



**NORTH PARK PLANNING COMMITTEE (NPPC)  
Minutes: Aug 17, 2021; 6:30 pm  
Virtual Meeting Via Zoom Platform**

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**I. Parliamentary Items**

**(6:30 p.m.)**

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

- a. Marissa Tucker: Called the meeting to order at 6:32pm
- b.

Member	Arash Kahvazadeh	Aria Pounaki	Basil Mournian	Beau Benko	Daniel Molitor	Ginger Partyka	Jeff Olson	Jennifer Spencer	Jessica Ripper	Josh Bohannan	Marissa Tucker-Borquez	Matt Stucky	Peter Hill	Steve Billings	Tyler Renner
Attendance	x		x		x	x	x		x		x	x	x	x	x
Late															
Absences	-	1	-	1	-	-	-	1	-	1	-	1	1	-	-

**2. Modifications to the NPPC Agenda**

- a. **Urgent Non-Agenda Action Items:**
- b. **Consent Agenda**
  - i. (From Aug 2, 2021 Urban Design Subcommittee)

*Conditional Use Permit for Alcoholic Beverage Outlet, PTS 685412 - CVS El Cajon Blvd Garfield Beach CVS, LLC (“CVS”), the lessee and operator of the proposed CVS Pharmacy at 4317 Park Blvd./1810 El Cajon Blvd. in the North Park community of San Diego CA, requests approval of a Conditional Use Permit (“CUP”) for an Alcoholic Beverage Outlet for the Off-Sale (carry-out) of beer, wine, and spirits.*  
*Presentation by Steve Laub, Land Solutions, Inc.*

**SUBCOMMITTEE MOTION:** *To approve PTS 685412 (CVS CUP request) with modification*

*to the CUP conditions to stop selling alcohol after 11pm, and additional requirements to post a visible complaint number, daily litter pick-up procedure and weekly side walk power washing around entire perimeter. Pounaki/Renner(7-0-0)*

**Passed by unanimous assent.**

3. **Agenda:** Adoption of the August 14, 2021 Agenda. **No motion required, no changes were made.**

4. **Minutes:** Approval of the July 20, 2021 Minutes.

**MOTION:** To approve the July 20, 2021 Minutes. *Tucker-Borquez/Olson (9-0-2) Kahvazadeh & Stucky abstaining.*

5. **Treasurer's Report:** Beau Benko

**Benko absent, no report given.**

### III. **Non-Agenda Public Comment:**

Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time.

- John Hartley: Hi everyone, my questions is about making a public record for people who attend this meeting. I know zoom has a feature to track that. Is there possibility to take that information to publish in a public forum? This is public and it's important for people to know who is attending.
  - Marissa: Thank you for your comment.
- Pat Sexton: I've asked this questions before, why do we no longer have CRO Jenny Hall from SDPD on our agenda. If anyone is interested in the City's Land Development Code, their goal is to eliminate barriers, so you need to go to SanDiego.gov or email me and I'll give the address to go to. The City's ADU's law are impact to neighborhoods, in CA a requirement is a 16 foot height limit, ADUs have 30 foot limits, in CA they waive the fees for one ADU 750 square feet, the city waives all fees. Huge difference between CA and the City has gone to the max with that. Some of these things are not coming before the committee. I'm getting information from the CPC, we're being like mushrooms and being kept in the dark.
- Kate Callen: I want to follow up on what Pat said, we heard a ADU saturation is truly frightening, Jeff would like to give this presentation to the committee. It sounded to me like NPPC didn't send a representative to the CPC meeting. I see how hard it is to sit through a board where you don't agree, we do that as members of the public. I hope NPPC has someone represented at these meetings.
  - Arash: Can I clarify?
  - Marissa: Yes
  - Arash: Aria attends these meetings and I have received meeting notes from him.
- Steve Oechel: Thank you. First questions: can we meet in person? Delta variant throws a wrinkle in that. Second question: bike lanes, down fifth avenue, they have set up these blockades in the bike lane. We can't park and bikes can't ride. Seems crazy to me. That's it.
  - Marissa: On fifth, that is a SANDAG project, not a city of San Diego. Like 30<sup>th</sup> street, they were constructing bit by bit, they'll complete the whole project before it is released to the public. That won't be completed until 2022, with the entriety of the length to make sure that it is good. I'm sure people have feelings about it, but that is unchangeable.
- Don Leichting: There is no signage to say bike lanes block 300 feet, it would be really good to invite or interact with someone from SANDAG, now that the city has decided to change 30<sup>th</sup> street,

