



NORTH PARK PLANNING COMMITTEE (NPPC)

Draft Meeting Minutes

February 18, 2020; 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	13
Late															
Absences	1	3	1	2	4	2	1		3	1	2		2		1

2. Modifications to the NPPC Agenda

a. Consent Agenda

- i. Urban Design/Project Review. Members present: Stayner, Pounaki, Bonn, Hill, Spencer, Sexton, Taylor, Vidales. Spencer was not present for item 1)

- 1) **Conditional Use Permit for an alcoholic beverage outlet at 3772 30th St. (Process 3) Project Number 653271.** The 0.11-acre site is located near the corner of Gunn Str. And 30th St. in the CN-1-3 Zone of the North Park Community Plan area. Chelsea Coleman, applicant. ***SUBCOMMITTEE MOTION:*** *To approve the Conditional Use Permit for alcohol beverage outlet at 3772 30th St. Stayner/Bonn 7-0-0*
- 2) **Neighborhood Development Permit at 2385 Felton St. (Process 2) Project Number 557456.** Applicant is seeking to construct a 2,635-square foot, two-story, single-family residence with attached garage on a vacant lot located at 2385 Felton St. The 0.12-acre site contains Environmentally Sensitive Lands and is located in the RS-1-1 zone of the North Park Community Plan area. Barbara Lam, applicant. ***SUBCOMMITTEE MOTION:*** *To approve the Neighborhood Development Permit at 2385 Felton St. Sexton/Taylor 8-0-0*

MOTION: *To approve Consent Agenda. Taylor/On Consent 12-0-1 (McAlear outside the room at time of vote)*

3. **Minutes.** Approval of the January 21, 2020 Minutes. ***MOTION:*** *To approve January 21, 2020 meeting minutes. Stucky/Spencer 11-0-2 (Doster did not attend last meeting; McAlear outside the room at time of vote)*
4. **Treasurer's Report.** Sarah McAlear. Account balance is \$672.25; there are two reimbursements pending with the City for \$200.00 and \$147.22
5. **Resignation.** Accept resignation of NPPC board member René Vidales and add one more available open seat to the March 17 NPPC Election. The total number of seats on the ballot for the March 17, 2020 NPPC Election will be eight (8). Board member René Vidales presented a letter with his

resignation. **MOTION: To accept resignation from René Vidales effective March 31, 2020. Doster/Billings 12-0-1 (Vidales abstained)**

6. **NPPC Election**

- a. The audience was reminded that February 18 is the last opportunity to establish eligibility to run for a seat and/or vote at the March 17 Election. In order to become eligible an eligibility form must be on file and submitted at the February 18 NPPC meeting, and must have signed-in at one meeting from April 2019 to February 2020.
- b. The candidacy submissions deadline to appear on the ballot is February 29
- c. The candidate statements submissions deadline to appear on the NPPC website is February 29
- d. There was an overview of documentation to bring on March 17 for residents, non-resident property owners, and non-resident business owners.
- e. The following three (3) NPPC Board Members are running for re-election: 1) Daniel Gebreselassie; 2) Sarah McAlear; 3) Marissa Tucker
- f. The following seven (7) people have previously declared their candidacy to run for a seat on the NPPC board: 1) Beau Benko; 2) Peter Hill; 3) Rebecca Lieberman; 4) Daniel Molitor; 5) Steven Oechel; 6) Ginger Partyka; 7) Jessica Ripper
- g. The following seven (7) people declared their candidacy to run for a seat on the NPPC board at the meeting: 1) Seth Combs; 2) Robert LaRose; 3) Gregory Horn; 4) Ellin Halgunseth; 5) Darla Dunham; 6) Robert Ryan; 7) Diane Strom

II. **Non-Agenda Public Comment**

1. Toni Duran, City council candidate. Shared key issues relating to upcoming local election campaign.
2. Marc Gould. Statement was read on his decision not to run for reelection on the board.

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. **Boulevard Court.** A new community event space on El Cajon Blvd. Every First Friday of the month at 2104 El Cajon Blvd. from 6 to 10 pm. Next event is on Friday, March 6, 2020. More info at: <https://theboulevard.org/the-boulevards-new-blvd-court/>
3. **Council District 3 Candidates Forum.** Wednesday, February 19 from 6 to 7:30 pm at St. Luke's Episcopal Church, 3725 30th St. More info at: <https://northparkmainstreet.com/blog/council-district-3-candidate-forum/>
4. **SDCCU North Park Festival of Arts.** Friday, May 8, 6 pm to 11 pm and Saturday, May 9, 11 am to 10 pm. 30th St. & University Ave. Experience this local North Park tradition, with live music, live street art demonstrations, music stages, local food and San Diego's finest Craft Brewers. More info at: <https://northparkmainstreet.com/events/festival-of-arts/>

IV. **Elected Officials & Planning Department Reports**

1. **Robert (Bobby) Case, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, robert.case@mail.house.gov. No report
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov. No report
3. **Chevelle Newell-Tate, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Chevelle.Tate@sen.ca.gov. No report
4. **Brett Weise, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 BWeise@sandiego.gov. 1) North Park Mini Park groundbreaking ceremony was held on February 13; 2) Update on homeless outreach program, working on securing a second position for outreach coordinator; 3) Water line replacement project update
5. **Bernie Turgeon, Planning Department,** 619-533-6575, BTurgeon@sandiego.gov. 1) Status update on historic survey program in North Park; working on the next steps for the proposed Park Villas Drive Historic District; 2) Planning department's new physical address is back at 9485 Aero Drive.

