



NORTH PARK PLANNING COMMITTEE (NPPC)

Draft Meeting Minutes

April 17, 2018

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I. Parliamentary Items

1. Call to Order, Roll Call and Attendance Report

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|------------|-------------|--------------|------------------|----------------------|------------|------------|-----------------|---------------|-------------|---------------|-----------------|------------|-------------------|--------------|-------------|
| | Kate Callen | Steve Doster | Kathleen Ferrier | Daniel Gebreselassie | Marc Gould | Peter Hill | Megan Kucharski | Sarah McAlear | Dang Nguyen | Chelsi Sparti | Melissa Stayner | Tim Taylor | Eduardo Velasquez | René Vidales | Randy Wilde |
| Member | | | | | | | | | | | | | | | |
| Attendance | 1 | 2 | 3 | 4 | 5 | 6 | | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| Late | | | | | | | | | | | | | | | |
| Absences | | | | | | | 1 | | | | | | | | |

2. Modifications to the NPPC Agenda

a. **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, Gould, Doster, Taylor, Bonn, Steppke

1) **Tentative Map Waiver – 3047 North Park Way.** Map Waiver to waive the requirements for Tentative Map for the creation of 6 condominium units currently under construction located at 3047 North Park Way. The 0.14-acre site is located in the RM-3-8 zone within the Greater North Park Community Plan area. Mehran Saberi, Applicant. PTS 593192**. The UD/PR Subcommittee Motion was: To approve Tentative Map waiver due to desirability of home ownership within the community for stability. The NPPC disagrees strongly with practice of “Dual Tracking” which allows projects to initially be permitted as apartments and then be entitled as condominiums. Hill/Gould 5-2-0 (Steppke, Bonn).

MOTION: To approve Consent Agenda. Gould/UDPR on Consent 14-0-0.

3. **Agenda:** **MOTION:** To modify the April 17, 2018 agenda by moving the Consent Agenda Item from PF&T Subcommittee to an Action Item, and to be heard after Election of Board Officers. Gebreselassie/Gould 14-0-0

4. **Minutes:** **MOTION:** To approve the March 20, 2018 Minutes. Ferrier/ Stayner 8-0-6 (Taylor, Velasquez, Sparti, Wilde, Doster, Gould abstaining; Taylor and Velasquez due to not being present at the March 20 meeting and the rest due to not being board members at that time)

5. **Treasurer's Report.** Balance \$1,042.67

II. **Election of Board Officers, Appointment of Subcommittee Chairs & Liaisons**

1. **Election of Board Officers**

- a. Chair. **MOTION: To elect René Vidales as Chair. Hill/Stayner 13-0-1** (Vidales abstaining due to being the subject)
- b. Vice Chair. **MOTION: To elect Steve Doster as Vice Chair. Hill/Nguyen 13-0-1** (Doster abstaining due to being the subject)
- c. Secretary. **MOTION: To elect Kathleen Ferrier as Secretary. McAlear/Wilde 13-0-1** (Ferrier abstaining due to being the subject)
- d. Treasurer. **MOTION: To elect Chelsi Sparti as Treasurer. McAlear/Ferrier 13-0-1** (Sparti abstaining due to being the subject)
- e. Community Planners Committee (CPC) Alternate. **MOTION: To elect Tim Taylor as CPC Alternate. Vidales/Nguyen 13-0-1** (Taylor abstaining due to being the subject)

2. **Appointment of Subcommittee Chairs & Liaisons**

- a. Urban Design/Project Review Subcommittee Chair and Vice Chair. **Appointment of Peter Hill as Chair and Melissa Stayner as Vice Chair of the Urban Design/Project Review Subcommittee.**
- b. Public Facilities/Transportation Subcommittee Chair and Vice Chair. **Appointment of Eduardo Velasquez as Chair and Steve Doster as Vice Chair of the Public Facilities & Transportation Subcommittee.**
- c. Balboa Park Committee (BPC). NPPC liaison is appointed by the Mayor but NPPC vote is needed. **MOTION: To nominate Vicki Granowitz as NPPC liaison to BPC. Vidales/Nguyen 14-0-0**
- d. Maintenance Assessment District. **Appointment of Peter Hill**
- e. North Park Main Street. **Appointment of Tim Taylor**
- f. Adams Avenue Business Improvement Association. **Appointment of Chelsi Sparti**
- g. El Cajon Boulevard Business Improvement Association. **Appointment of Randy Wilde**

III. **Action Item Pulled from Consent Agenda: List of requested considerations in regards to conversion from parallel parking to angle (head-in) parking.** Letter of requested practices for noticing and implementation. Follow-up to March 14, 2018 presentation by City Staff regarding proposed parking conversion for multiple locations with expected net parking gains. Approved by Community Parking District. Notices to be provided to affected residents and business owners.

