



NORTH PARK PLANNING COMMITTEE (NPPC)

Draft Meeting Minutes

November 19, 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	Melissa Stayner	Matt Stucky	Tim Taylor	Marissa Tucker	Eduardo Velasquez	René Vidales	Randy Wilde
Attendance	1		2	3		4	5	6		7	8	9	10	11	12
Late													1		
Absences		2	1	2	3	2			3	1	2		2		1

2. Modifications to the NPPC Agenda

a. **Consent Agenda.** Items were heard, voted on at an NPPC subcommittee and are not considered controversial.

i. Public Facilities & Transportation. Members present: Doster, Kahvazadeh, Hill, Vidales.

1) **Proposal to install Angle parking on Iowa St. between Polk Ave. and Lincoln Ave.**

The City has evaluated conversion of parking and determined there is a gain in parking spaces by installing 90-degree head-in parking spaces on the west side of Iowa St. between Polk Ave. and Lincoln Ave. Several properties have signed a petition in favor of this conversion and notification letters have been sent out. ***SUBCOMMITTEE MOTION:*** *To approve the parking conversion for 90-degree head-in parking on the west side of Iowa St. between Polk Ave. and Lincoln Ave. with the condition that the City does not receive over 50% of responses from mailout opposing the conversion. Doster/Hill 4-0-0*

MOTION: To approve Consent Agenda. Stucky/On Consent 11-0-0

3. **Agenda.** Adoption of the November 19, 2019 NPPC Agenda. **MOTION: To approve Agenda as modified in order to hear the 12th Land Development Code Update Phase II as an action item. Gebreselassie/Vidales. 12-0-0**

4. **Minutes.** Approval of the October 15, 2019 Minutes. **MOTION: To approve October 15, 2019 Minutes. Wilde/Tucker 11-0-1 (Velasquez abstaining due to absence)**

5. **Treasurer's Report.** Sarah McAlear. \$819.47 is the existing balance. **MOTION: To approve donation of \$200.00 to Horizon Church for use of facilities to host NPPC meetings. Gebreselassie/McAlear 12-0-0**

II. **Non-Agenda Public Comment**

1. Kate Callen. Representing Barbara Bry to express her support for her candidacy for Mayor. Bry supports community planning groups, work and supports regulations for scooters and short-term rentals
2. Adrian Kwiatkowski. Shared his candidacy for District 3 City Council and shared his qualifications as a candidate
3. Pat Sexton. Showed a notice from MTS indicating future removal of bus stops from 30th Street. Brought this to NPPC's attention to see if the board was aware of this plan
4. Olga Walker. Question about where to go to find out more information about power lines and how they affect development
5. Alan Bennett. Presented on the desire to create Florida Canyon east-west all-weather pathways that are safe for our residents to go from one side to the other. Replacing historic walkways is desired, also, creating a master plan for Florida Canyon
6. Daniel Gebreselassie. Requests a discussion on the NPPC Bylaws at the next meeting

III. **Information Items**

1. **Ohio St. County Probation Office Project.** Update on the construction of a building in the same parcel as the previously demolished building (approximately 21,000 sq. ft.) located on Ohio St. south of Lincoln Ave. New building to host social services, contractors, community space, and other services to be provided to adults and juveniles to aid rehabilitation and treatment. Marc Regier, (County Probation Department), Mark Zabonik (County Department of General Services), James Robbins, Steinberg Hart, and Courtney Fischer (RABC-ECC).

Chair Vidales recused from this presentation/discussion and Treasurer McAlear chaired this topic.

Presentation by County Probation Office on the Ohio Street building replacement. The Probation Office has had a presence in North Park for 40 + years. In 2017 the Probation Office vacated the building to begin considering the next chapter of the site. By spring 2018, demolition was complete on the older facility. As a part of the redesign, they included parking and restrooms for their clients. Creating parking spots for clients on site was a priority of the redesign to reduce impact on the neighborhood. The parking will be gated at night to prevent loitering. The building will be a Zero Net Energy design, which means the building will generate more energy than utilize. There will be a community garden on the southwest corner, with a food pantry, and a kitchen with community classes on nutritional cooking/eating. One of the conference rooms in the building will be available to the public at night by request. Programs and services will include: child support services, eligibility services, behavioral health, housing navigators, homeless engagement, child welfare, veterans, aging services, teaching kitchen, meeting rooms, community garden, etc. Occupancy planned for Fall 2021.

