





## NORTH PARK PLANNING COMMITTEE

AGENDA: NOVEMBER 18, 2014– 6:30 PM

2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR

[www.northparkplanning.org](http://www.northparkplanning.org)

[info@northparkplanning.org](mailto:info@northparkplanning.org)

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\*\* Give Public Comment Sheets to NPPC Secretary or Chair

\*\*Times are estimates only

### I. Parliamentary Items (6:30 pm)

A. Call to Order, Roll Call and Attendance Report

B. Modifications to & Adoption of the November 18, 2014 NPPC Agenda

1. **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. Items must have come up after the Agenda went out & be of a time sensitive nature.
2. **Consent Agenda Items:** (UDPR 11/3/14 In Attendance: Hill, Levin, Blackson, Bonn, Callen, Codraro, Gebreselassie, Granowitz, McAlear, Steppke

a) **4162, 4164, 4166 Mississippi St. Vesting Tentative Map** (Process 3) Map Waiver to convert 3 existing residential dwelling units into condominiums on a 0.121 acre site located in the MCCPD-MR-1250B zone of the Greater North Park Community Plan area. **MOTION to deny due to lack of pertinent information & a desire to maintain apartments. 6-2-1 (Blackson/McAlear vote no; Levin abstains)**

b) **The UDPR Subcommittee finds the Urban Design Element of the NPCPU to be disorganized, lacking appropriate graphics (maps), includes items lacking explanation or context, among other issues and does not adequately reflect the Board or the public's vision. For these reasons the following motions was passed. MOTION to write a letter to the Planning Department regarding issues and concerns with the 2014 Draft Urban Design Element of the North Park Community Plan Update. Gebreselassie/Blackson 9-0-0**

C. **Agenda:** Adoption of the November 18, 2014 NPPC Agenda

D. **Minutes:** Approval of the October 21, 2014 Minutes

E. Treasurer's Report – Current balance \$739.77

1. Update CPG Expense Reimbursement:

F. Social Media – Brandon Hilpert

G. Chair's Report

1. Should we meet on December 16, 2014 to focus on the Community Plan Update or...?
2. Reestablish Ad Hoc Committee on the Urban Design Element. To include previous members: Barry, Blackson, Codraro, Hill & Gebreselassie to fill vacated seat.
3. Response to our letter re: Equivalences from the Planning Dept.
4. City of San Diego Bicycle Advisory Committee <http://www.sandiego.gov/city-clerk/boards-commissions/bicyleadvisoryboard.shtml>
5. CP 600.24, Bylaws & 2015 Elections
6. **CPC – Tuesday, November 25, 2014, 7-9 pm.** 9192 Topaz Way, Kearny Mesa Auditorium. Agenda Items include: (For more info:

<http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)

- a) 9<sup>th</sup> Update to the General Plan to be voted on at January 27, 2014 meeting

H. Planner's Report – Marlon Pangilinan, 619-235-5293; [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)

- II. **Non Agenda Public Comment (2 min. max each)** (7 pm)  
 Limited to items not on the Agenda & non-debatable.
- III. **Announcements & Event Notices: Limited to One minute each.**
- A. **Jack in the Box Court Hearing Update: On Friday, November 21, 2014 at 10:00 am. In Dept. 71 in the Superior Court** at 330 West Broadway 92101. The community will finally have their day in court regarding the city's request to have the Jack in the Box lawsuit dismissed. Community members will be meeting for coffee and pastries beginning at 8:30 am across Broadway (to the south of the courthouse), look for the "Care About NP Banner" & heading into court at 9:30 am. (The NPPC voted to oppose the drive through among other aspects of the JIB remodel)  
 For more info go to [CareAboutNorthPark.com](http://CareAboutNorthPark.com) and the **Facebook** page, '**Do The Right Thing, Jack**'.
  - B. **North Park Historical Society new book- *Images of America San Diego's North Park*** is being sold at Pigment, North Park Hardware, SOHO, San Diego History Center, and The Grove
  - C. **Utility Undergrounding Advisory Committee**, meets monthly on the 3rd Friday 8:30 am - 10:30 am 202 C St, 12 flr Committee Rm
- IV. **Elected Official Reports & contact Info:** Reports are limited to 2 Min Max (7:10 pm)
- A. Jessica Poole District Director Susan Davis, US Congressional Dist. 53, 619-208-5353
  - B. Jason Wiesz, Hon. Toni Atkins, State Assembly District 76, 619-645-3090 [jason.weisz@asm.ca.gov](mailto:jason.weisz@asm.ca.gov)
  - C. Hilary Nemchik, Hon. Marty Block State Senate District 39, 619-645-3133 [hilarynemchik@sen.ca.gov](mailto:hilarynemchik@sen.ca.gov)
  - D. Adrian Granda, Hon. Todd Gloria, City Councilmember District 3, 619-236-6633 [AGranda@sandiego.gov](mailto:AGranda@sandiego.gov)
- V. **NPPC Reports**
- A. **Subcommittee Reports:** Limited to Items Not on the Agenda & 5 Min. Max. each)
    - 1. Urban Design/Project Review: Peter Hill Chair Rachel Levin Vice Chair – NP Rec Center Social Room, 6:00 pm 1<sup>st</sup> Monday. Next meeting December 1, 2014
    - 2. Public Facilities/Public Art: Dionne Carlson Chair, Roger Morrison Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting January 21, 2014
  - B. **Liaisons Reports:** Limited to 1 Min. Max per Report
 