SANDAG has a huge investment in East-West transportation. Correct me if I am wrong, when you serve on the board, you have to take Brown Act training, if an election is challenged, that has to be done right away. If it wasn't done properly, then any decision by the board can't happen. There was talk in the past about how the vote was done, if that hasn't been cleaned up, we should stop what we're doing and see what wasn't done right. That's my two cents.

- Marissa: Thanks, Don. I can clarify that this board has been certified by the city. The claims were not substantive, looked into and there weren't errors that compelled the board to not be official. We are an official sitting board, you are being represented.
- Sol Schumer: Hi, I just want to ask if Aria is the person who composes the reminder emails. There is a mailchimp issue that I would like you to fix.
  - Jeff: It is a joint project between Josh, Aria and me, we have seen Sol's email regarding links to the agenda. We should consider more simple ways to send out, we're writing lines of code for it and occasional mistakes need to be considered in the greater part of what we are doing. We got Sol's email, if he's an expert, we'd welcome that
  - Sol: I would be happy to help solve that quirk of MailChimp.
- Pat: I just want to clarify that the City's election challenges, the city is trying to get the requested documents that are necessary, that's an ongoing thing. As far as Aria attending the CPC's meeting, since he was elected, he attended one and he didn't like the chaos of it. He skipped around in attending meetings, that is my observation.
  - Daniel: As a point of information 5<sup>th</sup> Ave falls out of our purview, but 30<sup>th</sup> street is within boundaries.

IV. **Announcements & Event Notices:** Limited to One minute each.  
None scheduled.

V. **Elected Official & Planner Reports:** Reports are limited to 2 Min Max

1. **Aaron Burgess, Hon. Nathan Fletcher, SD Board of Supervisors Dist. 3,** (619) 531-4936, [Aaron.Burgess@sdcounty.ca.gov](mailto:Aaron.Burgess@sdcounty.ca.gov) .
2. **Kohta Zaiser, Hon. Todd Gloria, Mayor of San Diego,** [ZaiserK@sandiego.gov](mailto:ZaiserK@sandiego.gov).
3. **Christopher Vallejo. Toni Atkins, State Senate Dist. 39,** 619-645-3133,
4. **Ryan Darsey, Hon. Stephen Whitburn, City Council Dist. 3,** (619) 236-6633 [RDarsey@sandiego.gov](mailto:RDarsey@sandiego.gov).  
**Update:** Thank you, good evening. Happy to report that construction has resumed on the North Park Mini-Park. August 26<sup>th</sup> will be a meeting on wastewater, please email me. UAMP webpage has been updated, there will soon be a site to sign up for updates. Angela from North Park Main Street brought it up. The University Ave Mobility Project website will have contact information if you have more questions.
5. **Bernie Turgeon, Planning Department,** 619-533-6575, [BTurgeon@sandiego.gov](mailto:BTurgeon@sandiego.gov).
6. **Chris Gris, Hon. Chris Ward, State Assemblymember,** [Christopher.gris@asm.ca.gov](mailto:Christopher.gris@asm.ca.gov)  
**Update:** Good evening, legislative update, the ASM came back from recess and is going into this final stretch, focusing on bills. AB 879, directs climate action decisions are directed to local experts, AB 500 to support ADU's, AB223, which makes it unlawful to take from public land and add a penalty of, AB340 amends CA to conform from federal law, that allows for CA's with savings accounts can. Asm is focusing on climate change.

