



NORTH PARK PLANNING COMMITTEE (NPPC)

Draft Meeting Minutes

October 16, 2018; 7:00 pm

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I. Parliamentary Action Items

1. Call to Order, Roll Call and Attendance Report

	Steve Billings	Kate Callen	Steve Doster	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
Late										1					
Absences			1	1	1		3	2	1		1		1		

2. **Modifications to the NPPC Agenda. MOTION:** To modify Agenda and hear the Consent Item for action after Non-Agenda Public Comment. Hill/ Nguyen 11-0-0
3. **Minutes:** Approval of the September 18, 2018 Minutes. **MOTION:** To approve September 18, 2018 Meeting Minutes Wilde/ Stayner 10-0-2 (Velasquez and Kucharski abstained due to not being present at September meeting)
4. **Treasurer's Report.** Chelsi Sparti reported a \$752.64 balance in the checking account

II. Non-Agenda Public Comment. None

III. Action Item:

1. **Request for 4-Way Stop Sign at the intersection of Grim Ave and Thorn St.** This item was previously heard at the Public Facilities & Transportation Subcommittee. The request consists of the installation of a stop sign as outlined in Council Policy 200-08. The Subcommittee motion was: **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.

Manuel Wright spoke on behalf of the concerned citizens for safety, to emphasize the need for a four way stop at the corner of Grim and Thorn. Manuel presented a petition and photos for record. There is no need for a re-evaluation as requested by the Subcommittee because the motion was made before additional information was presented. The initial evaluation was made on July 25, 2018 and a re-evaluation made on October 11, 2018 and both concluded that the intersection did not meet the criteria for the installation of a 4-way stop sign. Per Council Policy 200-08 the planning group may request the installation of the 4-way stop sign after a re-evaluation is performed.

Public:

Richard Amberry: Witnessed an accident at the intersection

Darla Dunham, Antonetta Danbury, Kathy Amberry: They all support the proposed four-way stop sign.

Board:

Are all accidents at the intersection getting reported, and how many have been reported? Can a four-way stop be privately funded? (Tyler Renner – No). A crosswalk was also discussed.

MOTION: To approve the request for a 4-way Stop Sign at the intersection of Grim Ave. & Thorn St. Callen/Stayner 12-0-0

MOTION: To add a crosswalk to the intersection of Grim Ave & Thorn St. Gould/Hill 12-0-0

The board thanked all the community members for coming out to show support.

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

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/>

Working Draft for Community Review:

https://www.sandiego.gov/sites/default/files/complete_plan_for_web.pdf

V. **Elected Officials' & Planner's Reports:** Reports are limited to 2 Min Max

1. **Jessica Reed, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, Jessica.Reed@mail.house.gov. For updates please visit susandavis.house.gov for "The Davis Dispatch" for all current updates
2. **Michaela Valk, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Michaela.Valk@asm.ca.gov.
 - a. **Financial Aid Workshop- Saturday, October 20, 2018 from 10am-12pm at the University of San Diego Maher Hall.** This Financial Aid Workshop is for high school juniors and seniors, as well as community college students to learn more about how to apply for FAFSA, the California Middle Income Scholarship, CalGrants, the Dream Act, and Outside Scholarships. The workshop will be led by USD, UCSD, SDSU, and Southwestern College.
 - b. **California State Boards & Commissions Appointments Workshop- Monday, October 22, 2018 from 5:30-7pm at the San Diego LGBT Community Center.** The Legislative LGBT Caucus and Speaker Anthony Rendon are hosting an appointments workshop to explain the appointments application process when applying to the state boards and commissions.
3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Toni.Duran@sen.ca.gov. No Update.
4. **Tyler Renner, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 TRenner@sandiego.gov. Council Member Chris Ward was in attendance and spoke about combating homelessness through assistance and housing. The styro foam ban passed. There was a water main break in North Park, over the next 6 years they will be replacing all of the old cast iron water pipe. North Park Mini Park is still on schedule to be finished spring of 2020, they will be breaking ground this next spring; for the time being the farmers market will be run out of the observatory parking lot. Target should be open in spring of 2019. The water tower retrofit will be done in summer 2019. Craft beer with your