- a. Overview from Velasquez: Residents can voice concern with parking assignments: (a) opt out to mail into city, (b) petition process to collect signatures from residents and submit to city. Through subcommittee discussion, decision made to write letter to City outlining 9 items. The change in process regarding opt out vs. opt in reflects a change in the City's ordinance requiring 51% of residents on a block to opt out. If this threshold is met, City will start a process to review. The effort was started through a City pilot program. If residents want to oppose angled parking on their block, they can send petition to City. The PF&T Subcommittee Motion was: To approve draft letter of requested practices in regards to conversion from parallel parking to angle (head-in) parking as edited below. Carlson/Steppe 8-0-0
- b. Public comment:
 - Concern that increase in parking spaces on neighborhood streets will negatively impact people living on those blocks, and that the effort is led by the City rather than residents, and is counter to goals in City's Climate Action Plan, and North Park Community Plan to be a walkable community. Would like to see a more pro-active opt-out option made available.
 - Does not support. Seems like opt-out process will be difficult to achieve.
 - How is 50% calculated?
 - Are some of the additional spaces a result of the University Avenue Mobility Project? A: No

- Concern with headlights in windows of homes. Suggestion to include information on paperwork about pros and cons of additional parking. Suggestion to provide second notice as well as online notice via Next Door.
- Concerned that very few people know about the proposed changes. Did the ordinance have a public notice period? A: NPPC had moved in previous meeting to not lower % thresholds for approval to grant parking changes. But City made decision as presented and it is a City-wide ordinance, not just in North Park.
- Feels sucker-punched with news because no other mention of it anywhere. Discerning that they found out via Next Door app rather from City.
- Dionné Carlson: Gave history; Pilot program came to Public Facilities Subcommittee several years ago. Generally speaking, multi-family homes supported and single-family homes did not.

c. Board comment:

- Taylor: Why did the City make the change? A: The City changed the process to be able to implement changes they perceive to be beneficial to the community in an expedient fashion. This ordinance is underway and NPPC does not have opportunity at this point to change. However, NPPC can notify residents to submit petitions.
- Wilde: As we have little time to change this process at the City, then we should get more information out to residents ASAP.
- Callen: Thanked all residents for attending.
- Sparti: Likes the motion as written and is supportive of approval.
- Gebreselassie: Residents can change the decision at project level (through petition).
- Doster: Supports the wording of the letter and gives more guidance to the City.
- Ferrier: Supports the wording of the letter but concerned not enough outreach to community to let them know of changes.
- Hill: What is likelihood that the City will respond to the concerns raised? A: Hard to know given timing but NPPC can submit comments directly to staff.
- Gould: Thank you to Velasquez for work on this. Would like to see more outreach on this issue.
- Velasquez: Thank you to residents who attended to voice concerns. Supports NPPC's decision to submit comments. Most likely cannot change ordinance, but could impact the way the City handles process.
- Nguyen: Do we know how many spots would be changed on each block? A: City has information on their website.
- Vidales: Were proposed conversions on E/W streets or N/S? A: Would have to check City's website.

MOTION: To support the Subcommittee motion approving the draft letter of requested practices in regards to conversion from parallel parking to angle (head-in) parking as edited below.

Due to the large number of requests for increased parking, the difficulty of obtaining responses from absentee property owners, the success of NPPC's pilot Head-in Parking project at Kansas and El Cajon Blvd, and the success of subsequent head-in and angled parking conversions; NPPC supports the Mid-City Parking District's request to change from an "Opt-in" to an "Opt-Out" system for Parking Conversions from Parallel to Head-in or Angle parking.

As a result of NPPC's extensive past experience with parking conversions, NPPC requests that, in order to ensure both public satisfaction and public safety, each parking conversion project (Head-in or Angle) include the following:

1. *Notice to both residents (including renters) and property owners on each impacted street.*
2. *Notice to include a clear drawing showing the Proposed parking conversion vs. Existing parking plan, the number of existing spaces, the number of spaces After proposed conversion and any Disabled Parking, Loading zones, etc. clearly marked, along with the location of any red curbing required.*
3. *Notice to include an Opt-out check-box and a space to write where the recipients are encouraged to give the city feedback on any improvements/concerns they might deem advisable/desirable, whether they support the project or not.*

