

\*\*\***Annual Elections** for the Greater North Park Community Planning Committee will be held Tuesday, March 20, 2007. To be eligible to vote, you must be a registered member of the GNPCPC and be a resident, business owner or property owner within Greater North Park. In addition, you must attend at least one GNPCPC meeting in the six months prior to the election.

## **GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE**

**AGENDA: November 21, 2006 – 6:30 PM**

### **NOTICE OF A PUBLIC MEETING**

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

**P.O. BOX 4825, SAN DIEGO, CA 92164**

- I. **Parliamentary Items (6:30 pm)**
  - A. Call to Order, Roll Call and Introductions
  - B. Requests for additions to or reordering of the Agenda
  - C. Adoption: October 17, 2006 Agenda
  - D. Chair's Report/CPC
  - E. Approval of Previous Minutes: October 17, 2006
  - F. Treasurer's Report
  - G. Announcements
  - H. North Park Project Area Committee – Roger Lewis
  - I. Planner's Report
  
- II. **Non Agenda Public Comment (2 minutes each) (7 pm)**

Please fill out a Public Comment Sheet and give to Secretary prior to the meeting.
  
- III. **Elected Official Reports (2 Minutes Each)**
  - Beryl Bailey, Mayor Sanders Community Outreach Team
  - Todd Gloria, Hon. Susan Davis, US Congressional District 53
  - Kirsten Clemons, Hon. Lori Saldana, State Assembly District 76
  - Jason Weist, Hon. Christine Kehoe, State Senate District 39
  - Monica Pelaez, Hon Toni Atkins, City Councilmember District 3
  
- IV. **Consent Agenda:** (Member Present UDPR Nov 6, 06: Sal Arechiga, Elaine Boyd, Ernie Bonn, Kitty Callen, Vernon Franck, Vicki Granowitz, John McGaughy, Judith O'Boyle, Keoni Rosa, Stephen Whitburn) \*\*The motion above include the following 5 conditions (i.e. maximize parking, maximize landscaping, right of first refusal, save historic sidewalk stamps and scoring, and denial of request to waive undergrounding of utilities) where applicable. (7:20 pm)
  - A. **Mayman Residence (#102133)** 3035 Olive Street. Neighborhood Development Permit for Environmentally Sensitive Lands. The project has been modified so that no variances will be requested. Lowered/shortened heights, reduced eaves to 18", removed deck pavilion to simply and better integrate into canyon. **Motion: Approve the project as presented with no variances sought. O'Boyle/McGaughy 10-0-0**
  - B. **3934 Hamilton (#94494)** Tentative Map (Process 4) to convert 7 existing residential units to condominiums on a 0.161 acre site in the MR-800B Zone of Mid City PDO. Units were constructed in 1991. **Motion: Approve the project with the condition that items identified in the condition report be repaired as condition of approval for the tentative map. McGaughy/Arechiga 9-1-0**
  - C. **4155 Georgia (#95649)** Process 4, Tentative Map to convert 29 existing residential units to condominiums and undergrounding overhead utilities waiver on a 0.403 acre site at 4155 Georgia Street in the MR-800B Zone of Mid City Communities Planned District. **Motion: Approve the project. McGaughy/O'Boyle 8-1-0**
  - D. **Lafayette Hotel/Condos.** Applicant seeks approve to revise plan to add 7,000 – 9,000 sf at the interior courtyard. **Motion: Approve the project. McGaughy/Rosa 9-0-0**
  
- V. **Information Items: (7:30 pm)**
  - A. Update on Brown Act Memorandum of Law
  - B. Process for dealing with disruptive individuals.
  
- VI. **Action Items: (7:50 pm)**

- A. J&J Duplex (#109212) 2327 Boundary Street. Neighborhood Development Permit (Process 2) for a 1,770 SF addition to a previously conforming duplex on a 7,000 SF site in the RS-1-7 Zone. Applicant stated that the over-height problem has been corrected and that no other variances are sought.

