



# NORTH PARK PLANNING COMMITTEE (NPPC)

## Draft Meeting Minutes

March 20, 2018

2901 North Park Way, 2nd Floor

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**All times listed are estimates only, an item may be heard earlier or later than the estimated time:**

- I. **March 20, 2018 Election Announcement.** Chair Vidales reminded everyone that results from today's election would be announced during the meeting as soon as the Election Subcommittee completes the vote count.
- II. **Call to Order:** 7:15 p.m. after election ballots were collected.
  - a. Attendance Report

Member	Kate Callen	Vacant	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
Counting Ballots			1						2		3				
Absences	2		2	3		3				3		2	2	3	

- b. **Quorum.** Chair Vidales announced that 3 board members were not seated but were counting ballots. In addition, Dennis Campbell was no longer an NPPC board member due to 4 absences accumulated in the timeframe between March 2017 and February 2018, and this new vacancy does not change the current election, since Mr. Campbell's term was up and he was not running for re-election. It was determined there was a quorum with 9 seated board members.

### III. Parliamentary Items

1. **Consent Agenda Items:** Items were heard, voted on at an NPPC subcommittee and are not considered controversial.
  1. Urban Design/Project Review. Members present: Hill, Stayner, Gebreselassie, Taylor, Steppke.
    - 1) **Easement Vacation – 2828 Polk St.** Easement Vacation to vacate a portion of a public service easement at 2828 Polk St. Jason Redditt, Project Presenter. Paul Godwin, DSD Project manager [PGodwin@sandiego.gov](mailto:PGodwin@sandiego.gov) PTS 593024\*\*  
**MOTION:** NPPC recommends supporting the proposed vacation of the service easement except for the two feet along the northern property line. Taylor/Stayner 4-1-0 (Steppke)  
**MOTION: To approve Consent Agenda. Gettinger/UDPR on Consent 9-0-0.**
2. **Minutes:** Approval of the February 20, 2018 Minutes. **MOTION: To approve the February 20, 2018 Meeting Minutes. Hilpert/Callen 9-0-0**

3. **Treasurer's Report:** Brandon Hilpert. Current balance is \$969.88. **MOTION: To approve reimbursements for the following:**

- ✓ **René Vidales, supplies \$8.59**
- ✓ **Peter Hill, photocopies \$46.32**
- ✓ **Vicki Granowitz, toner cartridges \$64.62**

**For a total of \$119.53. Carlson/Stayner 7-0-2 (Vidales and Hill abstain due to being recipients)**

IV. **Non-Agenda Public Comment**

1. Sean Elo. Running for seat on the San Diego Community College Board.
2. Peter Hill. Demolition starting soon for Ohio St. County Probation building.
3. Kathleen Ferrier. Citizens for Century 3 (C3) breakfast 3/22. Discussion on Horton Plaza redesign.

V. **Announcements & Event Notices**

1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year round
2. **Ray at Night.** San Diego's largest and longest-running monthly art walk. Second Saturday of every month from 6-10pm. Next event is April 14.
3. **North Park Festival of Arts.** Saturday, May 12, 11 a.m. to 10 p.m.
4. **Adams Avenue UnPlugged.** Saturday, April 28 from 12 noon to 10 p.m.
5. **Taste of Adams Avenue.** Sunday, June 25, 11 a.m. to 3 p.m. \$35 advanced/\$40 day of

VI. **Elected Official Reports & contact Info**

1. **Jessica Poole, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, [Jessica.Poole@mail.house.gov](mailto:Jessica.Poole@mail.house.gov)
2. **Nick Serrano, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, [Nick.Serrano@asm.ca.gov](mailto:Nick.Serrano@asm.ca.gov) . Senator Atkins is now the first female and first LGBT person to be president of the State Senate.
3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, [Toni.Duran@sen.ca.gov](mailto:Toni.Duran@sen.ca.gov)
4. **Tyler Renner, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 [TRenner@sandiego.gov](mailto:TRenner@sandiego.gov). City of San Diego has new police chief, David Nisleit and will be hosting a meeting with him on April 2; 30<sup>th</sup> St. pipeline replacement project breaking ground in October.
5. **Planner's Report:** Elizabeth Ocampo Vivero, 619-236-6301, [EOcampo@sandiego.gov](mailto:EOcampo@sandiego.gov)

VII. **Action Item**

- 1) **Tentative Map – 4365 Ohio St.** Tentative Map for the subdivision of two existing parcels for the creation of six condominium units currently under construction and to waive the requirements to underground existing utilities located at 4365 through 4369 Ohio Street. This project falls under the "Process 4" review requirement and will ultimately be heard by the Planning Commission. The 0.161-acre site is in the RM-3-9 zone of the Greater North Park Community Plan area. PTS 564139\*\*. Hugo Castaneda, DSD Project Manager [HCastaneda@sandiego.gov](mailto:HCastaneda@sandiego.gov). Maggie Roland, the applicant's representative made a presentation. [3 additional board members (Kusharski, Carlson, and Nguyen) were seated after completing counting of the election ballots. The total count of board members seated was 12 from this point moving forward].