4. *Center Line striping, particularly when Head-in or Angle parking switches from one side of the street to the other on the next block. Ensure alignment across intersections.*
5. *A white stripe delineating the limit of how far the Head-in/Angled parked vehicles may extend into the traffic lane without causing a hazard.*
6. *Sufficient Attention paid to project design area to ensure that curb height and drainage in Parking Conversion project areas are sufficient to prevent the parked vehicle from parking too far forward, thus encroaching over the curb and into the Parkway or Public Right-of-Way (PROW).*
7. *Attention be paid to intrusions in the PROW (utility boxes, etc.) that might impede the safe implementation of such projects without further impeding pedestrian accessibility.*
8. *Disability spaces should be placed on the ends of the block as parallel parking spaces. So-doing helps ensure better visibility around corners, and thus public safety. It also makes for easy ingress to and egress from the disabled parking spot.*
9. *Electronic notification to NPPC with Parking Conversion Implementation Dates and Times, for distribution as blocks are designated for conversion.*

McAlear/Gould 12-2-0 (Callen and Taylor voting no)

IV. Non-Agenda Public Comment:

Ferrier: Citizens Coordinante for Century 3 (C3) Breakfast next Thursday, April 26 at 7:30 am, on subject of Inclusive Growth. More info at www.c3sandiego.org.

Ferrier: Placemaking Ordinance passed in the City of San Diego today to allow neighborhood residents to apply for permits to build Placemaking/Public Art projects in their community. Vidales: the NP Community Plan already includes Placemaking in the Tool Box Appendix.

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

1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year round
2. **North Park Senior Apartments Grand Opening.** Community Housing Works hosting. Friday, April 27 10:00 am to 12:00 pm.
3. **Adams Avenue UnPlugged.** Saturday, April 28 from 12 noon to 10 p.m.
4. **Viva North Park.** Cinco de Mayo + Street Food Celebration Saturday, May 5 from 11:30 am to 11 pm. Chase Bank parking lot and portion of alley.
5. **North Park Festival of Arts.** Saturday, May 12, 11 a.m. to 10 p.m. University Ave. between 30th and 32nd Streets and additional side streets
6. **Vegan Street Fair.** Saturday, May 12, noon to midnight. Hamilton St. between El Cajon Blvd. and Howard Ave.
7. **Rock 'n' Roll Marathon.** Sunday, June 3
8. **Taste of Adams Avenue.** Sunday, June 25, 11 a.m. to 3 p.m.
9. **SANDAG Open House to solicit input on Regional Transportation Plan.** Monday April 23 11:30am -2pm, and 5:30-8 pm.

VI. Elected Official Reports & contact Info:

1. **Jessica Poole, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, Jessica.Poole@mail.house.gov. Congress recently passed omnibus appropriations bill. Understanding North Korean Crisis event happening Saturday, April 21.
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. Will work to distribute information on behalf of CM Ward to residents who are affected regarding parking changes. Mayor released his budget last week, relatively balanced budget; includes new funding for CleanSD, infrastructure, and safety. May 9 is a Town Hall meeting with Independent Budget Analyst. CM Ward will be at Farmers Market Thursday 4/26. Questions from Board regarding utility undergrounding, code enforcement, citywide budget hearings.

5. **Planner's Report:** Elizabeth Ocampo Vivero, 619-236-6301, EOcampo@sandiego.gov

*Boardmember Gould leaves at 8:00 pm

VII. **Action Item:**

1) **Rock 'n' Roll Marathon Letter of Support. Lee Collenberg.** Request for a letter of support for Rock 'n' Roll San Diego Marathon and Half Marathon. Discussion of course that will take place in North Park during the upcoming June 3rd race. Road closures will be in place between the hours of 5 am and 10:45am, and will be lifted on a rolling basis. This means that some roads may open sooner than other roads based on their location on the route. Course map and full list of road/ramp closures. Lee Collenberg, Community Relations, Rock 'n' Roll Marathon Series.

- Board Comment: Notice provided on buses about route change? A: Some notification happening now. Lee Collenberg will ask for notification for entire route.

MOTION: To approve letter of support for the Rock 'n' Rolle Marathon. Gebreselassie/ Callen 13-0-0

2) **Proposal to use Transient Occupancy Tax (TOT) Funds for Balboa Park.** Request for Letter of Support for a ballot measure to allocate TOT funds for Balboa Park's deferred maintenance needs and continued upkeep. Balboa Park is an iconic and historical national landmark home to 18 museums, performing arts venues, gardens, cultural and recreational attractions providing destination for local and outside visitors. It is currently in a state of disrepair with approximately \$300 million in deferred maintenance costs and it needs a permanent funding source to sustain its existence. Daniel Gebreselassie.

- Public Comment: Recommendation to wait until after ballot language is drafted.
 - Concerns raised that not enough information is included to support yet
- Board Comment:
 - Nguyen: Agrees with public. Asks if there is a target dollar amount for initiative? A: No
 - McAlear: Recommends revisiting after more details are available
 - Stayner: Too early and not enough details yet.
 - Velasquez: Would like to see language in ballot measure before supporting
 - Hill: Too early
 - Ferrier: Too early
 - Doster: Would like to see more details first
 - Sparti: Very important issue but would like to see more information first
 - Callen: Great idea but will likely need more ground support
 - Wilde: Agrees with other comments
 - Taylor: Nothing to add but good idea.
 - Vidales: Loves the idea but difficult to support without more information at this point.

