



NORTH PARK PLANNING COMMITTEE

Minutes: May 19, 2015 – 6:30 PM

www.northparkplanning.org

info@northparkplanning.org

Like us: NorthParkPlanning Follow us: @NPPlanning

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	12	13	
Late															
Absences	1	1							1			1	1		1

III. Modifications to and Adoption of the 5/19/15 Agenda

- a. **MOTION:** to move approval of Rene Vidales as Alternate to CPC to consent. McAlear/Blackson (No Objections)
- b. **MOTION:** to move Approval of 2014-2015 Annual Report to consent. Carlson/Codraro (No Objections)
- c. **MOTION:** to approve Consent Agenda. Codraro/Carlson 13-0-0
- d. **MOTION: Adopt 5/19/15 Agenda as modified. Blackson/Nguyen 13-0-0**

IV. Consent Agenda:

- a. 3310 32nd Street – Easement Vacation to an existing 4-foot wide City easement with a drainage pipe that has been abandoned. The request is in anticipation of a future project on the site. The 0.071 acre site is in the CN-1-2 zone within the Greater North Park Community Plan Area. PTS 412169. (Process 2) **MOTION: To approve an easement at 3310 32nd St to vacate an existing 4ft wide City easement for an abandoned drainage pipe. Codraro/UDPR 13/0/0 (On Consent)**
- b. 4476-4480 30th Street - The Dakota – Tentative Map to create (8) eight residential condominiums, already under construction. The 10,500 sq ft site is located in the MCCPD-CL-2 zone of the Mid City PDO PTS 408772. (Process 4) **MOTION: To deny TM for PTS 408772 for 8 (eight) Codraro/UDPR 13/0/0 (On Consent)**
- c. 2104 El Cajon Blvd. – Awash Market – Conditional Use Permit associated with issuance of Type 21 ABC General Sale Alcohol License for proposed market. Input from the City and SD Police Dept., and is for the sale of beer, wine and spirits from a retail location, and may be subject to various conditions. PTS 416774. (Process 3) **MOTION: To approve a CUP; NPPC finds all necessary “Findings” can be made; Additionally applicant agrees to not sell anything below a pint or fortified beer/wine and to provide electronic surveillance inside & outside the establishment Codraro/UDPR 13/0/0 (On Consent)**
- d. **MOTION: The NPPC objects to the focus and over emphasis on Balboa Park projects and equivalences in the RE-1 section of the draft NPCPU Recreation Element, at the expense of and minimizing projects located within the Greater North Park boundaries. Codraro/PFPA 13/0/0 (On Consent)**

