





NORTH PARK PLANNING COMMITTEE
Draft Minutes: April 20, 2015 – 6:30 PM
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- I. Call to order: 6:35 pm
- II. Attendance Report:

Member	Robert Barry	Howard Blackson	Dionne Carlson	Steve Codraro	Daniel Gebrelassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Rachel Levin	Sarah McAlear	Lucky Morrison	Roger Morrison	Dang Nguyen	Rick Pyles	Rene Vidales
Attendance			1	2	3	4	5	6	7	8	9			10	11
Late														6:45	
Absences	1	1										1	1		

III. Modifications to and Adoption of the 4/21/15 Agenda

- a. Urgent Non-Agenda Action Items: none
- b. **MOTION: Adopt 4/21/15 Agenda Hill/Hilpert 10-0-0**

IV. Consent Agenda:

- a. 4514-4516 Utah St. – Tentative Map for a 7-unit project (6 units under construction, 1 existing residence) is to create condominiums. The 7,000 sf site is within the MR-1500 zone of the Mid-City Communities Planned District & the Transit Area Overlay Zone. An affordable Housing Density Bonus allowed a density bonus of 2 units (included one very affordable, one bedroom unit through the SD Housing commission). 8 parking spaces are to be provided, of which 6 are tandem. **MOTION: To deny the project as presented, due to lack of prior community input. McAlear/UDPR 10-0-0 (On Consent)**
- b. 3537-3547 Indiana St Apartments. 24 units on a 24,326 sf site. The project to keep two historically designated bungalows & relocation 3 other bungalows. Parking to be underground, accessed through the alley, parking for all units, including the existing bungalows included. The site is located within the MR-1000 zone of the Mid-City Communities Planned District, Transit Area Overlay Zone **MOTION: To approve Indiana St Apartments Project #396980 at 3537-3547 Indiana St including a Site Development Permit, Neighborhood Use Permit, Easement Vacation for an existing drain and Deviations for:**
 - 1) required side and rear setbacks from the property lines for an elevator structure on the alley
 - 2) maximum allowable height, for an elevator equipment enclosure and solar panels
 - 3) architectural features required, for roof, window and door treatments
 - 4) providing one pedestrian entry where the code requires two entries**Steppe/UDPR 10-0-0 (On Consent)**
- c. Proposed Zoning Correction for 2011-2197 Haller & Rezoning of 1942 Boundary St. **MOTION: To recommend rezoning of the RS-1-7 at 1942 Boundary St & 2011-2197 Haller St to multifamily medium density (14-29 dwelling units per acre), include a zoning correction on the adjacent 2011-2197 Haller St existing townhouse development to reflect its actual density. The steep hillside is remain RS 1-1 & and to preserve access to Juniper Canyon open space. Granowitz/UDPR 10-0-0 (On Consent)**

- d. Proposal for Head-in Parking on Alabama Street between Polk and Lincoln: Residents on Alabama initiated the request for increased parking, circulated and signed the City's required petition in support. 81% support. 4 residents present at the meeting, all in support of Head-in Parking. Additional signatures gathered after petition submitted to City, increasing level of support. **MOTION: To support the conversion of parallel parking to head in parking, going from 23 to 46 spaces on the east side of Alabama St. between Polk and Lincoln Aves., with the provision that the city explores the possibility of using back-in parking. Vidales/PFPA 8-0-1 Abstention by R. Morrison – missed item discussion (On Consent)**
- V. **Approval of Previous Minutes**
 - a. **MOTION: Approve March 17th Minutes. Hilpert/Carlson 9-0-1 (Vidales abstains, not on board)**
- VI. **Treasurer's Report, Brandon Hilpert**
 - a. Current balance \$817.13
- VII. **Social Media Report, Brandon Hilpert** - Continuing work on website update
- VIII. **Chairs Report/CPC:**
 - a. **CPC – Tuesday, April 28, 2015, 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. **Solar installations to be heard at CPC**
 - c. **Water tower update** (<http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>). The city water department will pay for the seismic retrofit of the tower, but not other necessary maintenance.
 - d. **I 805 NP Way/University off ramp – Concerns about safety have been referred to CALTRANS by Assembly Person Toni Atkins**
- IX. **Planner's Report**, Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov
 - a. Four elements from the November draft of Community Plan Update are actually considered complete and ready for NPPC review: Public Art, Conservation, Noise/Light Pollution, and Parks & Recreation
- X. **Information Item 1: Historic Element**, Kelly Stanko from SD Planning presenting
 - a. Handout with responses to input thus far distributed, with one update:
 - i. 4210-411 30th St (Craze Burger location). Property owner required to do historic preservation work; determined building had been heavily altered, so will be removed from list.
 - b. Will proposed CPIOZ protect potential districts? The zone wouldn't prevent all alterations, but those that would adversely impact the district would require more oversight.
 - c. Is it difficult to make a determination as to what "adversely impacts a district"? For an established historic district, there's real analysis performed. For potential historic districts will there be the same level of analysis? Unknown what the exact process will be at the City level yet. The City is crafting guidelines for this now, and they will be in line with the Secretary of Interior standards for Historic Preservation.
 - d. Carlson expressed concern specifically for historic bungalow courts not within a historic district. The district is needed to protect individual properties that aren't seen as a group yet. Without designation there is potential for alternation of individual properties that would negate the designation of a group of properties. DSD doesn't inform people that a property can lose designation for something as minor as window replacement.
 - e. All properties 45 years or older, or identified as potentially significant, are reviewed by Historical Resources staff at Planning for potential historic significance when any building permit is triggered for the property. L. Morrison expressed concern about the ability to make changes to properties that detrimentally affect the character, but fall short of requiring a building permit. If such changes are allowed by right, then the regulations and permitting are falling short.
 - f. There are a handful of trees included specifically in historic designations. There is now a separate Board for heritage trees.
 - g. Board requested a map with existing and proposed historic districts displayed together.
- XI. **Information Item 2: The Observatory Theater**, Paris Landon and Ryan Blank presenting
 - a. Provided brief history of the Birch Theater building.
 - b. Discussed community concerns after ownership changed, and efforts to resolve, including:

