update.
  - c. **Subcommittee Reports:**
    1. **Urban Design/Project Review (UD/PR),** Peter Hill (chair), Melissa Stayner (vice chair) – North Park Rec Center, 6:00pm 1st Mondays. Next meeting June 5, 2017. May meeting covered item in today’s consent agenda.
    2. **Public Facilities & Transportation,** Eduardo Velasquez (chair), Kate Callen (vice chair) – North Park Rec Center, 6:00 pm, 2nd Wednesday. May meeting covered items in today’s consent agenda. Next meeting June 14, 2017.
  - d. **Liaisons Reports**
    1. **Balboa Park Committee,** Rob Steppke: ESRI having a closing event.
    2. **Maintenance Assessment District,** Peter Hill: Moved to approve smart light rollout subject to identification of locations.
    3. **North Park Main Street,** Robert Gettinger: Sent report to Chair Vidales.
      - a. **21st Annual SDCCU Festival of Arts** in North Park - Saturday, May 20th from 11am - 10pm. This is a free event for all ages. There is 1 ticketed event, the Craft Beer Block
      - b. **North Park Property-Based Business Improvement District (NPPBID)** - City Council voting to approve on Tuesday, May 23rd at 2pm. If approved, ballots will be mailed to property owners on 5/25. Property owners have 45 days to return their ballot. The NPPBID will include enhanced maintenance for the boundary area which will include: power washing, trash, litter and graffiti removal, general beautification. For more information visit <http://northparkmainstreet.com/nppbid> or contact Angela Landsberg at [angela@northparkmainstreet.com](mailto:angela@northparkmainstreet.com)
      - c. **Twinkle Lights.** Repairing in progress
      - d. **Explore North Park Magazine.** New issue coming out in June
    4. **Adams Ave BIA,** Dionné Carlson:
      - a. **17th Annual Taste of Adams Ave** - Sunday June 25th, 11-3pm. Tickets: [TasteOfAdams.com](http://TasteOfAdams.com) \$35 in advance/\$40 on the day - 45 participating establishments.
      - b. **CIP project prioritization.** AABIA looking at storm drains needed on Adams around Hamilton St. & Arizona St.

5. **El Cajon Boulevard BA.** Dang Nguyen: No report.
6. **Community Review Board for Police Practices.** Brandon Hilpert: No report
- e. **Planner's Report**, Elizabeth Ocampo Vivero 619-236-6301; [EOcampo@sandiego.gov](mailto:EOcampo@sandiego.gov). No Report

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

- a. Bylaws
- b. **Next meeting: Tuesday, June 20, 2017, 6:30p**

IX. **Adjourn: 8:45 pm**

Minutes submitted by Sarah McAlear and Brandon Hilpert

**ADDENDUM 1.** *Conditional Use Permit (CUP) – Idaho Market Liquor License*

Standard SDPD type 21 CUP conditions referred to in the motion. Excerpted from CUP provided by applicant; conditions for CUP at Awash Market, 2104 El Cajon Blvd. PTS 416774

**POLICE DEPARTMENT RECOMMENDATIONS FOR ABC LICENSE:**

- The sale of distilled spirits in containers less than 350 ml is prohibited.
  - Beer, malt beverages, and wine coolers in containers of 16 ounce or less cannot be sold in single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.
  - The sales of beer or malt beverages in quantities of 32 ounce and 40 ounce size containers is prohibited.
- 
- No wine shall be sold with an alcoholic content greater than 15% by volume except for "dinner wines" which have been aged two years or more.