



# NORTH PARK PLANNING COMMITTEE (NPPC)

## Draft Meeting Minutes

June 18, 2019; 6:30 pm

2901 North Park Way, 2nd Floor

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### I. Parliamentary Items

#### 1. Call to Order, Roll Call and Attendance Report

|            |                |              |                      |                  |            |               |              |             |               |                 |             |            |                   |              |             |
|------------|----------------|--------------|----------------------|------------------|------------|---------------|--------------|-------------|---------------|-----------------|-------------|------------|-------------------|--------------|-------------|
| Member     | Steve Billings | Steve Doster | Daniel Gebreselassie | Arash Kahvazadeh | Marc Gould | Sarah McAlear | Aria Pounaki | Jen Spencer | Chelsi Sparti | Melissa Stayner | Matt Stucky | Tim Taylor | Eduardo Velasquez | René Vidales | Randy Wilde |
| Attendance | 1              | 2            | 3                    | 4                | 5          |               | 6            | 7           | 8             |                 | 9           |            | 10                | 11           | 12          |
| Late       |                |              |                      |                  |            |               |              |             |               |                 |             |            |                   |              |             |
| Absences   |                | 1            | 1                    | 1                | 1          | 1             |              |             |               | 1               |             | 2          |                   |              |             |

#### 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: Melissa Stayner, Aria Pounaki, Daniel Gebreselassie, Peter Hill, Robb Steppke, Tim Taylor, René Vidales.

1) **Map Waiver at the Miss 3 Project (Process 3).** Map Waiver to create three (3) residential condominium units for a property currently under construction at 3718-3722 Mississippi Street. The site is located in the RM-1-1 Base Zone of the North Park Community Planning Area. PTS. 630433. Applicant: Lars Fredrik Gullberg. ***SUBCOMMITTEE MOTION: To approve the map waiver for the properties on 3718, 37201, 2722 Mississippi Street due to the desirability of homeownership within the community for stability. The NPPC disagrees strongly with the practice of "Duel Tracking" which allows projects to initially be permitted as apartments and then entitled as condominium. This is a loss of opportunity for the input from the community at a time when it could have made a difference. Stayner/Steppke 6-1-0 (Gebreselassie)***

**MOTION: To Approve Consent Agenda.** Gebreselassie /UD&PR on consent 12-0-0

3. **Agenda:** Adoption of the June 18, 2019 NPPC Agenda. **MOTION: To approve June 18, 2019 Agenda as modified.** Gebreselassie/Wilde 11-1-0

4. **Minutes:** Approval of the May 14, 2019 Minutes. **MOTION: To approve May 14, 2019 Meeting Minutes.** Stucky/Wilde 10-0-2 (Doster and Gould abstained because they were not present at that meeting)

5. **Treasurer's Report:** Chelsi Sparti/Randy Wilde. \$1050.26 in the Account. Two checks are going out this month: \$30.79 for business cards and \$200 for our annual donation to the church for use of meeting space.

### II. Non-Agenda Public Comment

1. Alan Bennett, Florida Canyon Enhancement. Three other people seeded their time to Mr. Bennett to speak. Florida Canyon is a beating heart of our beautiful city. It has been overrun with up to 50% of non-native plants that are hindering continued growth of native plants in a park that has already seen over 400 acres taken away

from it over the years. We need to spread the wealth in a neutral and unbiased manner. Mr. Bennett proposes that this division be based on percentage of acreage of the parks total area. There are 1,043 acres in Balboa Park, Florida Canyon has 150 acres so by Mr. Bennett's calculations Florida Canyon should get 15% or \$1.5 million of the "recovered maintenance funds".

2. Pat Sexton, 30<sup>th</sup> St. Parking removal. Ms. Sexton believes that a better option for the bike lane, would be to place it on Utah St. Ms. Sexton has gathered over 900 signatures among residents, businesses and property owners. Ms. Sexton would like the NPPC to rescind their approval vote and recommendation to the mayor.
3. Judy Aboud, Cam Martinez, James Tuttle, and Pablo Romaneneo, bike lanes on 30<sup>th</sup>. Spoke against the 30<sup>th</sup> St. parking removal.