Council Member will be held on October 30th 5:30pm – 7:00 pm at Second Chance Brewery in North Park

5. **Planner's Report:** Elizabeth Ocampo Vivero, 619-236-6301, EOcampo@san Diego.gov. No Update

VI. NPPC Reports

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. At the September 27 hearing (1st hearing) the Board found the nomination complete, voted to reclassify the properties at 4515 Louisiana Street and 4541 Louisiana Street from non-contributing to contributing, and forwarded the nomination on to a second hearing, which will occur on October 25, 2018. More info at: <https://www.sandiego.gov/planning/programs/historicpreservationplanning/historicdistricts>
 - e. **Mission Valley Community Plan Update.** Working Draft is available for review. Comments are due by November 13 to MAGarcia@san Diego.gov.
MV Community Plan Update Web Page: <https://www.sandiego.gov/planning/community/cpu/missionvalley>
 - f. **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.
 - 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.** Item will continue to be heard at UD/PR.
 - 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@san Diego.gov
2. **Social Media.** Chelsi Sparti reported that no posts were made this month
 3. **NPPC Website.** Randy Wilde reported that broken links had been fixed on the website
 4. **Subcommittee Reports:**
 - 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. Discussion on building facades being built under ministerial process. For the November meeting has tentatively scheduled the Alabama St. Multi-family Neighborhood Development Permit.
 - 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. Request for 4-way Stop Sign at Grim Ave. & Thorn St. was heard.
 5. **Liaisons Reports:**
 - a. **Balboa Park Committee.** Vicki Granowitz. Did not meet this month
 - b. **Maintenance Assessment District.** Peter Hill. – Approved tree well fillings along El Cajon Blvd; update on peeling/discolored red sidewalks near 30th & University.
 - c. **North Park Main Street.** Tim Taylor. - Tim was not able to attend the meeting. Update on the parking garage art project.

- d. **Adams Avenue Business Association.** Chelsi Sparti. – Continued conversations with agencies on 805 overpass pedestrian enhancements. Next meeting: 11/20/18
- e. **El Cajon Boulevard Business Improvement Assoc.** Randy Wilde. – The BLVD west and 30ECB hubs will be meeting with SDPD about ongoing crime and homelessness issues – more to come next month. Neighborhood infill workshop with Andrew Malik in planning stages for some time this winter. Looking to install more banners (SDSU, MTS) on the Blvd.

VII. **Information Item:**

- 1. **St. Luke’s Episcopal Church Proposed Use for Adjacent Lot at the 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.
Pastor Mathewson and Ms. Mei came to give an update on the lot next to the church. A community farm is in full swing. Youth Farm Works, Make Garden Café, and Project CHOP are some of the programs they are currently involved with. The vacant lot will be used as a cultural art and market space. A space for the community to come together to learn, share, celebrate, work and contribute. For more information contact Anchi Mei - email: anchi.mei@rescue.org
www.rescue.org/projectchop. Facebook: @youthfarmworks @pojon30th @irc.projectchop

VIII. **Action Item:**

- 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*
Discussion: NPPC is concerned with the lack of detail in what the exemptions will be, what is “Reasonable” and what defines a hardship. NPPC would like to have more details on what is proposed. NPPC will be drafting a letter.
MOTION: To write a letter expressing our concerns. Nguyen/Hill 12-0-0
 - 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
Discussion: The board agrees with the subcommittee motion.
MOTION: To accept the Item 39 subcommittee motion as shown for the reasons defined above. Hill/Gould 12-0-0

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

X. **Adjournment.** Meeting was adjourned at 8:50 pm