V. **Action Items**

1. **North Park Community Plan Amendment – East side of Florida Street between Cypress Ave. and Upas Street.** Planning Department is seeking the recommendation of the NPPC on a community

plan amendment/rezone of about 4 acres along the east side Florida Street from Upas Street to Cypress Avenue. The focus area does not include parcels abutting Alabama Street. The 2016 North Park Community Plan Update unintentionally changed the plan land use designation from Residential – Medium-High (30 – 45 DU/acre) to Residential – Low (up to 9 DU/acre). The proposed amendment will change the plan land use designation back to Residential – Medium-High (30 – 44 DU/acre) and the zoning to RM-3-7. This item was previously heard at Urban Design/Project Review Subcommittee, but no motion was made. Nathen Causman, Associate Planner, City of San Diego, 619-236-7225 NCausman@sandiego.gov

After the presentation by Nathen Causman there was public comment and board comment.

Public comment:

- Concerns around traffic enforcement in the area
- Potential issue with lack of parking requirement for multi-unit building
- Question on plans from potential developers for building affordable housing with new zoning
- Request for sharing all of the information, including environmental document
- Question on single home zoning in North Park area and in other areas
- Concerns about impact to quality of life resulting from rezoning changes
- Proposal to keep current zoning per 2016 mistake and not correcting the zoning
- Support for building more homes in the neighborhood to address the housing crisis in the City
- Request to include infrastructure improvements to be done before and not after new development is introduced to the region
- Question on potential mandate for storm drain improvements along with new development
- Concerns with continuous growth and its impact to quality of life of general population in North Park

Board comment:

- 1- Stayner. Comment on concerns raised by residents on other issues in the rezoning area which might not be linked to this rezoning request but would like to know what the plan is for the City regarding the issues that are impacting the area today. Would like to know how the City can address those issues now, acknowledging that they go beyond rezoning request.
- 2- Velasquez. Highlighted potential loss of population resulting from high cost of home ownership and rent which small number of new homes can potentially support. Generally supporting the rezoning request
- 3- Wilde. Appreciates the raised concerns by residents but due to housing needs of the region and original zoning, supportive of the correction
- 4- Tucker. Highlighted the need for more affordable housing in the area similar to changes that were made in the past with the Community Plan update. Supportive of the zoning correction
- 5- Stucky. Question on why the mistake was made? Highlighted the fact that the aim of the Community Plan update was not to downzone areas, but he is still supportive of the correction since it was an error that needs to be fixed.
- 6- Kahvazadeh. Supportive of the zoning correction. Highlighted concerns with affordability of the new development generally which goes beyond the zoning correction request. Also highlighted the need for review of the City's capital improvement projects at future board meetings for residents in NP so it is made clear what projects are on the list for each area and whether it meets the need of the area
- 7- McAlear. Pointing out that the change is mostly about a mistake made by the City on zoning allocation and encouraged residents to engage the City directly regarding potential concerns
- 8- Billings. Questions on the available lot that can potentially be developed in the future due to zoning change. Pointing out that change can result from the correction will not result in one major development but multiple smaller dense housing development in the area
- 9- Spencer. Shares the concerns by residents regarding infrastructure issues and impact to homeowners who purchase their property based on mistakenly listed zoning.

- 10- Gebreselassie. Question regarding impact to the area with new height and number of units that can be permitted for new development. Followed by the potential cost of requesting a project level impact assessment for the area.
- 11- Taylor. Pointed out the concern with making a motion without having an environmental assessment for review although this is a correction to a mistake and not a new zoning request
- 12- Doster. Supportive of not correcting the mistake due to its impact to different owners who purchased or sold their property between 2016-2020 based on zoning mistake.
- 13- Vidales. Question on notification process from the City to residents regarding request for zoning correction. Pointed out the lack of outreach by City to citizens for the correction. All the outreach so far has been made mainly by the planning committee and active impacted residents. Highlighted the importance of involvement by citizens at recurring meetings as number of concerns raised regarding impacted area (items that go beyond rezoning request) could be included in Capital Improvement project requests to the City. There is lack of documentation and material for making a decision on the matter, as there is no review of a draft copy of EIR Addendum that will be put in front of the public before NPPC makes a decision, but understands that the scope of the EIR Addendum is very small compared with the whole EIR for the 2016 Community Plan update.