Maggie Roland explained that there are 2 options for the units in the building: to be wholly owned (condominiums) or be rented out. Peter Hill mentioned that this item was heard at Subcommittee, but this item was already asked to be on regular board agenda. Peter Hill stated that the Urban Design/Project Review Subcommittee made the following motion on March 5: *Move to deny project based on lack of architectural diversity, lack of comprehensive building exterior, landscaping details and lack of input into the design process based on the timing of the tentative map process. This timing does not allow the committee to work with the developer to ensure a product that fits into the community aesthetic. Steppke/Gebreselassie (4-1-0 Stayner)*

- a. Public comment:
  - What is the requested waiver on underground utilities?
  - Since it's a condo project, will it have parking? A: 11 parking spaces for 6 units (2 bedrooms each)
  - Are they parking spaces or garages? A: 1 garage door for 11 spaces
  - Will parking spaces be assigned to units? A: Yes
  - What is the price point? A: Market rate housing
  - Why did developer get permits for apartments and change it to condos? A: Current process allows it – it is too expensive to tie tentative map to permit.
- b. Board comment:
  - Callen. What is the name of developer? A: 3 Frogs
  - Gebreselassie. Was at Subcommittee meeting and has looked at this before. Has problem with both the project and the conversion.
  - Stayner. This is not what we want to see. We want cooperation and we're not getting it doing the way we have done in the past. Was the dissenting vote at Subcommittee in hope to come up with something better.
  - McAlear Anything precluding you to coming her when in the design phase? Thinks applicant has an opportunity to make this happen.
  - Nguyen. Does not have faith in the current process.
  - Carlson. If developers come to us early, we will often approve various things that they might like to have if they concede something they want to have. Benefits in coming early even if ministerial.
  - Ferrier. How is the parking determined? A: Per code
  - Hill. Have had developers come in for an informational item in the past. Take input and take into account when doing their projects which leads to a different discussion because the Subcommittee has had input into the project.
  - Vidales. Make it a standing topic at Subcommittee to make a process recommendation.

After public input and board discussion, following motion was made: **MOTION: The NPPC approves the Tentative Map for 4365 Ohio St. because increasing the amount of owner-occupied housing increases neighborhood stability and desirability. However, the NPPC strongly believes that the often-used “dual tracking” method of initially permitting a building as apartments, to later change to condominiums, does not allow neighborhood input into the design process. The NPPC sees the lack of early community input as a wasted opportunity to properly implement the Community Plan. Ferrier/Vidales 9-3-0 (Callen, Gebreselassie, Nguyen)**

## VIII. **Election Results.** (occurred at 7:50 p.m.)

- a. Elected candidates:
  1. Randy Wilde, 47 votes (2-year seat)
  2. Sarah McAlear, 46 votes (2-year seat)
  3. Chelsi Sparti, 46 votes (2-year seat)
  4. Melissa Stayner, 43 votes (2-year seat)
  5. Steve Doster, 41 votes (2-year seat)
  6. Daniel Gebreselassie, 34 votes (2-year seat)
  7. Marc Gould, 32 votes (2-year seat)
- b. Candidates not elected:
  1. Catherine McCollough, 30 votes
  2. Troy Geyer, 24 votes
  3. Shirley Gibson, 15 votes
  4. David LaRue, 2 votes (withdrew candidacy before election)
  5. John Anderson, 2 votes (write-in candidate)
  6. Amelia Anderson, 1 vote (write-in candidate)

IX. **Recognitions.** Tyler Renner presented a commendation on behalf of Councilmember Chris Ward to Dionné Carlson for her 8 years of service and contributions to the NPPC board, including advocating for the creation of the North Park historic districts (Dryden, Spalding Place, Valle Vista Terrace) and those that have been identified in the Community Plan for future designation; helping create the first Head-In Angle Parking pilot project in the Mid-City that paved the way for future similar projects, providing much needed parking in the densely packed area of North Park; and chairing the NPPC Public Facilities & Transportation Subcommittee from April 2010 to March 2014 among other accomplishments. Chair Vidales also thanked outgoing members Brandon Hilpert (Treasurer) who completed 7 years with the NPPC, redesigned the NPPC website and was instrumental in the implementation and maintenance of the NPPC social media sites as the first ones for a planning group in the City; and Robert Gettinger (Secretary) who completed 2 years with the NPPC.