V. Approval of Previous Minutes

- a. **MOTION: Approve April 19th Minutes. Hill/Hilpert 9-0-4 (Barry, Blackson, R. Morrison, Nguyen absent)**
- VI. **Treasurer's Report, Brandon Hilpert**
 - a. Current balance \$892.13
 - b. **MOTION:** To approve \$125 donation to the NPCF for room use and air conditioning. Hilpert/Pyles 13-0-0
- VII. **Social Media Report, Brandon Hilpert – no major reports**
- VIII. **Chairs Report/CPC:**
 - a. **CPC – Tuesday, May 19, 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. **Draft NPPC Bylaws** – Have been edited and resubmitted. Requested changes were primarily formatting and further clarification in some areas, nothing substantive. Should be ready for Board review & approval upon return from the City.
 - c. **Water Department Presentation** – Scheduled for next month's meeting
 - d. **Update on the review of 5 CPU elements** distributed last month:
 - i. Historic Preservation—review last month
 - ii. Art & Culture—completed
 - iii. Recreation Element—subcommittee reviewing
 - iv. Noise/Light—McAlear, L. Morrison, Pyles volunteered (ad hoc committee created)
 - v. Conservation—Codraro, Vidales volunteered (ad hoc committee created)
- IX. **Planner's Report**, Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov
- X. **Non Agenda Public Comment –**
 - a. **Steve Hon, NPHS.** May is National Preservation month. Having presentation instead of regular board meeting. 100 years in Balboa Park, the story of Japanese presence in Balboa Park. Thursday, May 21, 2015, 6:30-7:30pm at Grace Lutheran Church.
 - b. **Kathy Mateer**, resident and past Chair of Pacific Beach Planning Committee. Opposition to short-term vacation rentals (STVR). savesandiegoneighborhoods.org
City Council hearing on Friday, May 29, 1-5 pm. Copper Room Golden Hall.
 - c. **Veronica Iniguez**, Requesting traffic sign at 29th & North Park Way. Did not meet criteria (only 16 of the required 20 pts). Referred to Public Facilities Subcommittee.
 - d. **Jeff Powers, with Protect San Diego's Neighborhoods.** Opposition to One Paseo development.
- XI. **Announcements**
 - a. SANDAG Regional Transportation Plan
 - b. Toni Atkins Community Office hours June 3rd, University Heights Library, 5-6 pm and June 10th, North Park Library, 1-2 pm
 - c. Water Department presentation next month at NPPC
 - d. Recreation element will be heard next month as well
 - e. Attend a Community Orientation Workshop (COW). Read 600-24 (DSD). Administrative guidelines currently being updated. Nice refresher of how and why Planning Committees operate.
- XII. **Elected Official's Report**
 - a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53**, 619.208.5353 Jessica.Poole@mail.house.gov
 - i. Visited desalinization plant in Chula Vista and SD Advanced Water Purification facility.
 - ii. USPS replaced the additional 2 mailboxes that were not replaced on North Park Way.
 - iii. No movement on cluster boxes.
 - b. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, AGranda@sandiego.gov
<http://sandiego.gov/cd3>
 - i. Disclosure requirements (referendum reform)
 - ii. North Park Library installed study bar
 - iii. 9th update to Land Development Code will be implemented on June 4th
- XIII. **Subcommittee Reports:**
 - a. **Urban Design/Project Review (UD/PR), Peter Hill-Rachel Levin – NP Adult Community Center, 6:00pm 1st Monday. Next meeting June 1, 2015.** Park & Polk lot, SE corner. Jonathan Segal. They may be on agenda in June for a substantial conformance review (SCR)

- b. **Public Facilities and Public Art, Daniel Gebreselassie-Vicki Granowitz– NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting June 10, 2015** Pop out curbs on Florida. Rec Element

XIV. Liaisons Reports

- a. **Balboa Park Committee, Rob Steppke.**
 - i. 9/11 Heroes 5k and mile run. Staff was recommending denial due to water restrictions on turf. Being re-examined for further recommendations.
 - ii. Plaza de Panama living room activation. Grant from Southwest Airlines gifted money for outdoor furniture.
- b. **Maintenance Assessment District, Peter Hill.**
 - i. Now have landscaper schedule and map.
 - ii. A motion was passed by City Council to support installation of 24 street lights on El Cajon Boulevard.
- c. **North Park Main Street, Dang Nguyen.** Preparing for Festival of the Arts, didn't meet.
- d. **NP Mid-City Regional Bike Corridors, Dionne Carlson.** - Look for movement in July
- e. **Adams Ave BIA, Dionne Carlson.**
 - i. I-805 bridge improvements, (parking assessment district money) may come to subcommittee
 - ii. Historic light posts on Adams Avenue are no longer being made, and having trouble replacing

XV. Information Item

- a. Todd Gloria visit, discussed:
 - i. Pursuing funding for retrofit of water tower.
 - ii. McKinley joint use project stakeholders meeting upcoming (TBD). Spring 2016 groundbreaking.
 - iii. Mobility focus, biking/parking challenges. Authorized 80 parking spaces here recently (parking district funds need to be expended!)
 - iv. No Parking signs in front of North Park Way USPS mailboxes, white curb isn't enough.
 - v. Public request for stop sign at 29th and NP Way (petition and alternative process is possible if quantitative analysis doesn't meet criteria).
 - vi. Public comment on underground utility work—refilling may not be compacting the fill dirt enough, causing potholes to reappear quickly after repair (example 32nd by fire station). Past performance of contractors should be looked at more closely when approving new contracts.
 - vii. Money is available for the Bud Kerns pool renovation, currently investigating if City will do a full project or the pieces needed to get it back into service asap.
 - viii. Most of street sweeper vehicles are broken down.
 - ix. City charter update? Evolving to a full rewrite potential. Lightner in charge.
 - x. University Avenue Mobility Plan—Florida St to 805 with busses backing up, trying to make more multi-modal. Initially was loss of 41 parking spaces, but identified 105 spaces to be added.
 - xi. Water restriction issues addressed in May revise of budget? Yes, will see more money for inspectors, public education, incentive money for xeriscaping.
 - xii. Tentative maps. NPPC requested support to include language addressing the tentative map/condo conversion issue in 10th update.
 - xiii. Recreation Element and equivalencies. As currently written, the element is weighed heavy on Balboa Park projects, and we fear North Park money will be used in greater Balboa Park to the detriment of other parks; also need to formalize where our PC fits into Parks & Rec decisions.
 - xiv. STVR public testimony on Friday, May 29th 1-5 at Council (part 2 of testimony!). Concerns of prohibition, but need to have appropriate legislation.