- i. Noise: soundproofing, no re-entry, quiet signs, security sent into neighborhoods to encourage patrons to leave the neighborhood quietly and quickly after shows.
 - ii. Bookings: at beginning, some acts needed to be booked on short notice, so did not reflect wider intentions. The current line-up is expanded, and includes many community-based events.
 - iii. Parking: This week rolled out cooperative effort with Ace Parking structure. A small fee is included in cost of each ticket, and allows validated parking off neighborhood streets.
 - iv. Safety: hired additional security, including off duty officers. All staff is LEAD and PSO trained. SDPD is kept informed of dates of all major shows.
 - v. Trash: Staff get brooms and gloves outside every night after shows (10-11pm) and pick up trash around venue and 1-2 blocks into residential neighborhoods.
 - c. Emails to NPPC regarding this Information Item were all in support of business
 - d. Public comment from: Bob & Cindy Matherly (neighboring business owners), Andy Hinds, Ann Bui, Andrew Williams, Leah Causman, Tim Mays, Ryan Crockett, Kyle Palniuk, Donna Posin, and Steve Honn. All comments were in support. Theme was that any concerns that may have originally existed have been alleviated by the business's responsiveness and quick action. The care of the building and surrounding grounds has been exemplary, and their community outreach is appreciated.
 - e. Board comments/questions included:
 - i. Congratulations on being the first business to incorporate parking validation into business plan.
 - ii. What is status of liquor license? It's currently being re-evaluated and investigations are ongoing.
 - iii. Poster child for how businesses moving into the commercial/residential area should act.
 - iv. Continuing concerns expressed by people on Ray St about pre-gaming. Request for spreading signage out, and cleaning that area after shows.
 - v. As public funds restored this building, would appreciate seeing even more community events and outreach.
 - vi. Under 21 events have reported issues of kids drinking prior to shows in the parking structure. Would like to see collaborative effort with Ace, Observatory and SDPD to have people ticketed.
 - f. SDPD representatives were seated in the audience, and introduced after presentation: Vice Sgt. Linda Griffin and her replacement, Sgt. Andrew Hoffman, Vice Lt. Bruce Getz, and ABC Sgt. Roberto Cassias.
- XII. **Information Item 3, St. Augustine Standard Conformance Review Update**, Steve Chipp presenting
 - a. Presentation also given at April UDPR meeting for this ministerial project.
 - b. A second phase of construction originally approved and intended to begin around 2008 is now resuming, should break ground in December 2015 and last about 14-months.
- XIII. **Non Agenda Public Comment – none**
- XIV. **Announcements**
 - a. **Adams Avenue Unplugged**, Saturday April 25th 12-10pm, Sunday April 26th 12-7pm.
<http://www.adamsavenuebusiness.com/Adams-Avenue-Unplugged.html>
 - b. **North Park Festival of the Arts, Saturday May 16th**. <http://www.northparkfestivalofarts.com/>
- XV. **Elected Official's Report**
 - a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53**, 619.208.5353 Jessica.Poole@mail.house.gov
 - i. The You've Got Mail building USPS mailboxes were replaced! Per Hilpert, there were 4, now only 2 and day before meeting both were completely full.
 - ii. Newsletter highlights: Walked with Congressman John Lewis for 50th Anniversary of Selma; introduced voting rights bill; diabetes program included in Affordable care act.
 - iii. Will bring update next month on request for information about the East Otay Mesa port of entry and pedestrian border crossing at airport.
 - b. **Jason Wiesz, Hon. Toni Atkins, Sate Assembly District 76**, 619-645-3090 jason.weisz@asm.ca.gov
 - c. **Hilary Nemchik, Hon. Marty Block Sate Senate District 29**, 619-645-3133 hilary.nemchik@s3en.ca.gov
 - i. Introduced host of new legislation including SB352, protecting victims of elder abuse, and SB298, adding money laundering to list of offenses that provide for wiretapping
 - d. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, AGranda@sandiego.gov
<http://sandiego.gov/cd3>
 - i. Office worked with NPMS, Urban Corp and SDPD to sponsor a successful community cleanup