**Motion: Approve the project with the condition that a color plan be presented at the GNPCPC. O'Boyle/Granowitz 7-0-0 (Rosa and McGaughy recused)**

- B. The Transportation Subcommittee requests the GNPCPC Board send a letter to Councilmember Toni Atkins asking her to address the overcrowded conditions on the MTS Bus Route 15, SDSU to Downtown, on weekday mornings. - Sal Arechiga

**Motion: Send Letter to Councilmember Atkins regarding Bus Route 15 (8 pm)**

- C. GNPCPC Website – Dan Holsenback

**Motion: Create a Website for GNPCPC (8:10 pm)**

- D. Discussion and Action on the Draft GNPCPC Bylaws.

**Motion: Approve GNPCPC Draft Bylaws (8:20 pm)**

- VII. **Urgent Non-Agenda Action Items** – Items may be initiated by a member and added to the Agenda by a vote of the Committee.

- VIII. **Subcommittee Reports** – All Subcommittees Will Be Dark in December (5 Minutes Maximum Per Report) (8:35 pm)

- A. **Urban Design/Project Review**, Vernon Franck/Judi O'Boyle, North Park Main Street Office, 3076 University Avenue, 6 pm, 1<sup>st</sup> Monday. **January meeting will be January 8<sup>th</sup>.**
- B. **Public Facilities/Public Art**, Dan Holsenback, Lafayette Hotel - Mississippi Room, 2223 El Cajon Blvd, 6:30 pm., 1st Wednesday
- C. **Policy/Housing/Community Relations**, Rob Steppke, Lafayette Hotel – Mississippi Room, 2223 El Cajon Blvd , 6:30 pm, 2nd Thursday

- IX. **Liaisons Reports** (3 Minutes Maximum per Report) (8:45 pm)

- A. Law Enforcement- Stephen Whitburn  
B. Maintenance Assessment District- Brenda Martin  
C. Balboa Park Committee Liaison- Vicki Granowitz  
D. Misc

- X. **Unfinished and New Business**

- XI. **Future Agenda Items**

- XII. **Next Meeting Date:** January 16, 2007

- XIII. **Adjournment** (9 pm)

- BOARD MEMBERS: THE BYLAWS REQUIRE THAT YOU CONTACT THE CHAIR IF YOU CANNOT ATTEND THE MEETING
- **Note: All times indicated are estimates only:** This information will be made available in alternative formats upon request. To request an agenda in alternative format, or to request a sign language or oral interpreter for the meeting, call: (619) 236-6405.
- **GNPCPC Agendas are posted at the North Park Library, the City of San Diego website at [www.sandiego.gov/planning/](http://www.sandiego.gov/planning/), and the NPCA website at [www.northparksd.org](http://www.northparksd.org). If you would like Agendas emailed to you please send your email address to [GNPCPC@cox.net](mailto:GNPCPC@cox.net)**
- To Contact the GNPCPC, call Vicki Granowitz, Chair at (619) 528-1183 or [GNPCPC@cox.net](mailto:GNPCPC@cox.net)
- To Contact Urban Design & Project Review, call Vernon Franck, (619) 200-5326 or ([vfranck@cox.net](mailto:vfranck@cox.net)) or Judi O'Boyle, [[joboyle@cpo.ucsd.edu](mailto:joboyle@cpo.ucsd.edu)]

# GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE

P.O. BOX 4825, SAN DIEGO, CA 92164

Minutes: October 17, 2006 – 6:30 PM

## I. Meeting called to order 6:35 pm

- A. In Attendance: Sal Arechiga, Elaine Boyd, Vernon Franck, Vicki Granowitz, Dan Holsenback, Brenda Martin, Judith O'Boyle, Keoni Rosa, Rob Steppke, Rene Vidales, Stephen Whitburn. Rob Steppke arrived 8:00pm.
- B. Not in Attendance: James Longley, John Stewart McGaughy, Shane Pliskin.
- C. Subcommittees, Liaisons and Leadership Roles since previous meeting
  - Salvador Arechiga: UD/PR, PF/PA, Sidewalk Study Meeting with CD3
  - Elaine Boyd:
  - Jeremy Cowan:
  - Vernon Franck: UD/PR Co-Chair
  - Vicki Granowitz: GGHCPC, P/CR, P F/PA, UD/PR, CPC, Uptown Community Plan Forum, Balboa Park Committee, Rec Council
  - Dan Holsenback: PF/PA Chair
  - James Longley:
  - Brenda Martin: Altadena Neighborhood Assn., MAD
  - John Stewart McGaughy: UD/PR
  - Judith O'Boyle: UD/PR Co-Chair
  - Shane Pliskin:
  - Keoni Rosa: UD/PR
  - Rob Steppke: UD/PR, PF/PA, P/CR Chair
  - Rene Vidales: PF/PA
  - Stephen Whitburn: UD/PR, Law Enforcement, Uptown Community Plan Forum