### III. Announcements & Event Notices

1. **North Park Thursday Market (Farmers Market)**. Every Thursday 3pm-7:30pm year-round. More info at: <https://northparkmainstreet.com/events/farmers-market/>
2. **Port of San Diego Master Plan Update (PMPU)**. Several dates and locations starting at 5:30 p.m. As part of the 90-day review period for the Discussion Draft of the PMPU, the Port is hosting a series of events, titled - "The Future of San Diego Bay: A Community Discussion." More info at: <https://www.portofsandiego.org/pmpu>
3. **Hess Fest – Hess Brewing Anniversary Party**. June 22, 11:30 a.m. to 5 p.m., Grim Ave. between University Ave. and North Park Way.
4. **Pure Water Day Open House**. June 22, 10 a.m. to 3 p.m. North City Water Reclamation Plant, 4949 Eastgate Mall, San Diego, CA 92121. Tours last approximately one hour and include an introductory presentation and a walking tour of the facility. At the end of the tour, participants have the opportunity to taste a sample of the purified water. RSVP at <https://apps.sandiego.gov/ereg/purewatersd/courses.php?grp=public>
5. **First Annual Scoop San Diego Ice Cream Festival**. June 23, 11 a.m. to 4 p.m., North Park Way between Granada Ave. and 30<sup>th</sup> St.
6. **Scoping Meeting for Transit Priority Area Housing and Infrastructure Incentive Program** Scoping Meeting for Preparation of Program Environmental Impact Report (PEIR), Wednesday, June 26 from 2 p.m. to 4 p.m. at the Mission Valley Library Community Room, 2123 Fenton Parkway, San Diego, CA 92108. The City is proposing a housing incentive program that includes an ordinance that would amend the San Diego Municipal Code to incentivize housing, construction, affordability, and supply, along with other related implementing actions. The purpose of the scoping meeting is to solicit public input on the scope and content of the PEIR. More info at: [https://www.sandiego.gov/sites/default/files/nop\\_for\\_tpa\\_housing\\_program.pdf](https://www.sandiego.gov/sites/default/files/nop_for_tpa_housing_program.pdf)
7. **Normal School Property Visioning Workshop #2**, Thursday, June 27 at 6 p.m., Eugene Brucker Education Center Auditorium, 4100 Normal St., San Diego, CA 92103
8. **19<sup>th</sup> Annual Taste of Adams Avenue**. Saturday, June 30, 11 a.m. to 3 p.m. More than 48 participating establishments. More info at: [www.tasteofadams.com](http://www.tasteofadams.com)
9. **Bird Park Summer Concerts**. July 6 & 20, and August 3 & 17, 3-8 p.m. at the northeastern portion of Balboa Park. More info at: <http://www.northparksd.org>
10. **Mission Valley Community Plan Update Final Program Environmental Impact Report**. Available at: <https://www.sandiego.gov/planning/programs/ceqa#Final%20CEQA%20Documents>

### IV. Elected Official & Planner Reports

1. **Jawad Albaghdadi, Hon. Susan Davis, US Congress Dist. 53**, 619-208-5353, [jawad.albaghdadi@mail.house.gov](mailto:jawad.albaghdadi@mail.house.gov). Maria Guadalupe Bojorquez-Gomez gave the report on behalf of Jawad. Most recently, Congresswoman Davis joined her colleagues in support of HR5, the Equality Act, to strengthen anti-discrimination protections for LGBTQ Americans. The Equality Act includes Susan's bill HR 874, the Juror Non-Discrimination Act, to prohibit the removal of a person from a jury due to their sexual orientation or gender identity. Susan also voted in support of HR 9, the Climate Action Now Act, to block President Trump from pulling America out of its commitment to the Paris Agreement, in addition to HR 986, the Protecting Americans with Pre-Existing Conditions Act. In May, Susan cosponsored legislation to enhance the quality of child protective services (HR 2480) & to prohibit the buying or possession of guns for individuals who have been convicted of hate crimes (HR 2708). This past Saturday at Congresswoman Davis' Global Policy Series event on climate change, she announced that she will be cosponsoring the Green New Deal. She hopes that all the energy and momentum of its supporters will continue to push for action.
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78**, 619-645-3090, [Mathew.Gordon@asm.ca.gov](mailto:Mathew.Gordon@asm.ca.gov), Update on SB 50, SB 330, and SB 592 that will be discussed later on the agenda.
3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39**, 619-645-3133, [Toni.Duran@sen.ca.gov](mailto:Toni.Duran@sen.ca.gov). Not present but report sent ahead of the meeting and read to the public. This month, the Senate and Assembly gathered their list of priorities for the Governor's budget. The Governor, Pro Tem Atkins, and Speaker then met to finalize the budget and it passed both houses by the June 15<sup>th</sup> deadline. The Governor now has until the end of the month to

sign the budget. We are fortunate to have Pro Tem Atkins advocating for San Diego. Here are some specific wins in the budget for the region:

