



NORTH PARK PLANNING COMMITTEE (NPPC) AGENDA

October 16, 2018; 7:00 pm
2901 North Park Way, 2nd Floor
PLEASE NOTE TIME CHANGE

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 Action Items** (7:00 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. **Public Facilities & Transportation.** Members present: Velasquez, Doster, Bonn, Gebreselassie, Steppke, Vidales
 - 1) **Request for 4-Way Stop Sign at the intersection of Grim Ave and Thorn St.**
Installation of a stop sign as outlined in Council Policy 200-08 and requested by proponents. Manuel Wright. *SUBCOMMITTEE MOTION: NPPC will submit a request for the City to re-evaluate the intersection of Grim Avenue and Thorn Street to qualify for a 4-way stop sign based on: (a) a lack of response from the City to residents that made the same request, and (b) presented evidence that intersection will likely qualify based on number of accidents, and special considerations such as nearby school. Velasquez/Bonn 6-0-0.*
3. **Agenda:** Adoption of the October 16, 2018 NPPC Agenda, if necessary
4. **Minutes:** Approval of the September 18, 2018 Minutes
5. **Treasurer's Report.** Chelsi Sparti/Randy Wilde

II. **Non-Agenda Public Comment:** Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time.

III. **Announcements & Event Notices:** Limited to One minute each. (7:20 p.m.)

1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year-round. More info at: <https://northparkmainstreet.com/events/farmers-market/>
2. **North Park Day of the Dead Festival 2018.** Saturday, October 27 from 11 am to 5 pm. More info at: <https://www.dayofthedeadfestivalnorthpark.com>
3. **First Friday Market.** Every first Friday of the month at Anthem Vegan, 2611 El Cajon Blvd. from 6 to 10 pm. Next event is November 2. More info at: <https://www.veganinsandiego.com/first-friday-night-market/>
4. **Ray at Night.** San Diego's largest and longest-running monthly art walk. Second Saturday of every month from 6-10pm. Next event is November 10. More info at: <https://rayatnight.com>
5. **CollabaPalooza.** Saturday, November 10, 1 to 5:30 pm behind the Observatory North Park Theater. Indie beer collaboration celebration featuring 30+ independent San Diego breweries. More info at: <https://ticketsauce.com/e/karl-strauss-collabapalooza-2018/>

- IV. **Elected Officials' & Planner's Reports:** Reports are limited to 2 Min Max (7:25 p.m.)
1. **Jessica Reed, Hon. Susan Davis, US Congress Dist. 53**, 619-208-5353, Jessica.Reed@mail.house.gov
 2. **Michaela Valk, Hon. Todd Gloria, State Assembly Dist. 78**, 619-645-3090, Michaela.Valk@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

V. **NPPC Reports** (7:40 p.m.)

1. **Chair's Report**
 - a. **Sustainable Civic Organization Award for the North Park Planning Committee.** The San Diego Green Building Council gave the Award at their annual Conference on September 21.
 - b. **Innovation Award Nomination for the North Park Planning Committee.** Circulate San Diego will host the Momentum Awards on Wednesday, October 24 at 5:30 at the San Diego Natural History Museum. More info at: <http://www.circulatesd.org/gala2018>
 - c. **Georgia St. Bridge Update.** Project almost complete. The bridge is now open to pedestrian, bike, and vehicle traffic. Construction is anticipated for another few weeks on the University Avenue bridge walls, as well as repaving and striping of University Avenue
 - d. **Melhorn & Son Proposed Residential Historic District.** The proposed district is shown on the Community Plan as Shirley Ann Expansion, and it includes the west side of Texas St. from Monroe Ave. to Adams Ave. and the east side of Louisiana St. from Monroe Ave. to Adams Ave. More info at: <https://www.sandiego.gov/planning/programs/historicpreservationplanning/historicdistricts>
 - e. **Update on Lennar Housing Project at Park Blvd. and El Cajon Blvd.** Project proposes an 8-story, mixed-use apartment building with 375 units and 486 parking spaces. Proponent will present ministerial project at the University Heights Community Association meeting on Thursday, November 1 at 7 p.m. at Alice Birney Elementary Auditorium, 4345 Campus Ave.
 - f. **Mission Valley Community Plan Update.** Working Draft is available for review. Comments are due by November 13 to MAGarcia@sandiego.gov.
MV Community Plan Update Web Page: <https://www.sandiego.gov/planning/community/cpu/missionvalley>
Working Draft for Community Review: https://www.sandiego.gov/sites/default/files/complete_plan_for_web.pdf
 - g. **Community Planners Committee (CPC).** Tuesday, October 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. **12th Land Development Code Update**
 - h. **Upcoming Workshop for CPGs. Advanced CEQA Training.** Thursday, October 25
Workshop is from 6 to 8 pm at 202 C St. City Concourse Silver Room. RSVP at SDPlanningGroups@sandiego.gov
2. **Social Media.** Chelsi Sparti/Randy Wilde
3. **NPPC Website.** Chelsi Sparti/Randy Wilde
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 Crafts Room, 6:00 pm. Next meeting November 5, 2018
 - b. **Public Facilities & Transportation (PF&T):** Eduardo Velasquez Chair, Steve Doster Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting November 14, 2018
5. **Liaisons Reports:** Limited to 1 Min. Max per Report

a. Balboa Park Committee	Vicki Granowitz
b. Maintenance Assessment District	Peter Hill
c. North Park Main Street	Tim Taylor
d. Adams Avenue Business Association	Chelsi Sparti
e. El Cajon Boulevard Business Improvement Assoc.	Randy Wilde

- VI. **Information Item:** (7:55 p.m.)
1. **St. Luke’s Episcopal Church Proposed Use for Adjacent Lot.** Southeast corner of 30th St. and Gunn St. Colin Mathewson, Pastor at St. Luke’s Episcopal Church and Anchi Mei, Senior Food and Farming Program Manager for the International Rescue Committee.

- VII. **Action Items:** (8:10 p.m.)
1. **12th Land Development Code (LDC) Update.** Review of proposed amendments to LDC relevant to North Park. The following items were reviewed at the Urban Design/Project Review Subcommittee.
 - a. **Item 71, Previously Conforming Properties Landscape Requirements.** *Proposed Change:* Add a hardship exemption for small improvement projects that are \$100K or less, consistent with Public Improvements Incidental to a building permit approved in the 11th Update. The intent is to encourage small businesses to invest in older areas of the City by providing a reasonable exemption for costly landscape requirements such as the installation of street trees.
UD/PR MOTION: *The proposed revision in Item 71 would benefit from consideration of the following points:*
 1. *Replace the term “exemption” with “reduction”*
 2. *There is concern that exempting small projects will impair street tree planting which is critical element of Climate Action Plan.*
Stayner/Hill 5-0-0
 - b. **Item 39, Alcoholic Beverage Outlets.** *Proposed Change:* Change the 15K sq. ft. limit as more stores are moving into smaller locations.
UD/PR MOTION: *The NPPC does not support the proposed revision in Item 39 that lowers the 15,000 sq. ft. alcohol regulation exemption limit. Due to not knowing what the new limit will be, the NPPC does not know what the impact to North Park will be. Hill/Gebreselassie 5-0-0*

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

IX. **Adjournment** (8:25 p.m.)

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- **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://npmatd.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