



**NORTH PARK PLANNING COMMITTEE (NPPC)
Draft Minutes - September 19, 2017 - 6:30 pm**

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I. Call to order: 6:31 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
Late															
Absences	2	2	1	2		2				3		1	1	1	

II. Parliamentary Items

- a. **Consent Agenda Item:** Urban Design/Project Review. Members present: Hill, Vidales, Campbell, Gebreselassie, Bonn, Steppke. **Tentative Map, Site Development Permit, & Planned Development Permit – 2936 Copley Ave.** (Process 4) Tentative Map, Site Development Permit for Environmentally Sensitive Lands, and Planned Development Permit to allow deviations, for the subdivision of one existing parcel into four residential lots and the creation of one access lot with existing residential dwelling unit to be demolished at 2936 Copley Ave. The 4.232-acre site is in the RS-1-7 and RS-1-1 zones within the Greater North Park Community Plan Area. Jeff Lynn, Project Presenter. Paul Godwin, DSD Project Manager pgodwin@sandiego.gov PTS 488139**.

MOTION: To recommend the Site Development Permit (SDP), Planned Development Permit (PDP), and Tentative Map for 2936 Copley Ave. PTS 488139 as presented with the following items implemented in the project:

- i. Include pedestrian lighting along the public street.
- ii. Clearly mark with “no-parking, fire lanes” within the 24’ wide street with signs and red curb
- iii. Ensure notification and acceptance of the shared maintenance responsibility of the biofiltration storm water BMPs by the home buyers thru a properly implemented mechanism such as CC&Rs so they have a clear understanding of their annual reporting requirements to the City
- iv. Ensure notification and acceptance by the home buyers about their maintenance responsibility of the trees planted on their property thru a properly implemented mechanism such as CC&Rs
- v. Ensure notification and acceptance by the home buyers of the covenant of easement on the open space

Vidales/Hill 6-0-0

MOTION: (To approve Consent Agenda) Nguyen/UDPR On Consent 9-0-0

- b. **Minutes:** Approval of the August 15, 2017 Minutes, Sarah McAlear
MOTION: to approve Meeting Minutes. Gebreselassie/Hilpert 9-0-0
- c. **Treasurer's Report:** Brandon Hilpert. Current account balance is \$968.88

III. Non-Agenda Public Comment

- a. **Matt Strabone** – Running for assessor/recorder/county clerk. Wants to have public outreach/engagement in dealing with the office.
- b. **Ted Coakley** – Update regarding daycare/kindergarten next door. Neighbors are losing property value and quality of life. Wants NPPC to have a course of ministerial action to take disciplinary action. (Alan, neighbor ceded his time.) NPPC will look to see if there is any way to help them.
- c. **Michael Bagnus** – Committee for PSA 182 Memorial. Trying to acquire a site; there will be a memorial service on 9/25 8:30-10am, at the crash site at Dwight & Nile. Feels there should be a proper memorial at the crash site.

IV. Announcements & Event Notices: Limited to One minute each.

- a. **Beyond Triple Bottom Line Policies: How North Park updated its Community Plan.** Session with North Park speakers at the Green Building Council Conference & Expo at 11:15 a.m. on Friday, September 22 at the SDG&E Energy Innovation Center, 4760 Clairemont Mesa Blvd. San Diego, CA 92117. Registration and event information at: <http://usgbc-sd.org/SDGBCE17>
- b. **Care About North Park.** Court date on original complaint against the City and Jack in the Box. Trial begins Monday, September 25, 9 a.m. SD Superior Court, 330 W Broadway. More Information at: CareAboutNorthPark.com or <https://www.facebook.com/events/887474564736857>
- c. **Taste of North Park.** Saturday, October 14 from 11 a.m. to 3 p.m. 53 participating restaurants & 15 beer tastes. More information at: <http://northparkmainstreet.com/events/taste-north-park>
- d. **The Boulevard Market.** October 20 from 6-10 p.m. Night Time monthly Market on Utah St. between El Cajon Blvd. and Howard Ave. More information at: <http://theboulevard.org>
- e. **2nd Annual Vision Zero Symposium.** September 21, 5:15-8 p.m., King-Chavez Primary Academy Auditorium, 415 31st St. RSVP to http://www.circulatesd.org/vision_zero_symposium_2017
- f. **North Park Day of the Dead Festival,** Sunday, October 22 12-4 p.m. Ray Street between University and North Park Way. More information at: <https://www.dayofthedeadfestivalnorthpark.com>
- g. **Urban Solace Restaurant.** Today is their 10th anniversary in North Park.