- a. \$9 M for Liberty Station, Historic Building 178 renovation
- b. \$8.2 M for Balboa Park Botanical Building restoration
- c. \$400,000 for Balboa Park International Cottages construction
- d. \$6.13 M for Del Mar Bluffs stabilization
- e. \$5 M for Caltrans Environmental Impact Assessment for Suicide Deterrent Barrier of San Diego-Coronado Bridge
- f. \$21 M for Park Boulevard Rail Crossing
- g. \$1.5 M for Department of Parks and Recreation Oceanography Program
- h. \$250,000 for San Diego Unified School District to support Homeless Students
- i. \$6.7 B for Homeless Youth Emergency Services and Housing Program
- j. \$250,000 for Homelessness Prevention for North County Cities
- k. \$5 M for Jackie Robinson YMCA Aquatic Center

There is still one more week to donate to “Skivvies for Stand Down”. There are 22 drop-off locations throughout the district where you can leave your donations of new underwear for our veterans and their families experiencing homelessness. We will be taking these donations to Stand Down, a program of the Veterans Village of San Diego, on June 26<sup>th</sup>.

4. **Tyler Renner, Hon. Chris Ward, City Council Dist. 3**, 619-236-6633 [TRenner@sandiego.gov](mailto:TRenner@sandiego.gov). 1) The City Council approved the proposed budget for FY2020 which includes historic investments in infrastructure, homelessness and neighborhood services. Funding for the construction of the North Park Mini-Park was secured, as were funds for a dedicated transit-only lane on El Cajon Blvd. The Mayor directed City staff to follow NPPC’s recommendation to implement fully protected bike lanes on 30<sup>th</sup> Street. 2) Jefferson Joint-Use Park will be closed during the day for the next two weeks for playground upgrades. 3) San Diego Unified School District will be holding a community meeting on the potential redevelopment of the Education Center at 4100 Normal St on Thursday, June 27th at 6:00pm.
5. **Elizabeth Ocampo Vivero, Planning Department**, 619-236-6301, [EOcampo@sandiego.gov](mailto:EOcampo@sandiego.gov). The Planning Department continues to work on multiple community plan updates, including: Clairemont, Kearny Mesa, University, and Mission Valley. The Mission Valley Community planning group recently voted in support of the community plan. The plan will be heard by the city of San Diego planning commission on Thursday June 20, 2019. The next community plan update to get started will be the College area. The Planning Department has been awarded a SANDAG grant to develop land use, urban design, and mobility concepts for the college area community.

## V. Information Item

1. **SANDAG 2021 Regional Plan.** The San Diego Association of Governments (SANDAG) is meeting with organizations throughout San Diego County to present and discuss the bold new transportation vision for our region. Jennifer Williamson, SANDAG Senior Planner gave a presentation.

As the first major step to developing a bigger and bolder transportation vision, key strategies (known as the 5 Big Moves) will set the framework for a new transportation vision for our region that will help meet the San Diego region’s environmental goals, add capacity to the freeway system, and create compelling transportation alternatives to driving. The 5 Big Moves are: 1) Complete Corridors; 2) Transit Leap; 3) Community Hubs; 4) Flexible Fleet; 5) Next OS.

The board had multiple questions regarding implementation, timelines and funding. A few key questions that were asked

Q: When will there be light rail to the airport? A: In the near future

Q: Lane assignments? A: We need to gather data first, no promise as to when this will happen

SANDAG will be hosting bi-weekly webinars on each of the 5 Big Moves. For more info and all upcoming webinars please visit <https://www.sdforward.com/about-san-diego-forward/developing-the-2021-regional-plan>

## VI. Action Items

1. **Right-of-Way Vacation and Neighborhood Development Permit for the Wilshire Terrace Development (Process 5).** Right-of-Way Vacation and Neighborhood Development Permit (NDP) for portion of Myrtle Avenue as shown on Map No. 526 located at 3605 Wilshire Terrace. The 0.14 site is in the RM-3-7 Base Zone of the North Park Community Planning Area. PTS 611694. Applicant: Shahriar Afshar. SUBCOMMITTEE MOTION: *To approve the Right-of-Way Vacation, Neighborhood Development Permit & Site Development Permit for 3605 Wilshire Terrace with the condition that the City reserve a portion of the vacation to be converted and improved as open space or pocket park for the enjoyment of the surrounding community, to*

connect pedestrians to Wilshire Terrace, and to be in compliance with the North Park Community Plan Policies RE-1.5 & RE-4.8 as it pertains to finding recreational opportunities for vacations of “paper streets”.  
Vidales/Taylor 5-2-0 (Hill and Pounaki voting no)

Son Nguyen, civil engineer and applicant’s representative gave a presentation. Several neighbors were present and made comments.

- Sean Cahall. We would like to see a stairway built through instead of having the developer grab the land to just give access to their property. There is no access to the park from this street. The stairwell proposal is in compliance with the NPPC Community plan policy RE-1.5 and RE-4.8 which talk about evaluating the utilization of paper streets as a future park, open space opportunities, or pedestrian passage.
- Randy Walsh. Would like to see a more holistic approach to the whole area.
- Frances Sitta. The area is a target for homeless. If a stairwell is built it will be harder for the homeless to build a tent.
- Marylyn Green. If there is an emergency there is no other way out, supports the stairway.

