



**NORTH PARK PLANNING COMMITTEE (NPPC)**  
**Agenda: July 20, 2021; 6:30 pm**  
**Virtual Meeting Via Zoom Platform**

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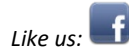
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I. **Parliamentary Items**

(6:30 p.m.)

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

2. **Modifications to the NPPC Agenda**

a. **Urgent Non-Agenda Action Items:**

b. **Consent Agenda**

i. (From June 7, 2021 Urban Design Subcommittee)

*Process 2 Neighborhood Development Permit: Project No.669651*

A Process 2 Neighborhood Development Permit for a proposed 5,106 square-foot, two-story mixed-use infill project to be built on a vacant lot located at 4665 Park Boulevard. The project requests a deviation to the side yard setback regulations. The 0.08-acre site is in the CN-1-3 zone within North Park Community Plan area. Presentation by Janice DeYoung, [janice@mpa-architects.com](mailto:janice@mpa-architects.com).

***SUBCOMMITTEE MOTION:** To approve the deviation to the side yard setback for project No. 669651. Renner/Pounaki (7-0-0)*

ii. (From July 13, 2021 Public Facilities & Transportation Subcommittee)

*Review and prioritization of Capital Infrastructure Projects for 2021 survey:*

Process for CIP prioritization and 24 existing identified projects. Deadline to submit to city is in first week of August.

***SUBCOMMITTEE MOTION:** To rank CIP Projects as:*

- 1) 20-2: Pedestrian facility improvements in Morley Field and East Mesa areas of Balboa Park adjacent to North Park,
- 2) 10-2: Creation of off-lease dog area at North Park Community Park,
- 3) 7-2: Construction of feasible improvements at El Cajon Blvd/Park Blvd/Normal Street Intersection with modification to language to remove references to roundabout,
- 4) 23-2: Construction of a new and expanded North Park Recreation Center, with modification to language to include option to "upgrade" existing building,
- 5) 22-2: Construction of a new North Park Community Adult Center, with modification to language to include option to "upgrade" existing building,

*and remove Mini Park (26-2) from list given it is nearing completion,  
and leave remaining projects as is on priority list. (Stucky/Kahvazadeh) (6-0-0)*

3. **Agenda:** Adoption of the July 20, 2021 Agenda, *if necessary*.
4. **Minutes:** Approval of the May 18, 2021 Minutes.
5. **Treasurer's Report:** Beau Benko

II. **Non-Agenda Public Comment:** (6:50- 7:10 p.m.)  
Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time.

III. **Announcements & Event Notices:** Limited to One minute each. (7:10- 7:15 p.m.)

1. **San Diego Public Library to Resume In-Person Services at More Locations:** Starting July 6, patrons can browse, use computers and attend programs at 26 libraries; additional city facilities now open to the public. <https://www.sandiego.gov/public-library/in-person-library-services>
2. **Cool Zones to be Provided by the City when Temperature Reach 85°:** Parks and Rec have announced Cool Zones at nearby properties around the City including at the Balboa Park Activity Center (2145 Park Blvd.) noon-5pm, and at the North Park Library (3795 31<sup>st</sup> St) during open hours.

IV. **Elected Official & Planner Reports:** Reports are limited to 2 Min Max (7:15- 7:25 p.m.)

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. **Diana Lara, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, [Diana.Lara@sen.ca.gov](mailto:Diana.Lara@sen.ca.gov).
4. **Ryan Darsey, Hon. Stephen Whitburn, City Council Dist. 3,** (619) 236-6633 [RDarsey@sandiego.gov](mailto:RDarsey@sandiego.gov).
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)

V. **Information Item:** (7:25- 7:55 p.m.)

1. **Presentation by Angela Landsberg on North Park PBID**

North Park has one of 2 PBIDs in the City of San Diego. The NPPBID is bringing enhanced services to business and property owners in North Park such as landscaping improvements and enhanced sanitation services. Executive Director Angela Landsberg will present on the PBID and its impact on the local community and answer the public's questions.

Presenter: Angela Landsberg [angela@northparkmainstreet.com](mailto:angela@northparkmainstreet.com)

VI. **Action Item:** (7:55- 8:40 p.m.)

1. **Presentation on proposed Land Development Code revisions**

Presentation on proposed Land Development Code (LDC) revisions relevant to NPPC. The LDC is the portion of the City's Municipal Code that deals with land development and uses. The revisions are

developed through an annual review process conducted by the Planning Department. More info here: <https://www.sandiego.gov/planning/programs/land-development-code/updates-in-process>

Presenter: NPPC Board member Peter Hill

VII. **NPPC Reports** (8:40 - 8:55 p.m.)

1. **Chair's Report.**
  - a. Notice to voting community members in subcommittees on eCOW requirement.
  - b. Howard Blackson for Balboa Park Committee.
2. **Social Media.** Josh Bohannon
3. **NPPC Website Update.** Jeff Olson
4. **Subcommittee Reports:** (Limited to Items Not on the Agenda & 5 Min. Max. each)
  - a. Urban Design/Project Review (Tyler Renner, Chair): Next Meeting August 2, 2021, via Zoom.
  - b. Public Facilities & Transportation (Arash Kahvazadeh, Chair): Next Meeting August 10, 2021
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
  - a. Balboa Park Committee. TBD.
  - b. Maintenance Assessment District. Matt Stucky.
  - c. North Park Main Street. Steve Billings.
  - d. Adams Avenue Business Association. Ginger Partyka.
  - e. El Cajon Boulevard Business Improvement Assoc. Beau Benko
  - f. North Park Community Association. Peter Hill.
  - g. University Heights Community Association. Tyler Renner
  - h. CPC. Aria Pounaki

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, August 17, 2021

IX. **Adjournment** (9:00 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)