



NORTH PARK PLANNING COMMITTEE

Draft Minutes: July 18, 2017 – 6:30 PM

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I. Parliamentary Items.

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

2. **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	12
Late													6:50		
Absences	2	1		2		1				2		1			

2. **Consent Agenda.** Urban Design/Project Review (UDPR). Members present: Hill, Stayner, Taylor, Steppke. **Neighborhood Use Permit (NUP) for T-Mobile Palisades Point NUP.** Process 2 application to continue the use of an existing Wireless Communication Facility (WCF) located at 2828 University Avenue in the CC-3-9 zone of the North Park Planning area. The WCF supports nine facade mounted panel antennas with side and bottom skirts, painted to match the surface of the building and rooftop equipment. Dail Richard, Project Presenter. Simon Tse, DSD Project Manager stse@sandiego.gov PTS 544682.

MOTION: To approve the NUP application, which will allow applicant to continue the use of the existing T-Mobile Wireless Communication Facility (WCF) located at 2828 University Avenue in the CC-3-9 zone of the North Park Planning area. Hill/Stayner 4-0-0.

MOTION: To approve Consent Agenda. Campbell/UDPR on Consent 11-0-0

3. **Approval of Previous Minutes.**

MOTION: To approve June 20, 2017 minutes. Campbell/Hilpert 11-0-0

4. **Treasurer's Report.** Brandon Hilpert. Current balance \$968.88.

MOTION: To make a donation to the NPCF in the amount of \$150 to cover utilities/rent. Hilpert/Carlson. 11-0-0

II. Non-Agenda Public Comment:

- a. **Vicki Granowitz.** SDPD is now issuing jaywalking tickets
- b. **Dionne Carlson.** MTS Compass Card can be loaded with cash for use, especially in the upcoming ComicCon event
- c. **Peter Hill.** St. Lukes Chapel. A demolition permit was issued on 7/13. SOHO was aware, and has supported preservation in the past.

III. **Announcements & Event Notices:** Limited to One minute each.

- a. **SANDAG Mid-City Howard/Orange Bikeway Open House and Public Hearing.** Thursday, July 27 from 6-8 p.m. at the Lafayette Hotel, Mississippi Ballroom. 2223 El Cajon Blvd. Adjoining residents should have received door hangers, if not they can contact Alison Moss, Project Manager.
- b. **North Park Mini Park Workshop.** Changes to previously approved General Development Permit for a Mini Park behind the North Park Theater will be presented by City staff. Wednesday, July 19, 5:30-7:00 p.m. at North Park Adult Center, 2719 Howard Ave.
- c. **The Boulevard Market.** Night Time monthly Market on Utah St. between El Cajon Blvd. and Howard Ave. on August 18, September 15 and October 20 from 6-10 p.m. More information at: <http://theboulevard.org>

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

- a. **Jessica Poole, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, Jessica.Poole@mail.house.gov
- b. **Nick Serrano, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Nick.Serrano@asm.ca.gov
- c. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Toni.Duran@sen.ca.gov
- d. **Chloe Madison, Hon. Chris Ward, City Council Dist. 3,** 619-236-6374, CMadison@sandiego.gov
SDPD/Observatory – investigation should be completed within 2 weeks.
- e. **Planner's Report:** Elizabeth Ocampo Vivero 619-236-6301; EOcampo@sandiego.gov

V. **Action Items:** (1 Min Max per Speaker; Chair can award more time)

- a. **Capital Improvements Program (CIP) – Prioritization of Projects.** Community Planning Groups are tasked to do outreach in June and July of 2017 and submit a list of prioritized projects to the Community Planners Committee and to the City in August in order to be included in the 5-year plan. Projects previously discussed at June and July Public Facilities & Transportation (PF&T) subcommittee meetings. The first part of the discussion was regarding the proposed Montclair Pedestrian Bridge Project, which is a proposed CIP Project and was covered in three previous PF&T Subcommittee meetings; the second part of the discussion covered the rest of the proposed CIP projects.

- i. **Montclair Bridge Pedestrian Project,** or Montclair to McKinley (M2M) Canyon Bridge – Robert Barry presented the bridge concept to connect Montclair Park with McKinley Elementary joint-use park areas. Handouts were distributed and a scale model was presented.