1. Balboa Park Committee	Rob Steppke
2. Maintenance Assessment District	Peter Hill
3. North Park Main St	Dang Nguyen
4. NP Mid-City Regional Bike Corridors	Dionne Carlson
5. Adams Ave BIA	Dionne Carlson
6. El Cajon Blvd BIA	Vicki Granowitz
7. Utility Undergrounding Advisory Committee	Vicki Granowitz
- VI. **Information Item** (7:30 pm)
- A. **Building Frontage Types – (Tentative)** Howard Blackson (7:40 pm)
- VII. **Possible Action Items:** (2 Min Max per Speaker-Chair can award more time)
- A. **9<sup>th</sup> Update to the Land Development Code – Specifically the Sections on Drive Troughs & Previously Conforming Rights** (7:50 pm)  
<http://www.sandiego.gov/development-services/industry/landdevcode/index.shtml#projectsOpen>
  - B. **Draft Small Lot Ordinance** (8:05pm)  
<http://www.sandiego.gov/developmentservices/pdf/industry/2014/smallotordinance.pdf>
    - 1. **Community Plan Update Urban Design Element** (8:20 pm)  
[http://www.sandiego.gov/planning/community/profiles/greaternorthpark/pdf/npcpu\\_ude\\_full\\_version\\_oct2014.pdf](http://www.sandiego.gov/planning/community/profiles/greaternorthpark/pdf/npcpu_ude_full_version_oct2014.pdf)
- VIII. **Unfinished & Future Agenda Items**

- A. Park & Rec Element
- B. NPPC Bylaws Update
- C. January appoint Election Committee

**IX. Future Meeting Date:** November 18, 2014, 6:30 pm  
December – No Meeting??



**X. Adjournment**

(8:45 pm)

- NPPC Agendas are posted in the North Park Main St Window at 2828 University Ave #102
- To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.
- To Contact the Chair of NPPC, call Vicki Granowitz 619-884-0008 or [info@northparkplanning.org](mailto:info@northparkplanning.org)
- To Contact Urban Design/ Project Review, call Peter Hill 619-846-2689 or [hillpeter@hotmail.com](mailto:hillpeter@hotmail.com)
- To contact Public Facilities call Dionne Carlson at (619) 584-2496 or [dionneleighcarlson@cox.net](mailto:dionneleighcarlson@cox.net)
- For information about North Park Activities or to have an event posted go to NPCA website at [www.northparksd.org](http://www.northparksd.org);
- Adams Ave Business Improvement Association: [www.adamsAvebusiness.com/](http://www.adamsAvebusiness.com/)
- North Park Main St: [northparkmainSt.com/](http://northparkmainSt.com/)
- “The Boulevard” El Cajon Boulevard Improvement Association: [www.theboulevard.org](http://www.theboulevard.org)
- University Heights Community Association (UHCA): [uhsd.org/](http://uhsd.org/)



**NORTH PARK PLANNING COMMITTEE**  
**Draft Minutes: October 21, 2014 – 6:30 PM**  
[www.northparkplanning.org](http://www.northparkplanning.org)  
[info@northparkplanning.org](mailto:info@northparkplanning.org)