After board discussion the following motion was made:

**MOTION: NPPC Supports the street vacation and requests the developer to incorporate the community’s desire to maintain the pedestrian right of way connectivity within their design. Sparti/Kahvazadeh 9-2-1 (Voting No: Spencer & Gebreselassie; Abstention: Velasquez due to not enough information)**

2. **Capital Improvements Program (CIP) – Prioritization of Projects.** Community Planning Groups are tasked to do outreach in May and June of 2019 and submit a list of prioritized projects to the Community Planners Committee and to the City by July 2 in order to be included in the 5-year plan. Projects were previously discussed at May and June PF&T subcommittee meetings. *SUBCOMMITTEE MOTION: To recommend the following top 5 priorities for North Park in the Capital Improvement Program: (1) Pedestrian Improvements for the North Park Mini Park as shown in the Short-Term Plan from the July 2012 Streetscapes Master Plan; (2) Roundabout or other feasible improvements at the El Cajon Blvd./Park Blvd./Normal St. intersection to include pedestrian and bicycle safety improvements; (3) University Heights Library relocation to the Normal School Teachers Annex building; (4) Completion of improvements and removal of paper street on Robinson Ave. east of Florida St.; (5) Creation of an off-leash dog park or dog run by fencing off a section of an existing park within a walkable distance for most residents. 19 additional projects are recommended as low priorities and are described in an attached list. Vidales/Steppeke 7-0-0*

Vicki Granowitz suggested swapping item NPPC ID# C (University Heights Library relocation) with NPPC ID# X (North Park Library reconstruction). CIP Priorities should be allocating money in North Park first because the University Heights library relocation proposal would move the library from the North Park planning area to the Uptown Planners area. The existing North Park Library is in bad shape and should be higher on the list. After further discussion the following motion was made:

**MOTION: To replace NPPC ID #C (university Heights Library relocation) with NPPC ID #X (North Park Library redevelopment) in the top 5 priorities. To support the list of top five priorities as following:**

1. *Pedestrian Improvements for the North Park Mini Park as shown in the Short-Term Plan from the July 2012 Streetscapes Master Plan*
2. *Roundabout or other feasible improvements at El Cajon Blvd/Park Blvd/Normal Street Intersection to include pedestrian and bicycle safety improvements*
3. *North Park Public Library #1 redevelopment*
4. *Completion of improvements and removal of paper street on Robinson Ave. east of Florida St.*
5. *Creation of an off-leash dog park or dog run by fencing off a section of an existing park within a walkable distance for most residents.*

**Along with 19 other projects identified as low priorities in the attached list, for a total of 24 projects Gebreselassie/Gould 10-2-0 (Voting No: Doster and Kahvazadeh)**

3. **SB 330, SB 50 & SB 592.** SB 50 proposes to override local zoning laws to allow higher density housing construction in residential areas, particularly those near major transit hubs, job centers, and schools. They would also allow multi-family units on infill lots in single family zones. SB 330 proposes prohibit jurisdictions with low supplies and high costs of housing from enacting initiatives or referendums that would downzone properties, impose building moratoria, or limit the number of permits issues. SB 592 currently has incorporated language from SB 50 and SB 330. This item is to be voted at June 25 Community Planners Committee (CPC) meeting.

*Members of the public:*

- Marisa Tucker. Encourages NPPC to set a precedent for the other community boards and speak up
- Alan Bennett. You can always speak up, and need to or they will start rubber stamping plans

*Board discussion:*

Board members support the California state legislature's ongoing efforts to solve the housing crisis. Because the CPC presentation appeared to be from one point of view, the following motion was made:

**MOTION: NPPC requests that CPC hears presentations from subject matter experts on current state legislation to address the housing crises. Sparti/Pounaki 11-0-1 (Gebreselassie abstained because he does not think it is right to make decisions on what other bodies have already voted on)**

VII. NPPC Reports

1. **Chair's Report**

- a. **Community Planners Committee (CPC).** Tuesday, July 23, 2019, 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. Wireless Ordinance. Under this ordinance, new cellular facilities in the public right-of-way within existing or new poles would be allowed without review. Design Guidelines would be needed otherwise new poles will not match exiting poles where we have acorn style lighting. Item referred to Public Facilities & Transportation subcommittee and North Park Main Street.
- ii. SB 330, SB 50 & SB 592. Discussed earlier in the meeting.