## II. Adoption of Agenda

- A. Motion: To Adopt October 17, 2006 Agenda Franck/Boyd 10/0/0

## III. Chair/CPC Report

- A. CPC - Bill Anderson to attend all Planning Committees meetings by end of the year. Continuing to Reorganize City Planning & Community Investment into the following areas: Economic Development, Community Planning, Redevelopment, Urban Design
- B. Jefferson Elementary Playground Project moving forward due to acquisition of adjoining property. Member of GNPPC to attend Oct. 23 meeting
- C. Greater Golden Hill Community Planning Committee (GGHCPC) – Undergrounding 30<sup>th</sup> St. need for board member to attend due to one speaker said NP residents do not support undergrounding
- D. Code Compliance will no longer be investigating illegal encouragements in our open space including City owned lands, do to lack of staff. If see encouragements call and report to P&R.
- E. Uptown Community Plan Update – Councilmembers Atkins & Faulconer, Bill Anderson, Mary Wright, Planning Dept Manager, new Planner for Uptown/NP, Debra Sharpe, Park Planning, Cathy Winterrowd, HRB Bill Anderson – New division under City Planning under City Planning & Community Investment, Urban Form/Urban Design. There are 4 possible actions when considering a Community Plan update: Comprehensive Update, Targeted Update, Project by project or No change

## IV. Elected Official Reports

Kirsten Clemons, Lori Saldana, State Assembly District 76 Community Appreciation Event at Balboa Park Club

## V. Non Agenda Public Comment

1. Dan Tomsy, Project Vitality. Public Safety & Alcohol Risk Management issues can be mitigated with assistance of non-profits such as Project Vitality. Contact info: 409 Camino del Rio South #305, SD 92108

2. David Ray Brown, increase in robberies University Ave/30<sup>th</sup> Street corridor; Whitburn affirmed a 17% increase in street robberies over past 6 months as reported in September minutes.

**VI. Motion To Approve September Minutes with One Change. Vidales/Boyd 8/0/2**

El Cajon should be corrected: El Cajon Boulevard.

**VII. Treasurer's Report:** Keoni Rosa, Treasurer, \$298.22.

**VIII. Announcements**

1. Beth Swersie--North Park Clean Up University Ave, Nov. 4, 8am-12pm. See NPCA Website for Details. NPCA Handout.
2. John Hartley—Clean Elections initiative Meeting Oct. 28, 9am-11 am, Normal Hts Community Center, 4649 Hawley Blvd.
3. Sewer Replacement Server Group 741 Construction to commence October 13
4. Streetlights that are out, damaged call 527-7500 or online: <http://apps.sandiego.gov/streetdiv/> or Council Member Atkins office: 619/236-6633.
5. Fall Community Orientation Workshop to be held on October 26, 6-8pm. 9192 Topaz Way. See website for details
6. North Park Parking Management Working Group meets at North Park Main Street Oct 24, 5:30pm
7. Community Planners Guest Speaker open to public by reservation: Stefanos Polyzoides at regular meeting, November 13 (Need detail)
8. Orchid & Onion Awards, North Park Theatre November 17.

**IX. Planner's Report – None.**

**X. Consent Agenda:** (Member Present UDPR Oct 2: Sal Arechiga, Ernie Bonn, Kitty Callen, Vernon Franck (Co-chair), Vicki Granowitz, John McGaughy (left at 6:30 pm), Judith O'Boyle (Co-chair), Keoni Rosa, Rob Steppke, Stephen Whitburn) The motions below where appropriate, include the following 5 conditions (i.e. maximize parking, maximize landscaping, right of first refusal, save historic sidewalk stamps and scoring, and denial of request to waive undergrounding of utilities) where applicable.