There was a comment on process since the City is requesting a vote of the NPPC before the public review of the environmental document, since the norm is to include CPG input during public review of an environmental document. There was also a request on timeline for next steps and opportunity for public comments.

(McAlear left the meeting at 8:10PM)

After further discussion, the following motion was made:

MOTION: Move to recommend advancement of zoning change as presented and request publication of the Addendum to the Environmental Impact Report as well as noticing all impacted property owners within 300 feet of the project boundaries with notice by mail to residents and property owners, prior to next public meeting on the rezoning. Wilde/Kahvazadeh 10-2-0 (Voting no: Doster, Stayner)

This item will go next to the Planning Commission, the Land Use and Housing Committee and City Council.

2. **NPPC Bylaws.** Request for NPPC to document reverting to the previously approved February 2017 Bylaws due to the City Attorney's office disapproval of the proposed 2018 Bylaws Amendment approved by NPPC.
The following motion was made:
MOTION: Motion for NPPC to revert to the previously approved February 2017 Bylaws due to the City Attorney's office disapproval of the proposed 2018 Bylaws Amendment approved by NPPC. Gebreselassie / Velasquez 12-0-0

VI. Information Items

1. **NPPC Procedures and Delegation of Responsibilities.** Draft document for review.
Chair Vidales presented a document with suggested procedures and delegation of responsibilities for the next NPPC Board to use moving forward. The board was thankful for the document as it will provide needed guidance to the next NPPC Board.

VII. NPPC Reports

1. **Chair's Report**
 - a. Community Planners Committee (CPC). Tuesday, January 28, 2020, 7-9 pm. 9485 Aero Drive
For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>
 - i. Community Planning Group Reform. The Committee heard an information item presentation, by City Attorney Elliott, on a preliminary legal analysis of City Council Policy 600-24 related to CPGs. Rene circulated this by email to everyone. She emphasized that there was no issue on the legality of past CPG decisions.

- ii. SDG&E Franchise Agreement. There were presentations by both SDG&E and the Climate Action Campaign at CPC. The Committee heard information item presentations, by SDG&E and the Climate Action Campaign, on the utility Franchise Agreement Renewal.
 - iii. Survey on CPGs. The Committee heard an information item presentation, by Planning Dept, on a proposed Planning Department Survey on CPGs.
 - iv. CA Senate Bill 50. The bill did not proceed. The Committee held a discussion for possible action on a recommendation regarding CA Senate Bill 50. The committee postponed any actions, as the bill seemed to be in trouble. It was rejected by the state Senate a few weeks ago.
- 2. **Social Media.** Sarah McAlear/Randy Wilde. No report
- 3. **NPPC Website.** Sarah McAlear/Randy Wilde. The proposal for protected bike lanes as presented at the December 2019 Mobility Board meeting is now posted on the NPPC website under “Projects in the Pipeline”
- 4. **Subcommittee Reports**
 - a. Urban Design/Project Review (UDPR). Melissa Stayner Chair, Aria Pounaki Vice Chair – NP Adult Center, 6:00 pm 1st Monday. Discussed the 2 items in today’s consent agenda, plus an information item on a mixed-use project on Park Blvd. Next meeting is March 2, 2020
 - b. Public Facilities & Transportation (PF&T). Steve Doster Chair, Arash Kahvazadeh Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Discussed a proposal for a 4-way stop sign at 31st and Landis and the coordination with the SANDAG Landis Bike Corridor project; discussed the Energy Franchise Agreement but no motion was passed; heard a presentation on the 30th St. Pipeline Replacement Project update. Next meeting is March 11, 2020
- 5. **Liaisons Reports**
 - a. Balboa Park Committee. Vicki Granowitz. With the support of the Office of Mayor Faulconer, Councilmember Chris Ward, and the City of San Diego’s Parks and Recreation and Planning Departments, the Balboa Park Committee embarked on a planning effort on February 6, 2020, with an opportunity for the public to share the best way forward to shape the future of Balboa Park. Approximately 175 people attended the meeting giving suggestion & stating priorities that will help shape a roadmap for how the City should prioritize and execute future park projects, re-thinking and strengthening the processes associated with park governance, and determining the operations and maintenance needs of the park to inform a 10-year implementation strategy. A report on the meeting input will be given at the April 2, 2020 BPC meeting.
 - b. Maintenance Assessment District. Matt Stucky. No meeting in February. The next MAD meeting is March 9, 2020.
 - c. North Park Main Street. Steve Billings. Discussed Ballot Measure C (Convention Center), and an update on the University Avenue Mobility Project.
 - d. Adams Avenue Business Association. No report
 - e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde. No meeting last month. Next meeting on Thursday February 20
 - f. North Park Community Association. Peter Hill. No report
 - g. University Heights Community Association. Randy Wilde. There was a District 3 candidate forum at the last meeting

II. **Future NPPC Meeting Dates & Agenda Items.** Next meeting is Tuesday, March 17, 2020 and will commence after polls are closed for the NPPC Election

III. **Adjournment.** Meeting adjourned at 9:01 pm