2. **Liaisons Reports**

- a. Balboa Park Committee (BPC). Vicki Granowitz. (1) City to release a Request for Proposals (RFP) for Inspiration Point. There will be a workshop on the Inspiration Point RFP on July 11, 2019, at 6 pm. (2) Molly Chase, Chief of Staff for Councilmember Chris Ward gave an overview of Budget Priorities. Councilmember Ward will be doing a press conference to ask the Mayor to reallocate the \$9.5 million that had been set aside for the Plaza De Panama (PDP) Project to be allocated for bathrooms and roofs in Balboa Park. (3) Vicki Granowitz presented Rene Smith's report on the decrepit condition of the bathrooms in the Park, and the BPC unanimously passed a motion in support of the proposal to reallocate the PDP money to Park bathrooms and roofs. (4) Discussion of draft bylaws has been deferred to a future meeting. (5) There will be no BPC meetings in June, July & August.

The rest of the reports were not given due to time constraints

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, July 16, 2019

IX. **Adjournment,** Meeting adjourned at 9:12p.m.

*Minutes submitted by Marc Gould*

**2019 Capital Improvement Program (CIP) Project Priorities for North Park  
June 18, 2019**

| NPPC ID# | Project Title                                                                                                                                         | Project Location<br>(Primary Street or Address)                                                                                                       | Project Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Financing Plan & Community<br>Plan References                                                                                     | Project<br>Priority<br>Rating |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>A</b> | Pedestrian Improvements for the North Park Mini Park as shown in the Short-Term Plan from the July 2012 Streetscapes Master Plan                      | North Park Way (Utah to 29th St), 29th St (University to North Park Way), Granada Ave (University to North Park Way), Utah St (University to Gunn St) | Implement the Short Term Plan included in the July 2012 Streetscapes Master Plan associated to the North Park Mini Park. Short Term plan includes the following: For 29th Street modify the west side to create a 16' wide drop-off area and raised planters in front of the North Park Theatre, and add a 24' wide Mini Park Promenade with raised planters in front of the Mini Park; plant new trees with North Park branded tree grates in front of the North Park Theatre. For Granada Ave from North Park Way to University Ave. plant new trees with North Park branded tree grates. For North Park Way from 29th St. to Utah St. plant new trees with North Park branded tree grates except in front of the Mini Park. For Utah St. from Gunn St. to University Ave. plant new trees with North Park branded tree grates. This assumes CIP No. B-17102 has already been constructed.                                                                                                                                                                                                                                                                                         | Impact Fee Study Page B-2, Items 4.e and 6 & Community Plan Page 39, Policy ME-1.11 & Page 191, Table 12-4 Item 8,                | 1                             |
| <b>B</b> | Roundabout or other feasible improvements at El Cajon Blvd/Park Blvd/Normal Street Intersection to include pedestrian and bicycle safety improvements | El Cajon Blvd. at Park Blvd. and Normal St.                                                                                                           | Construct a roundabout or other feasible improvements to improve safety for pedestrians and bicyclists. This is a very complex intersection involving three major traffic corridors that creates an extremely hazardous crossing condition for pedestrians. More safety improvements are needed to create a better walkability & bicycling environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Impact Fee Study Page B-4, Item 2d & Community Plan Page 192, Table 12-4 Item 6 (Street, Traf. Signal, Signage and Traf. Calming) | 2                             |
| <b>C</b> | North Park Public Library #1                                                                                                                          | 3795 31 St., San Diego, CA 92104                                                                                                                      | This project provides for planning, design, and construction of a new 25,000 square-foot library to replace the existing facility at 3795 31st Street. The plan is to construct a 3-story building on the present site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Impact Fee Study Page B-7, Item 2 (L-1) & Community Plan Page 193, Table 12-4 Item 6 (Public Facilities)                          | 3                             |
| <b>D</b> | Completion of improvements and removal of paper street on Robinson Ave. east of Florida St.                                                           | Robinson Avenue, north and south sides of the street, between Florida Street and alley east of Florida Street                                         | Convert the entire existing "paper street" or "unimproved asset" to a street division-maintained asset going forward and completely improve the street to current City specifications or better. Scope to include, but not limited to: Extend, rebuild, regrade, replace, restripe and re-sign the entire section of street and any portion of the alley required to support inbound and outbound traffic patterns and enhance vehicle, pedestrian and bicyclist navigability, safety and flow; install sidewalks, curbs and street lights with as much underground wiring as possible; install necessary drainage to prevent street runoff from accumulating or entering private property; install any retaining walls or road barriers necessary to support the construction, protect drivers or protect private property abutting the subject street; and, replace or install landscape to enhance the aesthetics of the project and immediate surrounding area. This project should not preclude the implementation of the SANDAG Mid-City Bike Corridor segment on Robinson Ave.                                                                                                |                                                                                                                                   | 4                             |
| <b>E</b> | Creation of an off-leash dog park or dog run by fencing off a section of an existing park within a walkable distance for most residents               | North Park Neighborhood Park, 4044 Idaho St., or other suitable project location                                                                      | Creation of an off-leash dog area would involve fencing off a section of an existing park and creating a boundary to incorporate two different off-leash areas—one for a small dogs and another larger one for big dogs. Separate entry gates would be required – an example is Amici Park in Little Italy. Complete fencing around the perimeter of the designated area or natural barriers that prohibit dogs from leaving the area. A standard feature is a double-entry gate system with a gated waiting area for the dog and human to enter, remove the dog's leash and then open the gate to the main off-leash area, reversing the process for exiting. Types of surface used whether natural or artificial turf or engineered wood fiber to gravel require maintenance and renewal and choices depend on weather, drainage and current conditions. Other considerations are a dog waste plan, seating for humans, shade, signage, visual attractiveness, especially from outside the parks. Off-leash dog runs require less space and require a fenced long confined area suitably wide enough for dogs to move freely. The City of San Diego has standards for either type. |                                                                                                                                   | 5                             |
| <b>F</b> | El Cajon Blvd. West End Pedestrian Improvements                                                                                                       | El Cajon Blvd. at Hamilton St., Idaho St., Kansas St., and Ohio St.                                                                                   | Enhanced Crosswalks on El Cajon Blvd. at Hamilton St., Idaho St., Kansas St. and Ohio St. per conceptual plan from KTU&A. Project can be phased per intersection. CIP No. B-15210                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                   | 6                             |