Comments from the public:

Kathy Tinkler – She's right next door to the proposed bridge, doesn't see how the bridge will help with the kids, concerned regarding security, fire, weeds, sprinklers and privacy.

Maurice Ahumada – In support, has kids who currently go to McKinley, followed Spruce St. bridge and now is even more positive.

Jon Santo – Brought up issues with the Spruce St bridge and associated issues. States that citizens have had to pay themselves for security, concerned that could happen here.

Mary Santo – Pleased that more people are informed, but feels that there still isn't enough information available. Wants more notice, and thought for the neighborhood.

Michael Bagness – Lives fairly close, first time he's hearing of this issue, wants everything to go back to the way it was. Hardly sees any pedestrians. Doesn't think this should be fast tracked.

Vicki Granowitz – Feels the local neighbors need to figure out if they want the bridge. Warns that this is a complicated task and the City doesn't like to do these types of projects due to problems with other bridges.

Eric Domeier – Was a member of the team, until there was a great public outcry. Wants to get greater community involvement, and the people most impacted by the bridge.

Russell King – Concerned that the project is taking on many forms, too many versions in the last 2 weeks. Feels attendance at meetings is equally important as emails received. No data about people who'd walk rather than drive. Isn't sure this solves a problem.

Comments from the board:

Taylor – There are other projects that are critical with slim resources, hesitant to add it to the list

Stayner – Has questions regarding the process, and how the PF&T meeting motion was set

Gebreselassie – Reiterated that just because it's on the list, doesn't mean it is going to be built.

Concern the public has been misinformed as to the process and status.

Carlson – Concerned that the neighbors think that this will happen once it’s on the list. Many CIP projects are aspirational, but we don’t have budget. NPPC consistently supports mobility and access projects, so this is not inconsistent with community plan goals. Thinks that people need to get together and talk and discuss this before it goes on the CIP list.

Hilpert – Feels it’s okay to add to the list to get a feasibility study

Campbell – Doesn’t feel there’s enough information here. An EIR won’t analyze crime, homelessness, graffiti etc. Asked what specifically the neighborhood watch does.

Hill – Questions about maintenance, assuming it will come from the city’s general fund.

Kucharski – Want to continue to learn about this and gather information

Velasquez – Feels there’s already a detailed list that is prioritized, doesn’t want to add more if we haven’t even gotten the current ones done. No strong feelings on the bridge either way, but can’t prioritize a concept over other projects.

Gettinger – Seconded Velasquez’ comments.

Nguyen – Seconded Hilpert’s and Gebreselassie’s comments. Would like more neighborhood consensus before putting it on the CIP list.

Vidales – Important to factor in the immediate neighbors. A lot of good things about this project, it complies with the goals of the community plan, but would not support putting it on the CIP list.

After further deliberation, the following motion was made:

MOTION: To support a feasibility study to address potential impacts raised by the surrounding community regarding the proposed pedestrian connection between Montclair Park and McKinley Elementary; being consistent with the mobility goals of the North Park Community Plan and the San Diego General Plan. This motion should not be construed as either support or opposition of the pedestrian concept. Carlson/Hilpert 9-3-0 (Campbell, Velasquez, Gettinger)

- ii. **Prioritization of Projects.** A handout with 28 projects was distributed. These projects were previously discussed at the last two Public Facilities subcommittee meetings. A number of projects were already included in the Community Plan Update & Impact Fee Study, other projects were supported in 2012 and 2013, and there were two new projects identified. Five board members (Nguyen, Velasquez, Carlson, Vidales, and Kusharski) volunteered to enter the proposals thru the City’s system. After further discussion, the following motion was made:

MOTION: To submit the North Park CIP prioritization list for fiscal year 2018-19 (document attached, dated July 18, 2017) inclusive of projects A to BB (with no ranking implied).

