

\*\*\***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: October 17, 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: September 19, 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)**

Please fill out a Public Comment Sheet and give to Secretary prior to the meeting.
  
- III. **Elected Official Reports (2 Minutes Each) (7 pm)**
  - 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 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 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. (7:10 pm)
  - A. **4081 Arizona Street TM (# 81311)** Tim Williams, (Process 4) to convert 10 existing residential units to condominiums and waiver of undergrounding overhead utilities on a 0.161 acre site in the MR-1250B Zone of the Mid City PDO. **Motion: Approve the project as presented with the condition that front parking will not exceed a depth of 20' from right of way. Rosa/Steppke 8-1-0**
  
  - B. **3926 Iowa Street Map Waiver (#108859)** Steven McKinley (Process 3) to create 15 residential condominiums on a 0.321 acre site in the CN-1 Zone of Mid City PDO. Project is currently under construction The project consists of two, two story townhomes built over attached garages. **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. O'Boyle/Steppke 9-0-0**
  
  - C. **4583 Idaho Street Map Waiver (#109133)** Ray Robertson. Application to waive the requirements of a Tentative Map and undergrounding overhead utilities on a 0.16 acre site in the MR-1750 Zone of Mid City PDO. Project is already under construction. **Motion: Deny project because of the inability of the community planning group to review design before construction began. Franck/Bonn 9-0-0**
  
  - D. **Sprint Juniper (#102227)** 3322 Juniper Street. Jacob Reeves, **RESUBMITTAL - NUP/SDP** Process 3 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. Granowitz/Franck 9-0-0**

**E. Reddock Residence (#99402)** 2935 Nutmeg St. Petar Perisic, Neighborhood Development Permit (Process 2) for Environmentally Sensitive Lands for a 924 SF addition to an existing single family residence on a 5,250 SF site in the RS-1-7 and RS-1-1 Zone. The existing residence is on stilts and the addition structures will also utilize stilts, the design and materials will be different from the original. There will be no change in the street-front view of the property. No variances are sought. The design is modern and well-scaled to take advantage of the view corridor without negatively impacting neighbors. **Motion: Approve the project as presented. O'Boyle/Rosa 8-0-0 (Franck recused.)**

- V. **Information Items: (7:20 pm)**  
Sidewalk Study Update – Sal Arechiga
- VI. **Action Items: (7:30 pm)**  
**GNPCPC Bylaws update: Discussion and Possible Action.**  
A. Discussion/recommendation of Bylaws Articles VIII  
B. Discussion/recommendation of Bylaws Article V. (Elections)
- VII. **Urgent Non-Agenda Action Items** – Items may be initiated by a member and added to the Agenda by the Chair prior to the meeting.
- VIII. **Subcommittee Reports** (5 Minutes Maximum Per Report) (7:55 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. **\*\*UD/PR will be dark in December; 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/Jeremy Cowan, Lafayette Hotel – Mississippi Room, 2223 El Cajon Blvd , 6:30 pm, 2nd Thursday
- IX. **Liaisons Reports** (3 Minutes Maximum per Report) (8:05 pm)  
A. Law Enforcement- Stephen Whitburn  
B. Maintenance Assessment District- Brenda Martin/Sal Arechiga, 2nd Monday  
C. Balboa Park Committee Liaison- Vicki Granowitz, 1st Thursday  
D. Misc
- X. **Unfinished and New Business**
- XI. **Future Agenda Items**
- XII. **Next Meeting Date:** November 21, 2006
- XIII. **Adjournment** (8:15 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, Co-Chair, at (619) 200-5326 or ([vfranck@cox.net](mailto:vfranck@cox.net)) or Judi O'Boyle, Co-Chair at [[joboyl@cpo.ucsd.edu](mailto:joboyl@cpo.ucsd.edu)]

**GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE**  
P.O. BOX 4825, SAN DIEGO, CA 92164

**Minutes: September 19, 2006**

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

**A. In Attendance:** Sal Arechiga, Elaine Boyd , Vernon Franck, Vicki Granowitz, John Stewart McGaughy, Judith O'Boyle, Keoni Rosa, Rob Steppke, Rene Vidales, Stephen Whitburn.  
**Not in Attendance:** James Longley & Shane Pliskin (unexcused), Jeremy Cowan, Dan Holsenback &, Brenda Martin (excused)