**2019 Capital Improvement Program (CIP) Project Priorities for North Park  
June 18, 2019**

| NPPC ID# | Project Title                                                                                            | Project Location<br>(Primary Street or Address)                                                                                                       | Project Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Financing Plan & Community<br>Plan References                                                                                                       | Project<br>Priority<br>Rating |
|----------|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>G</b> | Adams Ave. from Texas St. to Kansas St. Flood Control, Storm Drain & Pedestrian Improvements             | 2888 - 2448 Adams Avenue                                                                                                                              | Adams Ave. from Texas St. to Kansas St.: Flood Control, Storm Drain & Ped. Improvements, including pop-outs at Safe Route to School crossing at Oregon St.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Impact Fee Study M-8                                                                                                                                | 6                             |
| <b>H</b> | Portion of the Streetscapes Master Plan of July 2012 associated with the North Park Mini Park            | North Park Way (Utah to 29th St), 29th St (University to North Park Way), Granada Ave (University to North Park Way), Utah St (University to Gunn St) | Implement a portion of the July 2012 Streetscapes Master Plan associated to the North Park Mini Park. Install corner bulb-outs at North Park Way at the intersections with 29th Street and Granada Avenue taking into consideration both the North Park Mini Park and Streetscape Improvements Project. CIP No. B-17102                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Impact Fee Study Page B-2, Items 4.e and 6 & Community Plan Page 39, Policy ME-1.11 & Page 191, Table 12-4 Item 8                                   | 6                             |
| <b>I</b> | Long Term Plan within the Streetscapes Master Plan of July 2012 associated with the North Park Mini Park | North Park Way (Granada to 29th St), 29th St (University to North Park Way)                                                                           | Implement the Long Term Plan included in the July 2012 Streetscapes Master Plan associated to the North Park Mini Park. Long Term plan includes the following: For 29th Street modify the west side to create a 46' wide North Park Theatre Plaza in front of the North Park Theatre, add special paving for travel lanes; add special paving for travel lanes in front of Mini Park. For North Park Way add 16' wide planters in front of the Mini Park. This assumes both CIP No. B-17102 and the Short Term Plan from the Streetscapes Master Plan of July 2012 have already been constructed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Impact Fee Study Page B-2, Items 4.e and 6 & Community Plan Page 39, Policy ME-1.11 & Page 191, Table 12-4 Item 8,                                  | 6                             |
| <b>J</b> | Oregon Street Linear Park per Figure 4-1 of Community Plan                                               | Pershing Ave. and Oregon St.                                                                                                                          | The project connects community gathering places such as parks and school. The Oregon Street Linear Park connects Our Lady of Peace School (Copley Street in the North), Garfield Elementary, North Park Community Park, Alba School, Jefferson Elementary, North Park Mini Park, and Morley Field (Upas Street in the South). Emphasis on a pedestrian and bike safe "Greenway", using pop-outs wherever possible to increase bike and ped safety, and incorporating all possible sustainability features, including best practices in water run-off management, water wise plantings, permeable pavements, etc. This is a "Safe Routes to School" corridor, connecting multiples schools and park facilities. By narrowing or making one-way the car lanes, create safe separated bike "track" to be shared by bikes and skateboards, improve pedestrian environment, include public art, pocket parklets and create a linear park usable by all ages of residents to help with North Park's severe park deficit. Design to retain residential parking (possible angled or head-in parking to be used as traffic calmer) and be sensitive to residential & institutional needs along the corridor. | Community Plan page 56, Figure 4-1, Item F                                                                                                          | 6                             |
| <b>K</b> | Corner bulb-outs at 30th St. and Howard Ave.                                                             | 30th Street and Howard Avenue                                                                                                                         | Install corner bulb-outs at 30th Street at the intersection with Howard Avenue to accommodate public gathering spaces and promote pedestrian/bike safety wherever possible. This project should not preclude any other bicycle and pedestrian improvement projects currently under design in the North Park area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Impact Fee Study Page B-2, Item 4.d & Community Plan Page 191, Table 12-4 Item 7                                                                    | 6                             |
| <b>L</b> | Corner bulb-outs at 30th St. and North Park Way                                                          | 30th Street and North Park Way                                                                                                                        | Install corner bulb-outs at 30th Street at the intersection with North Park Way to accommodate public gathering spaces and promote pedestrian/bike safety wherever possible. This project should not preclude any other bicycle and pedestrian improvement projects currently under design in the North Park area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Impact Fee Study Page B-2, Item 4.d & Community Plan Page 191, Table 12-4 Item 7                                                                    | 6                             |
| <b>M</b> | Traffic Circles at Upas St. and 30th St.                                                                 | 30th St. at Upas St.                                                                                                                                  | Support the construction of traffic circles or other feasible traffic calming improvements at Upas Street and 30th Street. Add signage and striping as appropriate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Impact Fee Study page B-4, Item 2b & Community Plan page 192, Table 12-4, Item 4 (Street, Traffic Signal, Signage and Traffic Calming Improvements) | 6                             |