Questions/comments from the public

- Are there youth services in the program in the building? A: There will be both youth and adult services
- Why was there a reduction in employees? A: Reduction in crime overall, also in the new iteration of the building, services will be focused on the Mid-City area only
- Who will be providing security? A: Private security
- How will the building accommodate 40 staff? A: The presence of officers is staggered and all 40 will not be there every day
- Will there be an opportunity to use the lot at night for the public? A: There is a public safety risk to this but there will be new spaces available in a lot previously used by the probation office
- How many clients per month? A: About 1,200 per month
- Will this space be a place where local businesses could direct homeless people get services? Yet to be determined
- How many "clients" were consulted in the design process? A: 1 person, although restorative justice professionals were consulted

- How are you evaluating the services that will be offered for the clients? A: Based on data on utilization rates and existing court orders
- Thank you for community space and parking spaces

Questions/comments from the Board

- Kahvazadeh: It is important to capture client perspectives in the design process
- Stucky: Is it possible to post some of this information to the website? A: Yet to be determined
- Wilde: Are there any plans for any public art for outdoor parts of the building? Yes, \$20,000 budget for public art, there will be a Request for Proposal (RFP)
- Velasquez: Any opportunity to utilize the surface parking for permanent supportive housing or other services? A: All excess sites in the County are being considered for affordable housing, this site is not considered excess since the probation office is being rebuilt there. A site near Rosecrans is being considered for affordable housing currently
- Tucker: Impressed with the amount of thought that went into the design. We should continue to consider clients using transit and bikes because those parking spaces are very “expensive” otherwise, for example for basketball courts, etc
- Billings: Any chance to use that parking for the public at night? A: It can be considered in the future
- Spencer: There seems to be a disregard for landscape regulations in the renderings. Any chance to offer more landscape buffer and tree canopy is appreciated. A: It meets the County’s and the City’s landscape design standards
- Gebreselassie: Any variances that will be required from the Board or the City? A: This project will not go through the City permitting process but there is an encroachment permit because of electric lines
- Taylor: We appreciate the presenters for coming and working with the community. How will the community garden work? A: It will be secured at night but is a notional concept at this point

Treasurer McAlear thanked the County team for their time coming to present a thoughtful design.

2. **In Memory of Rick Pyles.** NPPC thank you and reflectance on the service of Rick Pyles, past board member and long friend of North Park.

Rick Pyles served on the NPPC board starting in July 2011 up until March 2017. During that time, Rick made many contributions to North Park and the NPPC including the Community Plan update and being Election Subcommittee Chair at least a couple of times. Sarah McAlear, Vicki Granowitz and other community members shared some words of remembrance. A Celebration of Life will be held on Saturday, December 14 from 11 am to 2 pm in Bay Park at the home of Jackie Cambra, 3635 Vista de la Bahia, San Diego, CA 92117. RSVP at 858-361-3616.

IV. **Action Items**

1. **Community Planning Group Reform.** A Taskforce on Community Planning Group Reform was convened to review existing recommendations that were proposed in the City Audit, the Grand Jury report, and the Democracy in Planning report produced by Circulate San Diego. A number of items from the document titled: “Taskforce on Community Planning Group Reform, Draft Findings and Recommendations” were supported at the October CPC meeting. Items remaining to be voted at the November CPC meeting are: 3, 6-7, 9-14, 16-17, 20-22, and 27-33. Link to full document: https://www.sandiego.gov/sites/default/files/attachment_taskforce_draft_report_findings_and_recommendations_10.18.19.pdf

Planning Commissioner Vicki Granowitz, member of the Task Force on Community Planning Groups Reform presented on the draft recommendations. After discussing the items, the following motions were made:

MOTION: To support items 3, 6, 7, 10, 11, 13, 16, 17, 20, 21, 29, 30, 31, 32, 33 as listed in the Draft Recommendations from the Taskforce. Kahvazadeh/Velasquez 12-0-0

MOTION: To oppose item 9 as listed in the Draft Recommendations from the Taskforce.
Taylor/Gebreselassie 10-2-0 (Voting No: Stucky, Tucker)

MOTION: To support item 12 as listed in the Draft Recommendations from the Taskforce.
McAlear/Velasquez 11-1-0 (Voting No: Taylor)

MOTION: To support item 14 as listed in the Draft Recommendations from the Taskforce.
McAlear/Tucker 11-1-0 (Voting No: Gebreselassie)

MOTION: To support item 22 as listed in the Draft Recommendations from the Taskforce.
Velasquez/Tucker 12-0-0

MOTION: To oppose item 27 as listed in the Draft Recommendations from the Taskforce.
Gebreselassie/Kahvazadeh 7-5-0 (Voting No: Spencer, Stucky, Tucker, Velasquez, Vidales)

MOTION: To support item 28 as listed in the Draft Recommendations from the Taskforce but
with changing the word “preclude” with “address requests”. Taylor/Gebreselassie 11-1-0
(Voting No: Pounaki)

(McAlear left the meeting)

MOTION: To oppose the two items listed under “Other Recommendations that the Taskforce
deadlocked on” in the Draft Recommendations from the Taskforce. Gebreselassie/Taylor 9-2-0
(Voting No: Pounaki, Tucker)

(Velasquez left the meeting)

2. **12th Land Development Code Update Phase II.** On October 24, the Planning Commission approved the 12th LDC Update Phase II except for items pertaining to Cannabis Outlets and Production Facilities as well as Advertising (Sections 58.0703, 58.0704, 113.0225, 141.0504, 141.1004). The Community Planners Committee (CPC) would like input from Community Planning Groups (CPGs) prior to the November 26, 2019 meeting. Item heard at the November 2, 2019 Urban Design/Project Review Subcommittee, with members present Stayner, Pounaki, Hill, Spencer, Taylor, Vidales. The Subcommittee Motion was: *To add the words “library owned and operated by the City of San Diego” to Section 58.0703 and 58.0704 after the word “playground”.* Hill/Vidales 3-2-1. (Pounaki and Taylor voting no; Spencer abstained due to not having enough information).

There was discussion to add new language in the cannabis ordinance to ban advertisement of cannabis to billboards. After further discussion the following motion was made.

MOTION: To add the words “library owned and operated by the City of San Diego” to Section 58.0703 and 58.0704 after the word “playground”. Vidales/Taylor 7-3-0 (Voting No: Gebreselassie, Pounaki, Wilde)

V. 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. **MyPoint Credit Union North Park Live.** Saturday, November 30, 12 pm to 4 pm. 50+ musicians throughout the neighborhood at local businesses and a live art demo. More info at: <https://www.explorenorthpark.com/north-park-live>
3. **Adams Avenue Spirit Stroll.** Saturday, November 30, 2 pm to 5 pm. 20 participating Adams Avenue retail locations. More info at: <https://www.adamsavenuebusiness.com/event-info/adams-avenue-spirit-stroll/>
4. **Small Business Saturday.** Saturday, November 30
5. **SoNo Fest & Chili Cook-off.** Sunday, December 1, 11 am to 5 pm. Thorn St. between 31st St. & Bancroft St., and 32nd St. between Upas St. and Thorn St. More info at: <https://www.sonofestchilicookoff.com>
6. **North Park Toyland Parade.** Sunday, December 8, 11 am to 1 pm. The parade route will include University Ave. from 28th St. to 32nd St., 30th St. between Lincoln Ave. and North Park Way, as well

as other adjacent side streets. More info at: <https://northparkmainstreet.com/events/north-park-toyland-parade/>

