

North Park Community Plan Update Public Workshop #2 – Meeting Notes  
August 4, 2010

**Conservation Element Discussion** (Continued from July 21, 2010)

1. Element needs to address land and air.
2. Element needs to address community character.
3. Element needs to address adaptive reuse.
4. Consider different rules for old and new development (i.e. old properties get laws...)
5. Element should include retaining existing quality of life
6. Element should address economic sustainability as well
7. Element should address preserving historical
8. Having only 3 objectives in 2010 is not enough.

Objective #1

1. No comments.

Objective #2

1. Expand objective to address encouraging water conservation in both existing and new development.
2. Expand objective to address sustainability and other guidelines addressing gas, energy, etc.
3. Broaden objective to cover stormwater goals and objectives. Get in tune with all natural resources, environmental, water, air, land, energy, etc.
4. Address water retention in public right-of-ways.
5. Encourage water conservation and reclamation.

Objective #3

1. Address rehabilitation incentives within proper historic guidelines.

**Cultural and Heritage Resources Element Discussion**

Cultural and Heritage Resources Element Goal

1. Revise current goal to read: Preserve, augment, and respect cultural and historical heritage resources of Greater North Park.
2. Add require or promote future development to consider or incorporate historic elements (design and function).

Objective #1

1. No comments.

Objective#2

1. Revise objective to read: Establish a list of buildings and neighborhoods for historic individual district designation.

### Objective #3

No comments.

#### Additional comments for the Cultural and Heritage Resources Element.

1. Integrate art in unusual ways – bike racks, signs, etc.
2. Lower percentage requirements for public art and keep in art funds in the neighborhood and bring in/involve artists early in the process.
3. Add bullet about community character, address demolitions, and adaptive reuse.
4. Need to address art too – address ongoing maintenance (i.e. MADs)
5. Compile and ratify old studies
6. Recommend more intensive historic surveys...Address what comes 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> for historic designation.
7. Address conservation areas.
8. Incorporate art into development, blank walls, empty spaces, etc.
9. Add cultural elements, art, cultural organizations, people, etc. Encouraging art spaces and programming of spaces, etc.
10. Possible Objective #4 – Encourage and promote the incorporation of public art in new development and redevelopment.
11. These actions are ongoing. Actions that are oriented toward actually preserving historical resources and encouraging adaptive reuse are needed as goals and objectives. Under the new community plan, a project that would involve demolition without any attempt at adaptive reuse should be identified as inconsistent with the goals and objectives.
12. See input from Meeting #1.

### Housing Element Discussion

#### Housing Element Goal

1. Revise element goal to read: Provide a diversity of housing options encouraging the construction and preservation of ~~moderate and higher cost~~ housing.
2. Goal needs rewording
3. Define ways to be diverse not just emphasize cost of housing.
4. Include upgrading low-income housing. Preserve housing.
5. Enhance existing housing stock.
6. Like “Diversity” a lot.
7. Development infrastructure in concert with new development
8. Maintain diversity of housing and housing stock (which will reduce negative effects of gentrification) – but don’t want to be a dumping ground for low quality housing.
9. Encourage high quality housing opportunities and choices for all incomes.
10. Address green aspects and sustainability of low-moderate income housing.
11. The overarching goal should be completely rewritten. See input from Meeting #1.

#### Objective #1

1. Revised objective #1 to read: Maintain the low-density character of predominantly single-family areas, outside the designated higher density areas primarily located along transit corridors and commercial nodes ~~El Cajon Boulevard and University Avenue~~, and encourage rehabilitation and adaptive reuse where appropriate.
2. Reword objective. Consider encouraging higher density along corridors.
3. Address priorities when having competing values (i.e. bungalow courts on Park Blvd.)
4. Other streets have high density development (i.e. apartments along Texas) where high density residential could be enhanced without loss of single-family homes.
5. Separate Objective #1 into two separate objectives, one for residential and the other for commercial.

#### Objective #2

1. Revise objective to read: ~~Require~~ high-quality development at medium to high densities, centrally located within the community, to form an attractive and vital central area focusing on El Cajon Boulevard and University Avenue and where there are developing nodes.
2. Consider defining what "high quality" means. Maybe through performance (i.e. relationship with adjacent development and street).
3. Unclear why it objectives requires higher.
4. Delete "Require." This might be a place for land use alternatives. Where can high density residential be enhanced/created without losing historical buildings along El Cajon Blvd. and University Avenue?

#### Objective #3

1. Revise objective to read: Encourage mixed-use development that incorporates housing with retail and commercial ~~and office~~ uses with selected commercial nodes.
2. Address transitions in scale, bulk, etc. between new and existing development
3. Encourage conversion or replacement of Huffman apartment buildings.
4. Is this too limiting? What about neighborhood commercial?

#### Objective #4

1. What does objective mean by performance standards established in the plan?
2. Goal should be to preserve low, mod & high cost housing.
3. Incorporate sustainable measures.
4. What does this mean?

#### Objective #5

1. No comments

#### Additional comments regarding this element:

1. Add adaptive reuse of historical buildings with the objectives.

2. Objectives 1 through 3 encourage demolition and loss of our historical commercial core. Restoration of the NP Theatre is part of the reason for the renaissance now being experienced in North Park.