XVI. Action Items

- a. Zero Vision Plan – Vicki Granowitz **MOTION: To support the Circulate San Diego's Vision Zero goals. Carlson/Blackson 13-0-0**
- b. NPPC Member Responsibilities & Assignments
 - i. Codraro – Ad Hoc for Sustainability, Conservation, Land Use, Urban Design Elements & tentative map issue & 45 yr review.
 - ii. R. Morrison agreed to review and present the parts of the Pedestrian Master
 - iii. Nguyen will review bylaws. Assist Chair on alcohol issues
 - iv. Blackson lead on Urban Design and Use Elements review plus tentative map issue.
 - v. Hill chairs Urban Design subcommittee, and reviews all applied permits.

- vi. Carlson liaises for Adams' Avenue & Mid-City Bike project contact; Rec Element & sub to take subcommittee minutes.
- vii. Vidales Sustainability, Mobility & Conservation Elements.
- viii. Hilpert sub to take UDPR minutes. Manage NPPC Social Media outreach
- ix. Pyles - Noise/Light Element.
- x. L Morrison - Noise/Light Element
- xi. Gebreselassie chairs Public Facilities subcommittee.
- xii. Barry - Urban Design Element
- xiii. We are lacking:
 - 1. a co-chair Public Facilities (Granowitz is currently filling in)
 - 2. someone to shadow George Frank on 45 year review process
 - 3. people to take minutes at both subcommittees
- c. Tentative Maps: NPPC Possible Request for City to Amend Process
 - i. Condo conversions continue to come before subcommittee. These projects bypass community input at critical points prior to construction (for example, a new apartment building built by-right that turns around after construction begins and requests a tentative map subdivision to convert to condos). Development Services Department requires condo conversions come before Planning Committee, but the projects are already under construction and can't be made more compatible with policies. Hoping to find a solution.
 - ii. Suggestion to withhold condo conversion tentative map for 10 years post-construction? Not possible, a tentative map is by right at any point in the process. Subdivision kicks in at 5 units. This idea is too back-end, state side. We're hoping for something early in the process.
 - iii. Can we just ask to not see them anymore? State law says it has to be discretionary, so Planning Committee has to hear it. Only review City findings as listed (need specificity in UD, so City personnel can make appropriate findings)
 - iv. **MOTION:** Request City explanation on why condominium developments are held to discretionary findings, but apartments converted to condominiums are not held to discretionary findings. Codraro/Blackson 13-0-0
- d. Vision for 30th St between Upas & Redwood
 - i. Inconsistency currently exists between Zoning maps (single family) and current land use (multi-family). How does that affect the quality of housing, possible improvements, etc. Can we develop our vision of this area for the future (use, design), so that zoning can follow suit in the Community Plan Update?
 - ii. We'll wait until we have the Design Element (expected in June), and see how we can apply it to this area (McAlear, L. Morrison, Pyles, Carlson will examine maps for other areas that may be similar). Topics to keep in mind for future examination:
 - 1. Transit-oriented development zone? Trolley plan down 30th? (2030 RTP)?
 - 2. Zoning follows general planning, does the general planning need to be changed to accommodate upzoning?
 - 3. Neighborhood concept is back in the Urban Design Element

XVII. **Unfinished and Future Agenda Items**

- 1. Recreation Element
- 2. Tentative Maps

XVIII. **Next Meeting Date:** June 16, 2015, 6:30pm

XIX. **Adjourn: 9 pm**

Minutes submitted by Sarah McAlear