

Annual Board Election March 20, 2018

To be eligible to run for the NPPC Board or vote in the election, you must have a [valid registration form](#) on file and have [signed-in at one](#) NPPC Board meeting from March 2017 through February 2018.



NORTH PARK PLANNING COMMITTEE (NPPC) AGENDA

January 16, 2018; 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:

I. Parliamentary Items

(6:30 p.m.)

1. Call to Order, Roll Call and Attendance Report
2. Modifications to the NPPC Agenda
 - a. **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.
 - b. **Consent Agenda Items:** Items were heard, voted on at an NPPC subcommittee and 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.*
 - i. Urban Design/Project Review. Members present: Hill, Stayner, Vidales, Taylor
 - 1) **Neighborhood Development Permit – 2135 Felton St.** (Process 2) Neighborhood Development Permit to construct a new one-story single-family dwelling over basement totaling 2,947-sqft which includes 1,998-sqft of habitable area, a 259-sqft attached garage and 690-sqft of covered patio and deck within Environmentally Sensitive Lands. The 0.11-acre vacant lot is located on the east side of Felton St, south of Ivy St & north of Hawthorn St, and is in the RS-1-1 & RS-1-7 zones of the Greater North Park Community Plan area. Andrew Greer, Applicant. PTS 572795.
MOTION: To approve the Neighborhood Development Permit (NDP) for the project as presented and recommend the application for deviation that allows tandem parking and deviation for front yard setback from 15’ to 9’ at 2135 Felton St. Stayner/Hill 4-0-0
 - 2) **Neighborhood Use Permit – T-Mobile - 2828 University Ave.** Resubmittal of project originally approved at June 5, 2017 UD/PR. Resubmittal due to design change. A Neighborhood Use Permit (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, Applicant. PTS 544682.
MOTION: To support the proposal for Neighborhood Use Permit (NUP) for T-Mobile at 2828 University Ave. with the addition of a decorative element facing Utah St. that complements the Palisades sign on University Ave. in relation to the former roller skating rink. Vidales/Hill 4-0-0

3. **Agenda:** Adoption of the January 16, 2018 NPPC Agenda, if necessary
 4. **Minutes:** Approval of the November 21, 2017 Minutes
 5. **Treasurer's Report:** Brandon Hilpert
 6. **Appointment of NPPC Secretary**
- II. **Non-Agenda Public Comment:** Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time. (6:40 p.m.)
- III. **Announcements & Event Notices:** Limited to One minute each.
1. **Utility Undergrounding Master Plan.** Coordination of undergrounding of overhead utility lines throughout the City. Draft available at: https://www.sandiego.gov/sites/default/files/uup_updated_draft_master_plan.pdf
Open houses on the following dates, times and locations:
 - a. January 17, 6-8 p.m. Otay Mesa-Nestor Branch Library, 3003 Coronado Ave.
 - b. January 22, 5:30-7:30. Jacobs Center for Neighborhood Innovation. 404 Euclid Ave.
 - c. January 24, 5:30-7:30. Energy Innovation Center, 4760 Clairemont Mesa Blvd.
 2. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year round
 3. **Ray at Night.** San Diego's largest and longest-running monthly art walk. Second Saturday of every month from 6-10pm. Next event is February 10.
- IV. **Elected Official Reports & contact Info:** Reports are limited to 2 Min Max (6:50 p.m.)
1. **Jessica Poole, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, Jessica.Poole@mail.house.gov
 2. **Nick Serrano, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Nick.Serrano@asm.ca.gov
 3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Toni.Duran@sen.ca.gov
 4. **Tyler Renner, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 TRenner@sandiego.gov
 5. **Planner's Report:** Elizabeth Ocampo Vivero, 619-236-6301, EOcampo@sandiego.gov; Nancy Graham, 619-236-6891, NHGraham@sandiego.gov
- V. **Information Item:** (7:00 p.m.)
1. **University Heights Water Tower Retrofit Project.** This project will replace the corroded anchor bolt washers, extend column footing foundation, install new tie rod bracing, install new gusset plates and pin connectors, abatement of lead coating, and recoat the lower portions of the tower columns. The project has been reviewed and approved by historical staff to make sure that the historical integrity of the water tower will remain untouched. Maryam Kargar, Associate Engineer, Public Works, 619-533-6673, mkargar@sandiego.gov
- VI. **Action Item:** (1 Min Max per Speaker; Chair can award more time) (7:20 p.m.)
1. **NPPC Bylaws Update.** Discussion limited to Article 6, Section 2 (b)(ii) 5 through 9. Previously approved changes on July 18, 2017 are not effective yet. Current Bylaws available at http://northparkplanning.org/pdfs/nppc_bylaws.pdf
- VII. **NPPC Reports** (7:45 p.m.)
1. **Chair's Report**
 - a. **Elections.** To be eligible to run for the NPPC Board or vote in the election, you must have a Valid Registration Form on file and have signed-in at one NPPC Board meeting from March 2017 through February 2018.
 - b. **Valle Vista Terrace Historic District.** Update on the appeal to November 2017 decision from Historic Resources Board (HRB)
 - c. **University Avenue Mobility Plan.** For most recent update see article on the December 15th edition of the Uptown News, available at: www.sduptownnews.com
 - d. **Community Planners Committee (CPC).** Tuesday, January 23, 2018, 7-9 pm. 202 C St Civic Concourse. Terrace Level Silver Room. For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>

- i. Capital Improvement Program (CIP) Prioritization After Action Report
 - ii. Utility Undergrounding Master Plan
 - iii. Changes to Park and Recreation Councils
 - iv. Expanded Staff Report
- 2. **Social Media** Brandon Hilpert
- 3. **NPPC Website Update** Brandon Hilpert
- 4. **Subcommittee Reports:** Limited to Items Not on the Agenda & 5 Min. Max. each)
 - a. Urban Design/Project Review (UDPR): Peter Hill Chair, Melissa Stayner Vice Chair – NP Rec Center Social Room, 6:00 pm 1st Monday. Next meeting February 5, 2018
 - b. Public Facilities & Transportation (PF&T): Eduardo Velasquez Chair, Dennis Campbell Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting February 14, 2018
- 5. **Liaisons Reports:** Limited to 1 Min. Max per Report
 - a. Balboa Park Committee Rob Steppke
 - b. Maintenance Assessment District Peter Hill
 - c. North Park Main Street Tim Taylor
 - d. Adams Avenue Business Association Dionne Carlson
 - e. El Cajon Boulevard Business Improvement Assoc. Dang Nguyen
 - f. Community Review Board for Police Practices Brandon Hilpert

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, February 20, 2018

IX. **Adjournment** (8:10 p.m.)

- ****For more info on any project, enter the SD Development Services PTS number in “Project ID” at <http://www.opensd.sandiego.gov/web/approvals/>**
- NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.
- To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.
- NPPC Chair: René Vidales 619-797-6772 or info@northparkplanning.org
- Urban Design/ Project Review Subcommittee Chair: Peter Hill 619-846-2689 or urbandesign@northparkplanning.org
- Public Facilities & Transportation Subcommittee Chair: Eduardo Velasquez 619-535-8875 or publicfacilities@northparkplanning.org
- Adams Avenue Business Association: www.adamsAvebusiness.com/
- North Park Main Street: northparkmainSt.com/
- “The Boulevard” El Cajon Boulevard Business Improvement Association: www.theboulevard.org
- North Park Maintenance Assessment District: <http://npmad.org>
- North Park Community Association. For information about North Park Activities or to have an event posted: www.northparksd.org
- University Heights Community Association (UHCA): www.uhsd.org