- ii. Recent City Council actions:
 - 1. Approved restriping of Oregon St, creating 67 new parking spaces (30-90 days out)
 - 2. 9th Update of Land Development Code was approved. Included language NPPC helped create regarding drive-thrus and previously conforming rights
 - 3. Small Lot Subdivision ordinance approved.
- iii. Budget Committee hearings coming up soon. Mayor's budget is very different than previous years (there's money!). Important to come out and let Council know where we want to see City services increased. There is a "rainy day" reserve policy, unsure if it covers specific contingencies
- iv. Questions about drought restrictions regarding the State executive order. We don't know if we should anticipate landscape design guidelines updated for enforcement. Chair has been approached for presentation on this topic.
- v. Smart growth and land use committee will be looking at short-term rentals tomorrow morning.

XVI. Subcommittee Reports:

- a. **Urban Design/Project Review (UD/PR), Peter Hill-Rachel Levin – NP Adult Community Center, 6:00pm 1st Monday. Next meeting May 4, 2015.** Everything from the meeting was on Consent Agenda.
- b. **Public Facilities and Public Art, Dionne Carlson-Roger Morrison – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting May 13, 2015** Previous meeting discussed SANDAG bike routes.

XVII. Liaisons Reports

- a. **Balboa Park Committee, Rob Steppke.** No meeting.
- b. **Maintenance Assessment District, Peter Hill.**
 - i. Now have power washing schedule and map.
 - ii. Funds have been found to replace small sections of red sidewalk in NPMS and acorn lights on El Cajon Blvd
- a. **North Park Main Street, Dang Nguyen.** Absent.
- b. **NP Mid-City Regional Bike Corridors, Dionne Carlson.**
 - i. SANDAG has large meeting planned in June, and is knocking doors for everyone who is affected in mid-City, North Park, City Heights, and Kensington. Date/location of meeting unknown.
- c. **Adams Ave BIA, Dionne Carlson.**
 - i. Adams Avenue Unplugged event (details in Announcements)
- d. **El Cajon Business Improvement Association, Vicki Granowitz.**
 - i. Celebration at Lafayette
 - ii. Fenton project received conformance review approval.
- e. **Utility Undergrounding Advisory Committee, Vicki Granowitz.** – given during Chair's Report

XVIII. Action Items

- a. Election of Officers
 - i. Chair: Granowitz (reappointed)
 - ii. Vice Chair: Vidales
 - iii. Secretary: McAlear
 - iv. Treasurer: Hilpert (reappointed)

MOTION: To approve the 2015 slate of NPPC officers. Pyles/Carlson 11-0-0
- b. Appointment of Subcommittee Chairs
 - i. Public Facilities/Public Arts
 - 1. Chair: Gebreselassie
 - 2. Vice Chair: Granowitz (temporary)
 - ii. Urban Design/Project Review
 - 1. Chair: Hill (reappointed)
 - 2. Vice Chair: Levin (reappointed)
- c. **Update on the LGTB North Park Senior Arizona St Apartments:** CHW has made a request to SDHC for a loan to assist in the funding the 53 apartments that are not affordable pursuant to the entitlement approval. (The density bonus entitlement requires that 23 of the 76 be affordable). Pursuant to the Mayor's and SDHC's initiative on homelessness, we are further proposing that eight of the funded units be reserved for homeless/formerly homeless individuals. Official support of the Community Planning Group is something that SDHC requires for its

consideration of the request. **MOTION:** For the NPPC to write a letter of support for the CHW application to the San Diego Housing Commission (SDHC) for a loan in conjunction with the financing of the 76 unit affordable senior portion of the development. Carlson/Vidales 11-0-0

XIX. **Unfinished and Future Agenda Items**

a. Kathleen Ferrier will present Zero Vision plan from Circulate San Diego

XX. **Next Meeting Date:** May 19, 2015, 6:30pm

XXI. **Adjourn: 8:50 pm**

Minutes submitted by Sarah McAlear