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**I. Call to order: 6:34 pm**

**II. Attendance Report:**

Member	Robert Barry	Roger Morrison	Dionne Carlson	Daniel Gebreselassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Rachel Levin	Carl Moczydlowsky	Lucky Morrison	Dang Nguyen	Howard Blackson	Rick Pyles	Sarah McAlear	Steve Codraro
Attendance	1	2		3	4	5	6	7	8	9	10		11	12	13
Late															
Absences		1	2				1	3	2			1		2	

**III. Modifications to and Adoption of the 10/21/14 Agenda**

- a. **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. Items must have come up after the Agenda went out & be of a time sensitive nature.
  - i. None
  - ii. **MOTION to move letters of support to the consent agenda. McAlear/Barry 13-0-0 (Blackson Late)**
- b. **MOTION: Adopt as modified 10/21/14 Agenda. R. Morrison/Pyles 13-0-0 (Blackson Late)**

**IV. Consent Agenda:**

- a. 51st Annual North Park Toyland Parade & Festival - December 6, 2014
  - b. NPCA 2015 Summer Concert Series
  - c. NPMS Caltrans Sustainable Communities Grant Application (Safe Routes to School)
- MOTION: to approve letters of support. McAlear/Gebreselassie 13-0-0 (Blackson Late)**

**V. Approval of Previous Minutes**

- a. **MOTION: Approve September 16<sup>th</sup> Minutes as modified for absences and typos. Pyles/R. Morrison 13-0-0 (Blackson Late, Moczydlowsky, Levin, Hilpert abstain)**

**VI. Treasurer's Report, Brandon Hilpert (absent, Granowitz gives report)**

- a. Current balance \$739.77
  - b. City process for reimbursing community planning committees
- MOTION to Designate Brandon Hilpert, NPPC Treasurer, to be our designee to the City regarding the quarterly City NPPC reimbursement check. Hilpert/McAlear 13-0-0 (Blackson Late)**

**VII. Social Media Report, Brandon Hilpert (absent, Granowitz gives report)**

- a. Website needs September

**VIII. Chairs Report/CPC**

- a. **CPC – Tuesday, October 28, 2014, 7-9 pm.** 9192 Topaz Way, Kearny Mesa Auditorium. Agenda Items include: (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)