7. **Holiday on Adams Avenue.** Sunday, December 8, 1 pm to 4 pm. Snow, Santa and Ice Cream. Kensington Park. More info at: <https://www.adamsavenuebusiness.com/event-info/holiday-on-adams-avenue/#>

VI. Elected Officials & Planning Department Reports

1. **Robert (Bobby) Case, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, robert.case@mail.house.gov
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov
3. **Chevelle Newell-Tate, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Chevelle.Tate@sen.ca.gov
4. **Brett Weise, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 BWeise@sandiego.gov.
Councilmember Ward was present and spoke at the beginning of the meeting on a number of topics. (1) New carpeting being added to the North Park Community Center. (2) The rooftop soccer at the North Park Community Center will be closed until repairs are made. (3) Groundbreaking on the North Park Mini Park happening soon. (4) The addition of bus lanes to El Cajon has taken place and is being implemented. (5) A water main break has occurred during the water main repairs. (6) Homeless outreach is successful and is being expanded (PATH & Downtown Partnership). (7) City plan has been adopted on the homelessness plan. (8) New volunteer portal for those who want to volunteer for homelessness programming in SD. (9) Negotiations under way for SDSU West Campus sale of SDCCU stadium site. (10) Input is now being taken for FY20 budget to be considered by April 2020. Constituent Alan Bennett expressed his gratitude to Councilmember Ward on the focus on the homelessness program but expressed his unhappiness with the persistence of homeless residing in the parks
5. **Bernie Turgeon, Planning Department,** 619-533-6575, BTurgeon@sandiego.gov

VII. NPPC Reports

1. **Chair's Report**
 - a. Community Planners Committee (CPC). Tuesday, November 26, 2019, 7-9 pm. 9485 Aero Drive 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 previously covered under the Consent Agenda, goes to CPC on November 26 and then to Planning Commission and City Council
 - ii. Community Planning Group Reform. Item previously covered under Action Items, goes to CPC on November 26 and then to Planning Commission and City Council
 - iii. Update of Housing Element of the General Plan. Several workshops were held in the past weeks. Item goes to CPC on November 26 and then to Planning Commission and City Council
 - b. North Park Community Plan Amendment. This amendment will only cover a few errors and omissions and will be heard in January
2. **Social Media.** Sarah McAlear/Randy Wilde
3. **NPPC Website.** Sarah McAlear/Randy Wilde
4. **Subcommittee Reports**
 - a. Urban Design/Project Review (UDPR). Melissa Stayner Chair, Aria Pounaki Vice Chair – NP Adult Center, 6:00 pm 1st Monday. Heard 12th LDC update and discussed process for Tentative Maps & Map Waivers. Next meeting January 6, 2020
 - b. Public Facilities & Transportation (PF&T). Steve Doster Chair, Arash Kahvazadeh Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Heard angle parking on Iowa St between Lincoln Ave. and Polk Ave. as well as utilization of the North Park Parking Garage. Next meeting January 8, 2020
5. **Liaisons Reports**
 - a. Balboa Park Committee. Vicki Granowitz. (1) The Park continues to be plagued by vandalism, break ins and thefts. (2) Committee of 100 is reproducing the original ornamentation on the Automotive Museum Building. (3) Rock N Roll Marathon 5K scheduled for May 30, 2020, was

approved for a waiver to the summer moratorium. (4) Draft Bylaws were reviewed and edited; will be placed on the January 2020 Agenda for action

- b. Maintenance Assessment District. Matt Stucky. Budget was discussed at the last meeting.
- c. North Park Main Street. Steve Billings. Bylaws are being considered to change Board of Directors term limits
- d. Adams Avenue Business Association
- e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde. Discussed Bus Lanes on El Cajon Blvd., and new event on First Fridays
- f. North Park Community Association. Peter Hill
- g. University Heights Community Association. Randy Wilde. It is likely that San Diego Unified School District will move their headquarters out of the existing Campus

II. **Future NPPC Meeting Dates & Agenda Items.** Next meeting is Tuesday, January 21, 2020

III. **Adjournment.** Meeting adjourned at 9:14 pm

Minutes submitted by Aria Pounaki