- A. 4081 Arizona Street TM (# 81311) to convert 10 existing residential units to condominiums and waiver of undergrounding overhead utilities.. **Motion: Approve the project as presented with the condition that front parking will not exceed a depth of 20' from right of way: Rosa/UDPR 9-1-0 (On Consent)**
- B. 3926 Iowa Street Map Waiver (#108859) to create 15 residential condominiums. Project is currently under construction.. **Motion: Deny project because of the inability of the community planning group to review design before construction began and because the project fails to contribute to the architectural diversity of the North Park community as described in the Greater North Park Community Plan. Rosa/UDPR 10-0-0 (On Consent)**
- C. 4583 Idaho Street Map Waiver (#109133) Application to waive the requirements of a Tentative Map and undergrounding overhead utilities. Project is already under construction. **Motion: Deny project because of the inability of the community planning group to review design before construction began. Rosa/UDPR 10-0-0 (On Consent)**
- D. Sprint Juniper (#102227) 3322 Juniper Street. RESUBMITTAL - NUP/SDP for a wireless communication facility in the Public Right-Of-Way on the northwest corner of Felton and Juniper Streets. The project consists of 3 panel antennas on an existing utility pole with associated equipment within the r-o-w underground. **Motion: Approve the project as presented. Rosa/UDPR 10-0-0 (On Consent)**
- E. Reddock Residence (#99402) 2935 Nutmeg St. Neighborhood Development Permit for Environmentally Sensitive Lands addition to an existing single family residence, **.Motion: Approve the project as presented. Rosa/UDPR 10-0-0 (On Consent)**

**XI. Information Items:**

Sidewalk Study Update – Sal Arechiga: Handouts accompanied presentation that sets aside \$2.5 million for sidewalk repairs. Projects listed in priority order, but final determination is made by dollar value of projects.

**XII. Action Items:** By-Laws Articles V (Elections) & VIII (Community Participation)

- Policy Subcommittee used all appropriate documents as reference including; Existing By-laws, Standing Rules, election procedures; 600-24/Administrative Guidelines; Election Manual and Roberts Rules of Order Newly Revised.
- Plan is to get our Draft By-laws to the Planning Dept for an initial review and bring the document back to our November meeting for a full public hearing of the entire document, make any final changes and turn into the Planning Dept to start the City’s official review. The Subcommittee went with a more stringent approach particularly because we use a ‘Consent’ Agenda.
- Board made a number of minor edits that did not change intent except for the following 2 Motions.

1. **Motion To Change Article V to: In order to be a candidate in the election, an eligible member of the community must have documented attendance at two of the planning group’s last 12 meetings... O’Boyle/Holsenback 7/4//0**
2. **Motion to Change Article VIII, Section 4 to: Items may be placed on consent if they have been approved by at least two-thirds of the attending subcommittee members. Whitburn/Holsenback 11/0/0**

**XIII. Urgent Non-Agenda Action Items:** None

**XIV. Subcommittee Reports:** All Subcommittees will be dark in December

1. Urban Design/Project Review, Vernon Franck/Judi O’Boyle, No further report. North Park Main Street Office 3076 University Avenue, 6 pm, 1<sup>st</sup> Monday. UD/PR January meeting will be January 8<sup>th</sup>
2. Public Facilities/Public Art, Dan Holsenback, Subcommittee followed City Traffic engineers recommendations to deny a number of stop signs requested by various individuals. Lafayette Hotel - Mississippi Room, 2223 El Cajon Blvd, 6:30 pm., 1st Wednesday
3. Policy/Housing/Community Relations, Rob Steppke, No further report., Lafayette Hotel – Mississippi Room, 2223 El Cajon Blvd , 6:30 pm, 2nd Thursday

**Liaisons Reports:**

1. Law Enforcement- Will pursue meeting about ABC Permits in North Park Next month. Stephen Whitburn
2. Maintenance Assessment District- Continuing to review list of possible items/projects from survey. Brenda Martin/Sal Arechiga
3. Balboa Park Committee Liaison- Vicki Granowitz, Reviewed Draft Recreation Element to General Plan Update

**XV. Unfinished and New Business:** None

**XVI. Future Agenda Items:** Approval of GNPCPC By-laws

**XVII. Next Meeting Date:** November 21, 2006

**XVIII. Adjournment:** 8:45 pm