**2019 Capital Improvement Program (CIP) Project Priorities for North Park  
June 18, 2019**

| NPPC ID# | Project Title                                                                                                                                          | Project Location<br>(Primary Street or Address)                                                                                                                        | Project Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Financing Plan & Community<br>Plan References                                                       | Project<br>Priority<br>Rating |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------|
| N        | Gateways Monuments per Figure 4-1 of the North Park Community Plan                                                                                     | Planning Area boundaries East/West streets at Adams Ave/Meade/EI Cajon/Howard/Lincoln/University/Upas; North/South Streets at Texas & Adams/Upas & 28th/30th & Juniper | North Park Gateways: Enhance the gateways into North Park within the community by utilizing signage, landscaping, other public improvements, iconic architecture, monuments, plazas, and public art. (Refer to Figure 4-1, Page 57 of the North Park Community Plan for locations)                                                                                                                                                                                                                                    | Impact Fee Study Page B-4, Item 4 & Community Plan Page 57, Table 4.1 & Page 192, Table 12-4 Item 8 | 6                             |
| O        | Morley Field Drive from Park Blvd to Upas Street Traffic Calming and Pedestrian Improvements                                                           | In Morley Field and the East Mesa areas of Balboa Park adjacent to North Park including Morley Field Drive to Florida St.                                              | Add sidewalks, lighting, curb ramps, and crosswalks at locations including but not limited to the following: in Morley Field and the East Mesa areas of Balboa Park adjacent to North Park including Morley Field Drive from Park Blvd to Florida St. from Park Blvd. to Florida St.                                                                                                                                                                                                                                  | Impact Fee Study Page B-2, Item 5.d & Community Plan Page 191, Table 12-4 Item 13                   | 6                             |
| P        | Upas Street from 28th Street to Alabama Street and 28th Street from Upas Street to Maple Street Pedestrian Improvements, Planted Parkways, and Parking | Within the neighborhood edge of Balboa Park along 28th and Upas Streets                                                                                                | Provide 8' wide sidewalks and 10' planted parkways and security lighting with the neighborhood edge of Balboa Park along 28th Street (from Upas Street to Maple Street) and along Upas Street (from 28th Street to Alabama Street) and provide parallel parking adjacent to the curb to connect the neighborhood edge with the surrounding community.                                                                                                                                                                 | Impact Fee Study Page B-3, Item 8.a & Community Plan Page 191, Table 12.4 Item 16                   | 6                             |
| Q        | North Park Neighborhood Park - Adult Center                                                                                                            | 2745 Howard Avenue, San Diego, CA 92104                                                                                                                                | Adult Center Demolition at North Park Neighborhood Park. Replace and expand the existing adult center to provide 3,000 square feet, with recreation facilities designed to accommodate a variety of community oriented meeting and recreation programs for adults.                                                                                                                                                                                                                                                    | Impact Fee Study Page B-9, Item 8 (P-7) & Community Plan Page 118, Table 7-1                        | 6                             |
| R        | North Park Neighborhood Park - Recreation Center                                                                                                       | 4044 Idaho St, San Diego, CA 92104                                                                                                                                     | Replace and expand the existing recreation center to provide a 17,000 square feet recreation facility (possibly add second story); provide improvements and ADA upgrades. In the interim, redesign current foyer to serve as lobby area for recreation center; install additional outdoor security lighting, and extend security system into multi-purpose/arts & crafts room. CIP No. P-18001                                                                                                                        | Impact Fee Study Page B-8, Item 7 (P-6) & Community Plan Page 118, Table 7-1                        | 6                             |
| S        | Cedar Ridge Mini Park Upgrade & Rehabilitation                                                                                                         | 1702 Pentucket Avenue, San Diego, CA 92104                                                                                                                             | Upgrade Tot lot to State and Federal accessibility safety guidelines. Improve facilities for families to recreate safely with their children and for children to play.                                                                                                                                                                                                                                                                                                                                                | Impact Fee Study P-19, Page 25 and Community Plan Table 7-1, Page 117                               | 6                             |