V. Elected Official Reports & contact info:

- a. **Jessica Poole, Congresswoman Susan Davis, US Congress Dist. 53,** 619-208-5353, Jessica.Poole@mail.house.gov
- b. **Nick Serrano, State Assembly Member Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Nick.Serrano@asm.ca.gov
- c. **Toni Duran, State Senator Toni Atkins, State Senate Dist. 39,** 619-645-3133, Toni.Duran@sen.ca.gov
- d. **Chloe Madison Triplett, Councilmember Chris Ward, City Council Dist. 3,** 619-236-6374, CMadison@sandiego.gov
On 10/12 NPMS will host an event regarding the North Park Mini Park with more details to be announced. Short term vacation rentals will be coming up at future hearings. This is Chloe's last meeting for North Park; a new representative will be attending the next meeting.
- e. **Planner's Report:** Nancy Graham 619-236-6891; NHGraham@sandiego.gov or Elizabeth Ocampo Vivero 619-236-6301; EOcampo@sandiego.gov

VI. NPPC Reports

a. Chair's Report

- i. **Valle Vista Terrace Historic District.** Historic Resources Board (HRB). Additional information was required at the August meeting, therefore the 1st hearing was pushed to October 26.
 - ii. **American Planning Association (APA) California Chapter Awards,** September 24 in Sacramento; the Planning Advocate Award will be given to Vicki Granowitz, former NPPC Chair. Vicki Granowitz is also being nominated for the APA national award.
 - iii. **Association of Environmental Professionals, San Diego Chapter Awards,** October 5. North Park Community Plan nominated for Outstanding Planning Document
 - iv. **Green Building Conference & Expo.** Session highlighting partnerships and lessons learned while writing the North Park Community Plan, September 22. Angela Landsberg, Howard Blackson and Dave Gatzke will be presenting and moderated by NPPC chair René Vidales.
 - v. **Community Planners Committee (CPC).** Tuesday, September 26, 2017, 7-9 pm. 202 C St Civic Concourse. Terrace Level Silver Room. Next round of the LDC update is scheduled to be discussed. For more info:
<http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>
 - vi. **ABC Liquor License changes.** For future changes to existing liquor licenses, NPPC will be looking at the ABC reports to check the record of license holders before taking action.
- b. **Social Media** Brandon Hilpert. No update.
- c. **NPPC Website Update** Brandon Hilpert. New Web Site has been pushed live. Same location at www.northparkplanning.org; please email info@northparkplanning.org with any suggested changes.
- d. **Subcommittee Reports:** Limited to Items Not on the Agenda & 5 Min. Max. each)
- i. **Urban Design/Project Review (UDPR):** Peter Hill Chair, Melissa Stayner Vice Chair – NP Adult Center, 6:00 pm 1st Monday. Next meeting October 2, 2017
Had a Q&A with the 7-11 represented requesting info about liquor license
 - ii. **Public Facilities & Transportation (PF&T):** Eduardo Velasquez Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting October 11
- e. **Liaisons Reports:** Limited to 1 Min. Max per Report
- i. **Balboa Park Committee,** Rob Steppke. No meeting due to no quorum.
 - ii. **Maintenance Assessment District,** Peter Hill. They approved the first phase of a multi-phase program to fill empty tree wells with new trees.
 - iii. **North Park Main Street,** Robert Gettinger. Getting ready for Taste of North Park event. Coordinating with City on Mini Park update presentation, date to be determined.
 - iv. **Adams Avenue Business Association,** Dionne Carlson. Street Fair coming up 9/30-10/1
 - v. **El Cajon Boulevard Business Improvement Assoc.,** Dang Nguyen. No meeting.
 - vi. **Community Review Board for Police Practices,** Brandon Hilpert. City is holding community forums on the search for the new police chief.

VII. Information Items

- a. **University Avenue Pipeline Replacement Project Update.** The University Avenue Pipeline Replacement Project will replace approximately 4.33 miles (22,722 feet) of pipeline within the University Heights, Hillcrest and North Park communities. Presentation consisted on updates since the May 10 presentation. Claudia Mejia and Roger Garcia presented.
- b. **Placemaking Ordinance.** Placemaking is a growing international trend that has been embraced by numerous cities around the world as a tool for enhancing economic development, walkability, revitalization, and safety efforts. Placemaking allows for non-traditional uses on both public and

private property to activate underutilized spaces in neighborhoods and commercial corridors. Elizabeth Studebaker from Economic Development presented.

- Currently, there's a concern about no review by planning groups. If it is ministerial and approved for 5 years, it is too late to impact changes. Applicants will be encouraged to meet with planning groups, but will not be required to.
- -People love the concept, but are concerned about execution, would not like community improvement reduced and would like more transparency
- Question whether Development Services Department would need additional information or training to understand the Placemaking projects and which ones should go under traditional permitting route.
- Working for presenting to the October 17th City Council meeting, though it may get pushed back to October 31st.

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, October 17, 2017

IX. **Adjournment.** Meeting adjourned at 7:49 p.m.