



NORTH PARK PLANNING COMMITTEE

AGENDA: February 21, 2012– 6:30 PM

2901 NORTH PARK WAY, 2ND FLOOR

www.northparkplanning.org

info@northparkplanning.org

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NPPC Board Elections will be held on March 20, 2012:

To be eligible to vote in or run for the Board you must have a valid Registration Form on file &

Signed in at one NPPC Board meeting March 2011 through February 2012

(Registration for the March 20 election closes at the end of the February 21, 2012 meeting)

I. Parliamentary Items

(6:30 p.m.)

- A. Call to Order, Roll Call and Attendance Report
- B. Modifications to & Adoption of the February 21, 2012 Agenda
 - Urgent Non-Agenda Action Items – Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee.
- C. Chair's Report/CPC
 1. Rene Vidales volunteered to be NPPC liaison to NPMS Committee on Sustainability
 2. CPC Report
 - a) Update regarding Duplication/Alteration of Project Plans
 - b) City Update regarding the requirements for retention of documents
- D. Approval of Previous NPPC Minutes: January 17, 2012
- E. Treasurer's Report –David Cohen
 1. \$250 reimburse request for payment to Bluehost (36 months)
- F. Election Committee Judy O'Boyle
- G. Planner's Report - Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov
 - Update Community Plan Process; see Action/Discussion Item below.

II. Announcements & Non Agenda Public Comment (2 min. max each)

(6:55 pm)

Please fill out a Public Comment Sheet and give to Secretary prior to the meeting

- Affordable Housing Fund Annual Plan for FY2013 – Housing Commission
- MARCH 8, 2012: *Tools for Preserving Community Character: Historical Designation* March 8, at 6 pm at the Grace Lutheran Church for more info see flier below
- Crime mapping tool available to public: http://www.sandag.org/enewsletter/feature_4.html

III. Elected Official Reports (2 Min Max Each)

(7:05 pm)

- A. Katherine Fortner, Hon. Susan Davis, US Congressional District 53
Contact Info Katherine.Fortner@mail.house.gov
- B. Lindsey Masukawa, Hon. Toni Atkins, State Assembly District 76
Contact Info Lindsey.Masukawa@asm.ca.gov
- C. Anthony Bernal, Hon. Todd Gloria, City Councilmember District 3
Contact Info ABernal@sandiego.gov

IV. Consent Agenda:

(7:15 pm)

(11/7/11 UDPR Barry, Dye, Granowitz, Morrison, Carlson, Pyles, Steppke, Schneider)

- **76 Gas Station (Circle K)** A Development Permit and CUP conversion of an existing service station facility to a Circle K convenience store with a Type 20 beer and wine license. The applicants are the current owners,

CN-1 Zone, mid-city PDO to convert 1,236 sf of service bays and add 399 sf to the existing 188 sf. convenience store, retaining 76 gasoline service, The police department has recommended approval of the license, The project's deviations include: closing one driveway on Iowa and one on El Cajon; and expanding the retail store into the garage area (total size of footprint not larger than existing footprint). **Motion: Approve CUP and SDP for 76/Circle K at 3154 El Cajon Blvd Granowitz/ Dye 7-1-0**

(2/06/12 UDPR Barry, Dye, Bonn, Callen, Carlson, Granowitz, Hill, Morrison, Pyles, Steppke)

- A. **AT&T - Boundary St. (Public Right-of-Way, 4375 1/3 Boundary St., Project No. 226649):** CUP & SDP, Process 4, for a Wireless Communication Facility in the public right-of-way consisting of a 50'-0" high tower, 12 panel antennas, and an approximately 11'-9" by 25'-3" above ground vault for equipment. 4369 Boundary St & Meade Ave in the MR-800B **Motion: To deny the proposed project based on: 1) nonconformance with current community plans, including Redevelopment Project Area and MAD plans, 2) conflict with existing community character, 3) inadequate vetting of alternate locations, and 4) environmental justice principles, i.e. the proliferation of radiation emitting wireless facilities within North Park residential communities. Granowitz/Barry 10-0-0**
- B. **Bennett Residence – 2420 Felton St. (Project No. 267043):** NDP Permit, Process 2 for construction of a retaining wall in the public right-of-way. The project is located on a vacant lot in the RS-1-7 **Motion: To approve the Neighborhood Development Permit as requested Dionne/Rick 10-0-0**
- C. **Verizon – Grace Baptist Church – 3848 Georgia St. Project No. 237295,** CUP for installation of a Wireless Communication Facility, Process 3, includes a 15'-tall tower extension to the existing church tower (current max height of 46'-5"). The tower to contain 12 antennas & 2 GPS antennas. Equipment located in an existing equipment room. MR-800B, process 3 CUP for non-residential use in a residential zone less than 100 feet from residential property use. **Motion: To approve the CUP as proposed in Design Option One (creating a white band around the top of the tower) Granowitz/Callen 10-0-0**