- b. 9<sup>th</sup> Update to the General Plan
  - c. Small Lot Subdivision
  - d. Peter & I meet with the new owner of F St Book Store Property – see public comment.
  - e. The Fenton Project has run into an issue related to a historical issue with the house on the property related to the LGTB history occurring on that site
  - f. The former Nite Life site will become leased to a to be determined business.
  - g. Been receiving numerous calls regarding quality of life issues related to new business
  - h. New issue emerging in that it seems developers looking to avoid the 45 year review are just moving the old structures to unknown locations.
- IX. **Planner’s Report**, Marlon Pangilinan, 619.235.5293; [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)
- a. Plan elements moving forward. Planning director has still not been identified, down to 4 candidates. Hiring some new planners.
- X. **Non Agenda Public Comment**
- a. Rob Steppke, chair of the Maintenance Assessment District – opening for a seat for a resident homeowner on the MAD.
  - b. Irene Grumman, Utah Street – Impacts on senior and disabled residents to drive through with the replacement of Burger King by Sonic. Management of the building is working with Sonic but there are significant impacts on Sonic. Light and sound impacts to residents.
  - c. Jessica Gulati, 30<sup>th</sup> Street – concerned about the parking at 2927 30<sup>th</sup> street for a potential new Thai restaurant. Wants to protect noise and parking impacts.
  - d. Jeff Kirschbaum, OLP Update. The new parking structure continues to be coming on along well, with the completion date expected in just a couple of months. On 10/4, the OLP STEAM Day welcomed over 100 7th & 8th grade girls from all around San Diego to campus for a day of Science, Technology, Engineering And Math. All are invited to attend the annual “Christmas at Our House” which will be held at OLP on Dec. 11th, please contact the school for more info.
  - e. Don Leichtling, Ray Street – Requesting moratorium on new development until the community plan is adopted. [NP-RID@cox.net](mailto:NP-RID@cox.net).
  - f. Alex Pellegrino – purchased the F Street adult book store building on University. Looking at a micro brewery tenant. 2002 University and also looking for other potential tenants.
- XI. **Announcements**
- a. **North Park Historical Society** new book- *Images of America San Diego’s North Park* is being sold at Pigment, North Park Hardware, SOHO, San Diego History Center, and The Grove
  - b. **SD Sustainability Committee Infrastructure** for the 21<sup>st</sup> Century Wednesday October 29, 7:30 am – 4:45 pm. County of SD = Hearing Rm w5520 Overland, San Diego 92123. General Admission \$60 lunch included, for more info or to register [brett.makley@tylin.com](mailto:brett.makley@tylin.com) 619-692-1920 flier attached.
  - c. **Utility Undergrounding Advisory Committee**, meets monthly on the 3rd Friday 8:30 am - 10:30 am 202 C St, 12 flr Committee Rm
  - d. **Maintenance Assessment District** has an opening for a resident homeowner. For more info contact Rob Steppke, [arebeestep@gmail.com](mailto:arebeestep@gmail.com) 619-297-2012
  - e. **3864 31<sup>st</sup> Street** – Empty lot adjacent to Urban. Permit for 34 apartments to be constructed were filed on the 16<sup>th</sup> of October.
- XII. **Elected Official’s Report**
- a. **Jason Wiesz, Hon. Toni Atkins, State Assembly District 76** – 619.645.3090 [jason.weisz@asm.ca.gov](mailto:jason.weisz@asm.ca.gov) – Toni Atkins elected speaker. Governor signed the water bond and rainy day fund acts for the November ballot. Both received bipartisan support in the legislature. Plastic bag ban goes into effect and stages to most businesses. Bill requiring assisted living liability insurance passed. Also mobile office hours.
  - b. **Christopher Ward, Hon. Marty Block, State Senate District 39** – 619.645.3133 [christopher.ward@sen.ca.gov](mailto:christopher.ward@sen.ca.gov) – “Be the Best - Women in Business Expo!” – Friday October 31, 2014. 8:30am-2:00pm. SDG&E Innovation Center 4760 Clairemont Mesa Blvd. A day of networking and programs like “Getting Started Successfully in Procurement,” “How to Be a Successful Supplier,” “Financing for Success” and “Lessons Learned from Successful Women Business Owners.”

Veterans Job and Resource Fair - Thursday, November 6, 2014, 10am-2pm, Valley View Casino Center (Formerly the San Diego Sports Arena); open to any member of the public seeking employment – not just those with veterans' status. More than 150 potential employers are expected to be on hand to help provide information about available jobs, review resumes, recommend interview tips, and gain other skills to help prepare job seekers.

- a. **Gavin Deeb, Hon. Susan Davis, US Congressional District 53**, 619.208.5353 [Gavin.Deeb@mail.house.gov](mailto:Gavin.Deeb@mail.house.gov) – event tomorrow at 8:30 – 11:30 at SDSU alumni center on women and contracting – small business contracting. Student loan changes.
- b. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, [AGranda@sandiego.gov](mailto:AGranda@sandiego.gov) <http://sandiego.gov/cd3> - Council extending Car2Go's operating agreement, Linkage passing, Min. Wage being voted to go on the Ballot, and Council taking action on Project Labor Agreements to ensure hundreds of millions in state money for major water projects aren't cut off due to Prop A. Next week(Tuesday), Council will take action on Council Policy 600-24 for CPGs. I know you have followed this closely and spoke at committee.
- c.
  - a. Also you may get a public commenter tonight who lives on 30<sup>th</sup>. She is concerned that a building that sold next to hers may be seeking to open up as a Thai restaurant. There are no applications in yet, but her zone is a CL5 which allows restaurants by right. Just wanted to let you know.

### XIII. Subcommittee Reports:

- a. **Urban Design/Project Review (UD/PR), Peter Hill-Rachel Levin – NP Adult Community Center, 6:00pm 1st Monday. Next meeting November 3, 2014**
  - i. Land Development Code and Urban Element
  - ii. **Future Agenda:** Condo conversion and Mississippi street.
- b. **Public Facilities/Public Art, Dionne Carlson-Roger Morrison – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting November 12, 2014**
  - i. Did not meet.
  - ii. **Future Agenda:** SANDAG Bike Routes