Carlson/Nguyen 12-0-0

- b. **NPPC Bylaws Update.** Discussion limited to: Article 6, Section 2 (b)(ii). The discussion centered around further edits from the last MAD meeting. After discussion, the following motion was made:

MOTION: To approve the proposed revisions to the Bylaws addressing the North Park MAD subcommittee, and to add the revision of article 6 Section 2(b)(ii) (5) (changing “contain” to “include”). Hill/Stayner 11-1-0 (Gebreselassie)

- c. **Accessory Dwelling Units / Companion Units Ordinance.** Proposed Municipal Code Amendment for Companion Units and addition of Junior Units. This item is to be heard at City Council Hearing on Monday, July 24 after previously having gone thru CPC and SG&LU.

MOTION: To request the City Council not expand the State law (SB 1069, AB 2299 2nd DV, AB 2406), by providing any additional incentives. In particular that the City require the following:

- 1) **Require owner occupancy at a minimum of 1 unit per parcel,**
- 2) **To not permit parking in the front yard/street facing setback, except for a previously compliant driveway/tandem parking,**
- 3) **Require a 30-day minimum occupancy and**
- 4) **Maintain the FAR limit of 50% of the main structure.**

Carlson/Gebreselassie 9-3-0

VI. NPPC Reports

- a. Due to timing, no reports were given

VII. Future NPPC Meeting Date: Tuesday, August 15, 2017

VIII. **Adjournment.** Meeting adjourned at 9:34 p.m.

Minutes submitted by Brandon Hilpert

North Park CIP Prioritization - List of Potential Projects - July 18, 2017 - No Ranking implied

WBS#	Category or Assessment Management Department	Project Title	Project Description	Nominated By or Location in Community Plan	
A	S-10054	Parks & Recreation	Switzer Canyon/30th Street Bridge enhancement	30th Street/Switzer Bridge Gateway traffic calming and pedestrian/bicycle improvements between Quince and Maple Ct. This project has partial funding provided through the NP MAD engineering report and has as CIP currently Engineering and Capital Project is currently doing preliminary engineering now.	
B		Transportation & Stormwater	30th Street Cycletrack	A multi modal enhancement to 30th St. corridor that connects the three major commercial corridors of North Park along 30th Street to include protected bike lanes and pedestrian improvements	NPMS, ECBBIA & AABA
C		Transportation & Stormwater	Upas St. from Ray St. to Pershing Dr. Traffic Calming and Pedestrian Improvements	Traffic Calming and Pedestrian Improvement consisting of a combination of features such including but not limited to lane narrowing, enhanced crosswalks, bicycle lanes, and appropriate signing and striping along the segment of Upas St. to connect community gathering places i.e. Bird Park and transit node at 30th & Upas	IFS Pg B-2 Item 5.a & CP Table 12-4 Item 10
D	B-15210	Transportation & Stormwater	El Cajon Blvd. West End Pedestrian Improvements	Enhanced Crosswalks on El Cajon Blvd. at Hamilton St., Idaho St., Kansas St. and Ohio St. per conceptual plan from KTU&A. Project can be phased per intersection; project can be phased per intersection	ECBBIA
E		Parks & Recreation	North Park Neighborhood Park - Adult Center	Adult Center Demolition at North Park Neighborhood Park. Replace and expand the existing adult center to provide 3,000 square feet, with recreation facilities designed to accommodate a variety of community oriented meeting and recreation programs for adults.	IFS Pg B-9 Item 8 (P-7) & CP Pg 118 Table 7-1