No Motion was made.

VIII. **NPPC Reports**

1. **Chair's Report**

a. **Award of Merit for North Park Community Plan.** The American Planning Association (APA) San Diego Chapter will give the Award of Merit on Comprehensive Planning-Large Jurisdiction to the North Park Planning Committee and City of San Diego on May 17 at the Coronado Community Center. This is the 2nd award to the NP Community Plan, as the first award was given by the Association of Environmental Professionals last October for Outstanding Planning Document. After a search on awards to local community plans in the last few years, only 2 other community plans have obtained the APA award on comprehensive planning but none have received both awards. City Planner Elizabeth Ocampo Vivero wrote to Chair Vidales: *"Thanks so much for your continued commitment and support to the North Park Community. This award is a result of hard work and great collaboration between the North Park Planning Committee*

- and the Planning department and it is really great news. Congratulations! Thanks for submitting the application, we really appreciate it. We will definitely be attending the Awards Ceremony.”*
- b. **Community Orientation Workshop (COW).** Saturday, May 5, 8 a.m. to 12 p.m. 202 C St. 12th Floor. RSVP required. Attendance by all elected planning group members at a COW session or by completing the Electronic COW (E-COW) within 60 days after being elected satisfies the requirement.
 - c. **Community Planners Committee (CPC).** Tuesday, April 24, 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. **Middle Income Density Bonus.** Proposed regulations creating a density bonus to promote middle income affordable housing. CPC rejected the regulations, as the current draft allows combination of both middle-income housing and affordable housing density bonuses in regards to parking.
 - ii. **Senate Bills SB827 & SB828.**
SB 827. This bill would eliminate local zoning within a ½ mile radius of a major transit stop or a ¼ mile radius of a high-quality transit corridor, and replace local zoning with state mandates which would exempt such areas from all local area ration limitations, parking requirements and limitations.
SB 828. This bill would raise the requirement for local Housing Elements to accommodate 100% of the expected demand for local, very low and low-income housing to 200% of expected demand for such housing.
 SB827 SB828 were rejected unanimously by CPC.
 - iii. **Code Enforcement updates.** Code Enforcement will no longer do follow ups on Priority III cases. Priority I cases include imminent health & safety hazards, Priority II includes significant code violations, and Priority III includes other code violations and/or conditions adversely impacting the quality of life.
 - iv. **Commercial and Industrial Common Interest Developments (CICID).** Condo commercial buildings have negative impact from future Marijuana dispensaries nearby, as it may affect the cost of their insurance policy. Example of one business condo complex that added a Marijuana business and displaced other businesses.
 - d. **Civic San Diego North Park Luncheon.** March 29 presentation on economic development programs and tools, including Housing Enhancement Loan Program, New Markets Tax Credit Program
 - e. **North Park Economic Development Tour.** Peter Hill attended and they highlighted 3 North Park recently completed projects: The Earnest (30th & Howard), the North Parker (30th & Upas), and the Louisiana Purchase (University and Louisiana)
2. **Social Media** – Treasurer Sparti will give reports moving forward
 3. **NPPC Website** – Randy Wilde will give reports moving forward
 4. **Subcommittee Reports:**
 - 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 May 7, 2018
 - b. Public Facilities & Transportation (PF&T): Eduardo Velasquez Chair, Steve Doster Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting May 9, 2018
 5. **Liaisons Reports:**
 - a. **Balboa Park Committee.** Rob Steppke. Rock ‘n’ Roll Marathon was considered. Friends of Balboa Park is going to reconstruct Honeymoon Bridge. Plaza de Panama project will be postponed until October because of current litigation. Wayfinding signage project kicking off soon. Will have public meetings to solicit input.
 - b. **Maintenance Assessment District.** Peter Hill. Reviewed City's 50/50 sidewalk repair cost sharing program; the MAD is authorized to offset part of resident's cost. Approved funding to replace electrical junction box lids on University Ave. twinkle lights.

- c. **North Park Main Street.** Tim Taylor. Update on PBID (administered by Main Street) projects, they are planning to take advantage of City of San Diego's new Placemaking Policy. Arts Festival is coming up May 12.
- d. **Adams Avenue Business Association.** From Dionné Carlson: Working on Unplugged event
- e. **El Cajon Boulevard Business Improvement Assoc.**

IX. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, May 15, 2018

X. **Adjournment.** Meeting adjourned at 8:35 p.m.