### XIV. Liaisons Reports

- a. **Balboa Park Committee, Rob Steppke.** Filipino-American celebration, one-time approval but needs to work with the park staff. One year trial for alcohol consumption. Encore presentation by Carol Change on the botanical building.
- b. **Maintenance Assessment District, Peter Hill.** Trees supplied by SANDAG were approved for location near the Mid-City BRT.
- c. **North Park Main Street, Dang Nguyen.**
  - i. Seated 4 new board members.
  - ii. Taste of North Park.
- d. **NP Mid-City Regional Bike Corridors, Dionne Carlson.**
  - i. Absent
- e. **Adams Ave BIA, Dionne Carlson.**
  - i. Absent
- f. **El Cajon Business Improvement Association, Vicki Granowitz.** Reestablished Economic Development committee with the Urban Land Institute will be conducting a Developers Bus Tour in Nov. I have been asked to be one of the speakers to talk about the NPPC & community issues. Market opened on Friday, limited to food from establishments on the boulevard starting small.
- g. **Utility Undergrounding Advisory Committee, Vicki Granowitz.** David Moty chair Ken-Tal CPG & I presented a revised public process related to the undergrounding of overhead utility lines to the committee & public. City was very supportive, the utilities were cautiously optimistic. We were told the committee would not be dealing with the boxes that pop up due to increases in usage & density. [www.sandiego.gov/undergrounding/overview/advisorycommittee.shtml](http://www.sandiego.gov/undergrounding/overview/advisorycommittee.shtml)

### XV. Information Item

- a. **Metropolitan Transit System Rapid 215 Route – Mark Olson, MTS [makr.olson@sdmts.com](mailto:makr.olson@sdmts.com) / Don Varley, MTS [don.varley@sdmts.com](mailto:don.varley@sdmts.com)** 215 service from SDSU to downtown through the mid-city area. Provides better service and connectivity. High frequency (10-15 minute intervals), limited stops (10), new stations, dedicated bus lanes. Want to provide a higher level of service. 215, 235, and 237 are the rapid lines. Brand new buses on Rapid 215. Articulated buses more passengers, compass cards and cash payments, natural gas powered. SANDAG is working on a pilot project to enable wifi on the rapid routes.
  - i. \$5 will get you anywhere on the system.
  - ii. Fairbox recovery ratio – 45-50% cost recovery, which is very high for a city of San Diego’s size.
  - iii. Looking at stored value and possibly mobile payment options.
  - iv. Have screens at stations that will have real-time stop information as well as text updates and an app.
- b. **Building Frontage Types – deferred.**

**XVI. Action Items**

- a. **9<sup>th</sup> Update to the Land Development Code – Standard Performance Review (Proposed fix for the JIB, KFC Loophole included).** <http://www.sandiego.gov/development-services/industry/landdevcode/index.shtml#projectsOpen>
  - i. **Comments presented to the Board by Roger Lewis.**
  - ii. **Hilpert** – need to rewrite drive through spacing for queueing (Brandon to provide)
  - iii. **Pyles** – need a noticing requirement (Rick to provide)
  - iv. **Robert Barry** – doesn’t concur with the comments by Roger Lewis on comment 1 because they took away the previously conforming differentiation between conforming use and envelope. Otherwise agrees with comments by R.Lewis. There needs to be explanation of the retention of the walls.
  - v. Need to address the alley issue with negation of abutting residential use.
  - vi. Valuation is too gameable.
  - vii. 50% of the exterior walls needs to be clarified and codified.
  - viii. Clarify a distinction between repairing and alteration. Need objective criteria.
  - ix. Can hours restrictions be expanded (R Morrison)
  - x. **Comments from the board to chair by Thursday October 30<sup>th</sup>.**  
**MOTION: To authorize the NPPC Chair to compile, edit and send board submitted comments via an official NPPC letter to the Code Monitoring Team at the City of San Diego.**  
**Moczydlowsky/Ngyuen 13-0-0**
- b. **Urban Design Element**
  - i. **MOTION: To formally request the City to create an index of the Urban Design Element that is broken into an appropriate number of categories for further study. McAlear/Pyles 13-0-0**

**XVII. Unfinished and Future Agenda Items**

- a. Building Frontage Types
- b. Urban Design Element
- c. NPPC Bylaws Update

**XVIII. Next Meeting Date:** Board Meeting November 18, 2014. 6:30pm

**XIX. Motion to Adjourn: Pyles/Barry 8:39pm**

Minutes submitted by Carl Moczydlowsky