F		Parks & Recreation	North Park Neighborhood Park - Recreation Center	Replace and expand the existing recreation center to provide a 17,000 square foot recreation facility (possibly add second story); provide improvements and ADA upgrades. In the interim, redesign current foyer to serve as lobby area for recreation center; install additional outdoor security lighting, and extend security system into multi-purpose/arts & crafts room.	IFS Pg B-8 Item 7 & CP Pg 118 Table 7-1
G		Parks & Recreation	North Park Neighborhood Park - Recreation Center	Recreation Center window replacement w/security enhanced/energy efficient windows	
H		Parks & Recreation	Cedar Ridge Mini Park Upgrade & Rehabilitation	Upgrade Tot lot to State and Federal accessibility safety guidelines. Improve facilities for families to recreate safely with their children and for children to play.	
I		Transportation & Stormwater	Enhanced crosswalk at 30th St. and Thorn St. Intersection	Install enhanced crosswalk with pedestrian activated flash beacons, including bike safety improvements	
J		Transportation & Stormwater	Enhanced crosswalk at Boundary St. and Thorn St. Intersection	Install enhanced crosswalk with pedestrian activated flash beacons, including bike safety improvements	
K		Transportation & Stormwater	Enhanced crosswalk at 30th St. and Dwight St. Intersection	Install enhanced crosswalk with pedestrian activated flash beacons, including bike safety improvements	
L		Transportation & Stormwater	Enhanced crosswalk at Adams Ave. & Alabama St.	Install enhanced crosswalk with pedestrian activated flash beacons, including bike safety improvements	UHCA
M		Parks & Recreation	Bird Park 2nd Phase Art Elements Installation	This is a North Park community, primarily residential, driven project, (rather than a Balboa Park driven project). From the sky the location looks like a bird and was developed with a public artist as a primary creator of the park and especially the 2nd & 3rd phases which include games and the names of birds etched in the concrete. Design and construct additional amenities to implement the General Development Plan for Bird Park.	IFS Pg B-11 Item 14 (P-10) & CP Pg 120 Table 7-1
N		Transportation & Stormwater	Adams Ave. from Texas St. to Kansas St. Flood Control, Storm Drain & Pedestrian Improvements	Adams Ave. from Texas St. to Kansas St.: Flood Control, Storm Drain & Ped Improvements, including pop-outs at Safe Route to School crossing at Oregon St	AABA
O	S-10050	Parks & Recreation	North Park Mini Park	Provides for implementation of the 0.53 acre Mini Park as shown in the General Development Plan on property behind the North Park Theater. Will provide drainage mitigation for an area the lacks storm drains leading to flooding in the project area.	NPMS / IFS Pg B-7 Item 3 (P-13) & CP Pg 117 Table 7-1
P		Parks & Recreation	Streetscape Improvements surrounding the North Park Mini Park	Provides for implementation of the Streetscape Master Plan as shown in the General Development Plan for the North Park Mini Park. Will provide drainage mitigation for an area the lacks storm drains leading to flooding in the project area.	NPMS / IFS Pg B-2 Items 4.e and 6 & CP Pg 191 Table 12-4 Item 8