X. **NPPC Reports**

1. **Chair's Report**

- a. **Dockless Bike Sharing Companies.** Councilmember Chris Ward sent letters to 4 companies (Bird Rides, Lime Bikes, MoBikes, and OFO US) asking them to do outreach to all community groups, along with a follow up letter listing the potential Municipal Code Violations that those companies would be subject to, based on recent complaints received.
- b. **Community Planners Committee (CPC).**
  1. **Councilmember Gomez & SGLU Work Plan.** Memo with priorities and timelines was presented.
  2. **Planning Department Changes.** Changes occurring in the Planning Department. Mike Hansen is the new Planning Director and the entire Planning Department has now moved to the Aero Dr. complex.
  3. **Parks Master Plan.** Introduction to the development of the Parks Master Plan, where to get information and how to participate. Robin Shiflett will return to CPC over the course of this multi-year program.
  4. **Audit of Selected Planning Groups.** Audit came in an untimely to about half of the Planning Groups in the City. Focused on how board members got elected. Planning Group chairs did not welcome the audit. Audit was requested by Councilman Scott Sherman.
  5. **Land Value Recapture.** Paper that the presentation was based on will be forwarded to the board.

Next meeting is Tuesday, March 27, 7 p.m., 202 C St. civic Concourse, Terrace Level Silver Room.

2. **Social Media.** Brandon Hilpert. No update. The new treasurer may take up this responsibility
3. **NPPC Website Update.** Brandon Hilpert. All recent changes made to the website were related to the March 15 NPPC Candidates Forum and today's NPPC Election. The new treasurer may take up this responsibility.
4. **Subcommittee Reports**
  - a. **Urban Design/Project Review (UDPR) Subcommittee.** Peter Hill Chair, Melissa Stayner Vice Chair – NP Rec Center Social Room, 6:00 pm 1<sup>st</sup> Monday. Next meeting April 2, 2018. Items heard tonight were also heard at UDPR.
  - b. **Public Facilities & Transportation (PF&T) Subcommittee.** Eduardo Velasquez Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting April 11, 2018. Discussed process for conversion from parallel parking to angle parking. Next meeting will discuss effects from bike sharing programs.
  - c. **Election Subcommittee.** Megan Kusharski. Thanked everyone who participated. Tonight's election results conclude the tasks for the Election Subcommittee
5. **Liaisons Reports**
  - a. **Balboa Park Committee.** Rob Steppke. Balboa Park committee considered the issue of allowing a statue and plaque of Vasco Nuñez de Balboa in the area near the fountain. There was at least one hour of testimony for those for and against the proposal. According to the planning documents, the proposed location that the House of Spain was requesting (near the fountain) was not the location that is specified in the planning docs. The vote was to oppose.

- b. **Maintenance Assessment District.** Peter Hill. Cutting new tree wells and installing new street trees at St. Luke's Church; replacement of rotted trash can liners on University Ave.; planting replacement in El Cajon Blvd. medians; Street lights on 30<sup>th</sup> St. are being worked through District 3 offices.
- c. **North Park Main Street.** Tim Taylor. Heard a presentation on Community Choice Energy from the Climate Action Campaign. Report on dockless bikes with concern expressed by businesses on the impact of the bikes, particularly blocking sidewalks and business frontages; Tyler Renner of Chris Ward's office mentioned that the City sent a letter to the various bike companies explaining the rules they must operate under. Main Street has been working with Civic San Diego on new more visible wayfinding signs and an art competition for the parking garage. Next NPMS meeting is April 12<sup>th</sup>
- d. **Adams Avenue Business Association.** Dionne Carlson. No report
- e. **El Cajon Boulevard Business Improvement Assoc.** Dang Nguyen. No report
- f. **Community Review Board for Police Practices.** Brandon Hilpert. Measure G working through the City, will allow Police Review Board to be under supervision of City Council and the Mayor's office. Brandon is termed out from the NPPC Board and his replacement may be determined at a future NPPC meeting.

XI. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, April 17, 2018

XII. **Adjournment.** Meeting adjourned at 8:25 p.m.