**B. Subcommittees, Liaisons and leadership roles since previous meeting**

- Salvador Arechiga: Maintenance Assessment District;
- Elaine Boyd: None reported
- Jeremy Cowan: None reported
- Vernon Franck: Urban Design/Project Review Co-Chair
- Vicki Granowitz: Public Facilities/Public Art; Policy/Community Relations, Balboa Park Committee, Community Planners Committee; Rec Council
- Dan Holsenback: Public Facilities/Public Art Chair
- James Longley: None reported
- Brenda Martin: None reported
- John Stewart McGaughy: Urban Design/Project Review, Clean Needle Exchange, Various Main St
- Judith O'Boyle: Urban Design/Project Review Co-Chair
- Shane Pliskin :None Reported
- Keoni Rosa: Urban Design/Project Review;
- Rob Steppke: Urban Design/Project Review, Policy/Housing/Community Relations, Public Facilities/Public Art; PAC
- Rene Vidales: Urban Design/Project Review
- Stephen Whitburn: Urban Design/Project Review

**II. Adoption of Agenda**

**Motion: To adopt agenda. Whitburn/McGaughy 10/0/0**

**III. Chair's Report**

- CPC: Denied Housing Element in the General Plan
- New copy of Housing Plan out and sent members
- October 14 CD3 is holding a workshop on the Uptown Community Plan, Balboa Park Club

**IV. Non-Agenda Public Comment**

1. Jeff Edgren, Affirmed Housing Group looking to acquire parcels in the Illinois/Ohio area near El Cajon. Will have info item on 10/2 UD/PR agenda.
2. John Stewart McGaughy spoke of impact of Main Street funding crisis and the loss of a full time director and BID difficulties. Would like to speak to issue further on November agenda.

**V. Approval of August 21, 2006 Minutes with one change, Franck/McGaughy 10/0/0.**

Add: John McGaughy attended Main St meetings

**VI. Treasurer's Report: Keoni Rosa Treasurer, \$278.22 in account.**

**VII. Announcements**

1. Kristen Clemons NPCA taking nominations for Renaissance Awards, ceremony to be October 14 at Ray at Night
2. Beth Swersie handed out NPCA newsletters
3. WalkSanDiego Bimonthly Brown Bag Wednesday, September 20, Downtown Information Center, 225 Broadway, rear of the NBC Building. Free
4. Restoring and Revitalizing San Diego communities Thursday, September 21, 8 am to 12 pm. UCSD Extension, Sorrento Mesa Center, 6925 Lusk Blvd. \$95 (858) 534-3400 Reference Section ID #057738
5. DSD "What to Know When Reviewing Projects" Advanced Workshop. Sept 28, 6 pm 9192 Topaz Way RSVP required

**VIII. North Park Project Area Committee** Sept. 12, 2006 meeting Roger Lewis spoke of the desire and attempts for a parking study. Mid City Parking district has identified some funds and Walker will be the consultant. Roger needs two volunteers from the GNPCPC to be part of the committee (will also include 2 representatives each from NPCA, PAC & Main St). Meeting times/dates TBA. (Mid Oct-Nov) Rene and John volunteer. Also, Jim Waring spoke about the vision and transition process and pledged to revisit Main Street funding issue.

**IX. Planner's Report** –none

**X. Elected Officials & Representative Announcements**

1. **Beryl Bailey Rayford**, Mayor Sanders Community Outreach Team rep. For District 2,3,4 discussed her and the Mayor's willingness to help and she would relay any concerns to the Mayor. 619-236-7168; brayford@sandiego.gov
2. **Todd Gloria**, Susan Davis, lots of bills to be passed and running short on time. See Newsletter for additional details. Contact phone: 619/280-5353. (On Vacation)
3. **Kirsten Clemons**, Lori Saldana, Sat 10/7, from 9-11 Community coffee at Heaven Sent w/ Lori Saldana. Also announced Lori has been appointed Chair of the Assembly's Housing and Community Development committee. Contact phone: 619/645-3090.
4. **Monica Pelaez**, Toni Atkins. –palm trees to be trimmed Nov and Dec. New police community relations officier – Jim Tepple 584-1122 See Atkins Newsletter for additional details, .Monica's contact phone: 619/533-4068.
5. **CD3 Councilmember Toni Atkins**, spoke of the discussions re: Broadway Navy complex. She has encouraged Navy to work with the Community even though City Council cannot vote on the project according to attorneys, just CCDC but keeping it off the "Brac" list provides the City w/ some leverage. City and CA Coastal Commission can weigh in on the Environmental Impact Report however the fed's can override CA Coastal Comm. Arbor Terrace will be awarded 21 million – Pledged she and Scott Kessler will do everything possible to hire a full time director for Main Street.