VI. **Information /Action Items:**  
None scheduled.

VII. **NPPC Reports**

1. **Chair's Report.**
2. **Social Media.** Josh Bohannon
3. **NPPC Website Update.** Jeff Olson  
**Olson: Inadequacies that we need to address.**

**Tucker-Borquez: thanks so much**

4. **Subcommittee Reports:** : (Limited to Items Not on the Agenda & 5 Min. Max. each)
  - a. Urban Design/Project Review (Tyler Renner, Chair): Next Meeting September 6, 2021, Zoom.
  - b. Public Facilities & Transportation (Arash Kahvazadeh, Chair): Next Meeting September 14, 2021  
Arash: We don't have a chat, don't keep looking for the chat. Public Facility, we didn't have any voted on items, the CIP's got reviewed and submitted, got suggestions from community members for new CIP, we will follow up. The bike lane keeps coming up, if you're interested, we will follow up on the conditions from the NPPC, to come up with a process to track recommendations to see what impact it is having. Great updates from Angela on the North Park garage usage. One other suggestion of adding more public restrooms. Working with the person who suggested to build into a project. I wrote down the suggestion to have SANDAG here to update around regional plan and will follow up.
  - c. Ad Hoc Subcommittee (Matt Stucky, Chair): Next Meeting to be announced  
Had to reschedule, will meeting August 24<sup>th</sup>, agenda will go out tomorrow.  
Discussion of bylaws from other planning groups to see if we can adopt anything.  
We'll talk about the election as well.
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
  - a. Balboa Park Committee. TBD.
  - b. Maintenance Assessment District. Matt Stucky.  
-no major updates, waiting on city for some updates
  - c. North Park Main Street. Steve Billings.  
-discussed the North Park enhancement district and how we are striving to get landlords to cast a yes vote for the budget to increase property taxes, right on the cusp, so please reach out to landlords if you know them. Voting on the board of NPMS coming up.
  - d. Adams Avenue Business Association. Ginger Partyka.
  - e. El Cajon Boulevard Business Improvement Assoc. Beau Benko
  - f. North Park Community Association. Peter Hill. – No updates
  - g. University Heights Community Association. Tyler Renner – they do not meet in August, starting again in September
  - h. CPC. Aria Pounaki. Absent.

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, September 21, 2021

**Pat Sexton:** Thank you, Marissa. Clarification: I was going to announce the redistricting committee is meeting tomorrow at 3pm.

IX. **Adjournment**

**(7:18 p.m.)**

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- **\*\*For more info on any project, enter the SD Development Services PTS number in "Project ID" at <https://opensd.sandiego.gov/Web/Maps/ApprovalsDiscretionary>**
  - NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.
  - To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.
  - NPPC Chair: Aria Pounaki [info@northparkplanning.org](mailto:info@northparkplanning.org)
  - Urban Design/ Project Review Subcommittee Chair: Melissa Stayner [urbandesign@northparkplanning.org](mailto:urbandesign@northparkplanning.org)
  - Public Facilities & Transportation Subcommittee Chair: Arash Kazavahdeh or [publicfacilities@northparkplanning.org](mailto:publicfacilities@northparkplanning.org)
  - Adams Avenue Business Association: [www.adamsAvebusiness.com/](http://www.adamsAvebusiness.com/)
  - North Park Main Street: [northparkmainSt.com/](http://northparkmainSt.com/)
  - "The Boulevard" El Cajon Boulevard Business Improvement Association: [www.theboulevard.org](http://www.theboulevard.org)
  - North Park Maintenance Assessment District: <http://npmad.org>
  - North Park Community Association. For information about North Park Activities or to have an event posted: [www.northparksd.org](http://www.northparksd.org)
  - University Heights Community Association (UHCA): [www.uhsd.org](http://www.uhsd.org)