North Park CIP Prioritization - List of Potential Projects - July 18, 2017 - No Ranking implied

WBS#	Category or Assessment Management Department	Project Title	Project Description	Nominated By or Location in Community Plan
Q	Library	Teachers Training Annex 1 - Joint Use Library. Relocation of the University Heights Library to the Normal Street Teachers Annex	Adaptive reuse of the Nationally Designated Teachers Training Building Annex 1 as a Joint Use Library with Birney Elementary School to replace the 2nd North Park/University Heights Branch Library with a larger facility. Both the School District and School Board have given their support in an MOU. Project includes repurposing the land within the existing University Heights Library and use funding for improvements for the Teachers Annex or repurpose the land as a park.	UHCDC & UHHS
R	Parks & Recreation	Oregon Street Linear Park per Figure 4-1 of Community Plan	The project connect community gathering places such as parks and school. The Oregon Street Linear Park connects Our Lady of Peace School (Copley Street in the North), Garfield Elementary, North Park Community Park, Alba School, Jefferson Elementary, North Park Mini Park, and Morley Field (Upas Street in the South). Emphasis on a pedestrian and bike safe "Greenway", using pop-outs wherever possible to increase bike and ped safety, and incorporating all possible Sustainable features, including best practices in water run-off management, water wise plantings, permeable pavements, etc. This is a "Safe Routes to School" corridor, connecting multiples schools and park facilities. By narrowing or making one-way the car lanes; create safe separated bike "track" to be shared by bikes and skateboards, improve pedestrian environment, include public art, pocket parklets and create a linear Park usable by all ages of residents to help with North Park's severe Park deficit. Design to retain residential parking (possible angled or head-in parking to be used as traffic calmer) and be sensitive to residential & institutional needs along the corridor.	CP Figure 4-1 Item F
S	Transportation & Stormwater	Roundabout at El Cajon Blvd/Park Blvd/Normal Street Intersection to include Pedestrian and Bike safe Improvements	This is a very complex intersection involving three major traffic corridors that creates an extremely hazardous crossing for pedestrians. More safety improvements to create a better walkability & bicycling environment is very much needed in view of the MidCity Rapid Bus changes in that major intersection.	IFS Pg B-4 Item 2.d & CP Pg 192 Table 12-4 Item 6
T	Sidewalk and Pedestrian Improvements	Corner bulb-outs at 30th St. and Howard Ave.	Install corner bulb-outs at 30th Street at the intersection with Howard Avenue to accommodate public gathering spaces and promote pedestrian/bike safety wherever possible, including but not limited to the following pedestrian corridors:	IFS Pg B-2 Item 4.d & CP Pg 191 Table 12-4 Item 7
U	Sidewalk and Pedestrian Improvements	Corner bulb-outs at 30th St. and North Park Way	Install corner bulb-outs at 30th Street at the intersection with North Park Way to accommodate public gathering spaces and promote pedestrian/bike safety wherever possible, including but not limited to the following pedestrian corridors:	IFS Pg B-2 Item 4.d & CP Pg 191 Table 12-4 Item 7
V	Sidewalk and Pedestrian Improvements	Corner bulb-outs at 30th St. and Dwight St.	Install corner bulb-outs at 30th Street at the intersections with Dwight Street to accommodate public gathering spaces and promote pedestrian/bike safety wherever possible, including but not limited to the following pedestrian corridors:	IFS Pg B-2 Item 4.d & CP Pg 191 Table 12-4 Item 7
W	Transportation & Stormwater	Modern Roundabouts at Upas St. and 30th St.	Support the construction of modern roundabouts at Upas Street and 30th Street	IFS Pg B-4 Item 2b & CP Pg 192 Table 12-4 Item 4
X	Transportation & Stormwater	Gateways per Figure 4-1	Enhance the gateways into North Park within the community by utilizing signage, landscaping, other public improvements, iconic architecture, monuments, plazas, and public art. (Refer to Figure 4-1 for their location)	IFS Pg B-4 Item 4 & CP Pg 192 Table 12-4 Item 8
Y	Parks & Recreation	Morley Field Recreation Center Development (within Balboa Park)	Support the design and construction of a new 26,392 square feet recreation center to accommodate community meetings, gymnasium, recreation and fitness programs, and restrooms, consistent with the recommendations in the BPEMPP.	IFS Pg B-6 Item 1 & CP Pg 118 Table 7-1
Z	Parks & Recreation	Bud Kearns Aquatic Complex Expansion (within Morley Field area of Balboa Park)	Support the preservation and restoration/renovation of the existing historic Bud Kearns pool facility to serve the Golden Hill and North Park Communities. Provide additional swimming facilities such as children's play pool, therapeutic pool and additional clubhouse pool building facilities to meet the needs for the community. The new facilities would augment and be complimentary to the existing pool and clubhouse without compromising the historic character of the original pool and clubhouse	IFS Pg B-10 Item 11 (P-5) & CP Pg 118 Table 7-1
AA	Parks & Recreation	North Park (University Heights) Water Tower retrofit	Clean, prepare and recast the exterior of the historically-designated University Heights/North Park Water Tower. The historically-designated water distribution tower is no longer in use and the site incorporates soccer facilities	NPHS
BB	Parks & Recreation	Old Trolley Barn Park Permanent Performance Stage for concerts and other special events	Permanent concrete platform with adequate sound system, lighting, storage in a secure area underneath, sound buffer for residents in back of park, and overhead cover. Possibility of solar panels on roof to offset electric costs. Stage measurements, ADA standards based on City Park & Recreation Dept. regulations	UHCDC

AABA = Adams Avenue Business Association | ECBBIA = El Cajon Boulevard Business Improvement Association | NPHS = North Park Historical Society | NPMS = North Park Main Street | UHCA = University Heights Community Association | UHCDC = University Heights Community Development Corporation | UHHS = University Heights Historical Society
 CP = North Park Community Plan | IFS = North Park Impact Fee Study