**XII. Consent Agenda:** None

**XIII, Information Item:** Discussion of Law Inforcement and Alcohol Issues in North Park –

Steve Whitburn interviews Sharon McNair, Police sergeant, acting lieutenant Western Division. San Diego getting safer – 4<sup>th</sup> safest of the 10 largest cities. However, street robberies up 17% in last 6 months, community robberies up 14%, auto thefts up 18%, citywide up 22%. Dept. has lost 250 officers over last few years due to financial (7% pay cut) and retirement. NP shares 11 officers with neighboring areas and has only 2 officers on "the beat" in NP. Car burglaries are biggest crime and is narcotic related. Street robberies are generally along major thoroughfares in NP and exiting bar patrons walking alone are prime targets.

Stephen had two questions for the board. First, if there was an interest in holding a public safety forum. Second, if there was an interest in reviewing applications for alcohol permits. The board requested Stephen further investigate both issues, as it is very interested in taking a more active role in public safety issues. GNPCPC is interested in understanding ABC permitting process, community use to review applications and would like to again. In addition, concerned about a check cashing business being allowed to sell alcohol.

**XIV. Action Items**

1. **Lafayette Hotel/Residences (#106678)** Sherm Harmer, Jim Gates & John Powell presented 2223 El Cajon Boulevard. Site Development Permit (Process 3) to construct 136 residential condominiums with previously approved Tentative Map w/ increased building height/floor area and reduced setbacks on a 2.32 acre site in the CL-1 and MR-800B Zone of Mid City Communities Planned District. The project will consist of wood frame, type 3 construction. There will be a \$5M rehab of the existing hotel. The swimming pool will be retained. Applicant presented detailed design, color ways and material information per request of UDPR. **Motion: Approve site development plan as presented. Franck/Vidales 10-0-0.**

(\*\*Elaine Boyd leaves meeting leaving 9 members.)

**2. GNPCPC Bylaws Shell:**

- a) **Bylaws Articles I-IV Motion: To approve as presented. McGaughy/P/CR 9-0-0**
- b) **Bylaws Article V. (Elections): Tabled till next month to allow further review.**
- c) **Bylaws Article. VI. (Group/Member Duties): Motion: To approve as presented. Franck/P/CR9-0-0**
- d) **Bylaws Article. VII (Planning Group Officers): Motion: To approve as presented. Arechiga /P/CR 9-0-0**

**XV. Subcommittee Report**

- **Urban Design/Project Review** Vernon-Oct 2 meeting of UD/PR occurring on Yom Kippur apologized for not changing meeting date will be aware for in future.. Judi spoke of “spirited” discussion of Our Lady of Peace item from the 8/28 UD/PR meeting. Vernon Franck/Judi O’Boyle Co-Chairs, North Park Main Street Office, 3076 University Avenue, 6 pm, 1<sup>st</sup> Monday.
- **Public Facilities/Public Art**, Rene Videles reported September meeting included several stop signs requests that were declined due to not meeting the required “points” threshold. Sal Arechiga will be attending a meeting with CD3 Atkins on the Sidewalk Survey on September 29. Lafayette Hotel - Mississippi Room, 2223 El Cajon Blvd, 6:30 pm., 1<sup>st</sup> Wednesday
- **Policy/Housing/Community Relations**, Nothing further, Rob Steppke/Jeremy Cowan, Lafayette Hotel – Mississippi Room, 2223 El Cajon Blvd , 6:30 pm, 2<sup>nd</sup> Thursday

**XVI. Liaisons Repots**

- **CPC-** Vicki Granowitz asked Jim Waring look at the prospect of replacement old apartments that are functionally obsolete with new structures rather just converting to condos.
- **North Park Law Enforcement Committee-** Stephen Whitburn nothing more.
- **Maintenance Assessment District-** Will send use PDF with list getting close to reballoting, also said 100k has been advanced to use towards environmental assessment for the University Ave. mobility project.
- **Balboa Park Committee Liaison-** Vicki Granowitz, Natural History Museum will have the Dead Sea Scrolls next year. New and existing members of the museum can reserve tickets now.
- **Clean Needle Exchange Program-** **John Stewart McGaughy**, an ordinance passed by the City Council is needed and felt that even through the program is mobile, there are still some land use related issues.
- Rene Videles reported two houses on Iowa St were razed during the last two days.

**XVII. Future Agenda Item:**

- Update Main Street
- ABC permitting process

**XVIII. Meeting adjourned 9:12 pm Videles/Arechiga 9-0-0**

Minutes submitted  
Rob Steppke