| T        | Bird Park 2nd Phase Art Elements Installation                                                                                                          | Bird Park/North East section of Balboa Park/Between Pershing Drive & 28th Street, near Upas Street                                                                     | Bird Park (Balboa Park Equivalency) design implementation, Phase 3, implement the full Design of Bird Park per the GDP; including entrance arbor, mosaic tables, gazebo, landscape and other hardscape elements designed to complete the intended Bird shaped design.                                                                                                                                                                                                                                                 | Impact Fee Study Page B-11, Item 14 (P-10) & Community Plan Page 120, Table 7-1                     | 6                             |
| U        | North Park Mini Park                                                                                                                                   | On North Park Way Behind the North Park Observatory Theater 2891 University Ave                                                                                        | Provides for implementation of the 0.53 acre Mini Park as shown in the General Development Plan on property behind the North Park Theater. Will provide drainage mitigation for an area that lacks storm drains leading to flooding in the project area. CIP No. S-10050                                                                                                                                                                                                                                              | Impact Fee Study Page B-7, Item 3 (P-13) & Community Plan Page 117, Table 7-1                       | 6                             |
| V        | Morley Field Recreation Center Development (within Balboa Park)                                                                                        | 2221 Morley Field Dr                                                                                                                                                   | Support the design and construction of a new 26,392 square feet recreation center to accommodate community meetings, gymnasium, recreation and fitness programs, and restrooms, consistent with the recommendations in the Balboa Park East Mesa Precise Plan.                                                                                                                                                                                                                                                        | Impact Fee Study Page B-6, Item 1 & Community Plan Page 118, Table 7-1                              | 6                             |
| W        | Bud Kearns Aquatic Complex Expansion (within Morley Field area of Balboa Park)                                                                         | 2229 Morley Field Drive, San Diego Ca 92104                                                                                                                            | Preservation and restoration/renovation of the existing historic Bud Kearns pool facility to serve the Golden Hill and North Park Communities. Provide additional swimming facilities such as children's play pool, therapeutic pool and additional clubhouse pool building facilities to meet the needs for the community. The new facilities should augment and be complimentary to the existing pool and clubhouse without compromising the historic character of the original pool and clubhouse. CIP No. S-17000 | Impact Fee Study Page B-10, Item 11 (P-5) & Community Plan Page 118, Table 7-1                      | 6                             |



**2019 Capital Improvement Program (CIP) Project Priorities for North Park  
June 18, 2019**

| NPPC ID# |  | Project Title                                                                   | Project Location<br>(Primary Street or Address) | Project Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Financing Plan & Community<br>Plan References | Project<br>Priority<br>Rating |
|----------|--|---------------------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------|
| X        |  | University Heights Library relocation to the Teachers Training Annex 1 building | 4193 Park Boulevard, San Diego Ca 92103         | Library: Adaptive reuse of the Nationally Designated Historic Building Teachers Training Annex 1, located on the San Diego Unified School District at 4100 Normal Street, as a Joint Use Library to replace the 2nd North Park/University Heights Branch Library with a larger facility sharing the building with the San Diego Unified School District. The current University Heights Branch Library located at 4193 Park Blvd. at Howard Ave. is too small to adequately serve the local community. The San Diego Unified School District's Board of Trustees unanimously approved in July 2018 a resolution attached to its November School Bond to provide funding to "Adaptively reuse Teachers Training Annex 1 as a teacher training facility and potential joint-use library or community education facility to support students and neighborhood families" and to "Create a collaborative outdoor learning space and green space on the lawn in front of Annex 1 for joint-use activities to support students and neighborhood families". | Community Plan page 109, Policy PF-1.6        | 6                             |