V. **Subcommittee Reports** (Limited to Items not on the Agenda, 5 Min Max per Report) (7:25 pm)

- A. **Urban Design/Project Review**, Robert Barry, Cheryl Dye - NP Adult Community Center, 6:00pm 1st Monday. Next meeting March 5, 2012
- B. **Public Facilities/Public Art**, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2ND Wednesday. Next meeting March 7, 2012

VI. **Liaisons Reports** (2 Min. Max per Report) (7:35 pm)

- A. Balboa Park Committee Rob Steppke
- B. Project Area Committee Judi O'Boyle
- C. Maintenance Assessment District Lucky Morrison
- D. North Park Parking Management Working Group Roger Lewis
- E. University Ave Mobility Plan Roger Lewis
- F. Mini Park & Streetscape Rene Vidales

VII. **NPPC Board Member Reporting Out As Needed** (2 Min Max per Report) (7:45 pm)

- A. Alcohol and Entertainment Update Lucky Morrison
- B. Utility Boxes Cheryl Dye
- C. North Park Main Street David Cohen
- D. Jack in the Box Rick Pyles

VIII. **Action/Discussion Items:** (2 Min Max per Speaker-Chair can give more time as needed)

- A. **Request for a Letter of Support for the 9/8/12 NPHS Car Show at Morley Field**
Letter follows agenda below Steve Hon (7:55 pm)
- B. **NPCPU Conservation Areas** Marlon Pangilinan (8:05 pm)
- C. **NPPC Annual Report** (8:30 pm)

IX. Unfinished, & Future Agenda Items

X. Next Meeting Date: March 20, 2012

XI. Adjournment

(9 pm)



****Times are estimates only.**

- To request an agenda in alternative format, or request a sign language or oral interpreter for the meeting, call: (619) 236-6405.
- To Contact the Chair of NPPC, call Vicki Granowitz 619-584-1203 or NPPC-Info@cox.net
- To Contact Urban Design/ Project Review, call Robert Barry at (619) 954-5588 or robert.barry@cox.net
- To contact Public Facilities/Public Art call Dionne Carlson at (619) 584-2496 or dionneleighcarlson@cox.net
- For information about North Park Activities go to NPCA website at www.northparksd.org.



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February 21, 2012

Re: Special Event Permit North Park Historical Society Car Show

To Whom It May Concern:

Since 2010, the North Park Historical Society (NPHS) has organized a classic car show in the parking lot behind the North Park Theatre in the month of September. The car show has been a big hit with the North Park community and hundreds of people have attended each year. The number of car show entries increased from 42 in 2010 to 53 in 2011.

Due to the long term plan of the City to transform the parking lot behind the North Park Theatre into a mini-park and space limitations at that location, NPHS has been exploring alternative sites for their car show. An ideal location would be the access road/parking lot in front of the Balboa Tennis Club at Morley Field. The Balboa Tennis Club, which joined NPHS as a member last year, is interested in hosting the NPHS Car Show if NPHS can secure a permit from the City Park and Recreation Department for using approximately 40% of the parking spaces on the access road (portion of Jacaranda Street) for approximately 7 hours on Saturday, September 8, 2012. The date of September 8th will not conflict with either tennis tournaments or cross country races.

Based upon positive community response to the previous two NPHS Car Shows, the North Park Planning Committee is in support of NPHS receiving a permit for their 2012 Car Show at Morley Field.

Sincerely,

Vicki Granowitz, Chair
North Park Planning Committee

Shaping Our Community's Future:

Tools and Basics of Community Planning

Just a reminder that our *free* lecture series continues, **March 8, at 6 pm** at the Grace Lutheran Church in University Heights, located at 3993 Park Blvd. at the southeast corner of Park and Lincoln. Free parking is available in the lot behind the church. Enter the church from the back alley and take the stairs to your right up to the Fellowship Hall on the second level. For more information, contact the University Heights Historical Society at (619) 297-3166.

The purpose of this community forum series, sponsored by the [University Heights Historical Society](#) and the [University Heights Community Development Corporation](#), is to provide residents with a very broad overview of some of these recent changes, the basics of community planning in San Diego, and to invite residents to think about what they value about our neighborhood and their vision for its future shape.

If there are specific questions or issues you would like addressed during the lecture series, please email them to uhhs@att.net and we will do our best to incorporate them.

MARCH 8, 2012: Tools for Preserving Community Character: Historical Designation

The City of San Diego recognizes the benefits of historical resource preservation to the community as well as to individual property owners. In addition to protecting the unique history, architecture, or character of a community, preservation efforts promote a sense of neighborhood pride, and stabilize or increase property values. Cathy will discuss the benefits of historic designation, financial incentives for owners of historical properties, and the process for historically designating individual properties as well as districts.

APRIL 12, 2012: Tools for Preserving Community Character: Conservation Areas, Marlon Pangilinan

Conservation areas are a planning tool that can be used to help protect a neighborhood's unique community character through architectural guidelines, development standards, and special zoning provisions. The precise nature of each Conservation Area is generally determined by the residents of a particular neighborhood, in conjunction with the local Planning Group and the City. Used successfully in other cities, San Diego is contemplating use of Conservation Areas. Marlon will provide an overview of the background, purpose, and process for using Conservation Areas and how they might be used in University Heights.
