

Election Announcements:

- **NPPC Annual Elections will take place March 18, 08** in order to run you need to be a registered member and have attended and signed in at an NPPC meeting between Sept 07 & Feb 08.

GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE

(North Park Planning Committee)

AGENDA: November 20, 2007 – 6:30 PM

2901 NORTH PARK WAY, 2ND FLOOR

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

- I. **Parliamentary Items (6:30 pm)**
 - A. **Call to Order, Roll Call and Introductions**
 - Report on NPPC Board Attendance
 - B. **Modifications to & Adoption of the November 20, 2007 Agenda**

- II. **Action Item Part 1. (6:40 pm)**
 - A. **Election:** Candidates can be nominated from the floor; candidate speeches will be limited to 2 minute each. Candidates include:
 1. Elizabeth Studebaker
 2. Michael Forbes

- III. **Parliamentary Items Continued (7 pm)**
 - A. **Chair's Report/CPC**
 - B. **Approval of Previous Minutes:** October 16, 2007
 - C. **Treasurer's Report** - Keoni Rosa
 - D. **Announcements**
 - E. **Planner's Report** - Marlon Pangilinan, 619.235.5293;
mpangilinan@sandiego.gov

- IV. **Non Agenda Public Comment (2 minutes each)**
 - A. Please fill out a Public Comment Sheet and give to Secretary prior to the meeting.

- V. **Elected Official Reports (2 Minutes Each) (7:20 pm)**
 - A. Todd Gloria, Hon. Susan Davis, US Congressional District 53
 - B. Jason Weisz, Hon. Christine Kehoe, CA State Senate District 39
 - C. Kirsten Clemons, Hon. Lori Saldana, State Assembly District 76
 - D. Monica Pelaez, Hon Toni Atkins, City Councilmember District 3

- VI. **Consent Agenda: (7:30 pm)**
 - A. **4070 Iowa TM (PTS# 115824)** John Pizzato, (Process 4) To convert 9 existing residential units to condominiums on a 0.16 acre in the MR-1250B Zone of Mid City Communities PDO. Transit Area Overlay. **Motion: Approve project with the following conditions: 1. Implement proposed Site Plan/Landscape Plan as presented including converting tandem parking space (front of site) to**

landscape entry area and maintain the nine non-tandem parking spaces. 2. Abandon proposed building redesign; rather refresh and rehab as necessary the existing building style. Granowitz/Steppke 8-0-0

B. Guard Residence Guest Unit 3547 Laurel St (PTS# 135884). Jan Wilcox, Neighborhood Use Permit to allow the construction of a 494 square foot guest quarters on top of an existing 367 square foot detached garage on a 7,158 square foot site containing an existing 1,085 square foot single dwelling unit. The project site is located in the RS-1-7 zone of the Greater North Park Community Plan area and is within the FAA Part 77 Notification area and the 300 foot Brush Buffer Zone.

Motion: To Approve NUP Franck/Rosa 8-0-0

VII. Action Items Part 2:

A. **Approve NPPC Website:** Rob Steppke/Elaine Boyd (7:35 pm)

B. **NPPC Financing Plan:** Vicki Burgess, City of San Diego (7:50 pm)

VIII. Information Items: (8:10 pm)

A. **The Linkery:** Jay Porter

IX. Urgent Non-Agenda Action Items – Items may be initiated by a member and added to the Agenda by a 2/3 vote of the Committee.

X. Subcommittee Reports (5 Minutes Maximum per Report) (8:15 pm)

A. **Urban Design/Project Review**, Vernon Franck, North Park Main Street Office(NPMS), 3076 University Ave, 6 pm, 1st Monday Next meeting Jan 7, 2008

B. **Public Facilities/Public Art**, Sal Arechiga/René Vidales-NPMS, 3076 University Ave, 6:30 pm, 1st Next Meeting Thursday .Jan 3, 2008

C. **Policy/Community Relations**, Rob Steppke– NPMS, 3076 University Ave, 6:30 pm, 2nd Wednesday. Next Meeting Jan 9, 2008

XI. Liaisons Reports (2 Minutes Maximum per Report) (8:30 pm)

A. **Project Area Committee**-Roger Lewis

B. **Public Safety & Neighborhood Services** - Stephen Whitburn

C. **Maintenance Assessment District**- Brenda Martin

D. **North Park Parking Management Working Group**- Rene Vidales

E. **NP Parking Garage/Art Selection Working Group**- Vernon Franck; Sal Arechiga

F. **Balboa Park Committee Liaison**- Vicki Granowitz

G. **North Park Main Street**- Ed Cronan;

H. **Needle Facilitation Committee**- Vicki Granowitz;

XII. Unfinished and New Business

XIII. Future Agenda Items

XIV. Next Meeting Date: January 15, 2008

XV. Adjournment (8:40 pm)

GREATER NORTH PARK PLANNING COMMITTEE
2901 NORTH PARK WAY, 2ND FLOOR
PO BOX 4825, SAN DIEGO, CA 92164
DRAFT MINUTES: OCTOBER 16, 2007

- I. Called to Order:** 6:32pm
- II. In Attendance:** Sal Arechiga, Ed Cronan, Vicki Granowitz, Brenda Martin, Judith O'Boyle, Keoni Rosa, Rob Steppke, Rene Vidales, Stephen Whitburn.
Excused Absence: Dean Petersen.
Absent: Ravin Armelin, Vernon Franck, Carol Gonzales.
Report on Attendance: Ms Amelin: Tonight would be her third absence and she is moving out of North Park. Ms Gonzales: Tonight would be her fourth non-consecutive absence.
- III. Motion to Adopt October 21, 2007 Agenda** (with modification that the Information Item regarding website be moved from item 5D to item 5B and the Parking Management Plan, item 5E be pulled.) O'Boyle/Arechiga 9/0/0
- IV. Chair's Report/CPC**
- A. Need people to run in November 07 and March 08.
 - B. No NPPC Board Meeting in December
 - C. A number of issues occurred during the UDPR Subcommittee meeting requiring review including: In the event there are more eligible subcommittee members for Board or General Member seats the Standing Rules clearly state, "Members will be seated as voting members first by seniority and second by straw pool. If a subcommittee Chair wants to handle this by a different method they must first present to the NPPC Board for approval." It is the NPPC's responsibility to hear community concerns on Land Use Issues whether there is a project before us or not. According to the Brown Act, the Public's business needs to be done in public; it is never acceptable to continue discussion until after the public has left the room.
- V. Motion to Approve September 18, 2007 Minutes: Martin/Steppke. 9/0/0.**
- VI. Treasurer's Report:** Balance unchanged \$345.22. Granowitz suggested eliminating P.O. Box due to changes in Patriot Act requiring physical address and eliminating need for Off-site mail delivery.
- VII. Announcements:**
- 1. Mr. Steppke announced that an election to fill at least 2 and possibly 4 seats on the board will be held Nov. 20 during the regular meeting of the planning committee. Registered members must have attended a meeting in the 6 months prior to these elections in order to be eligible to run for a position. Annual elections will take place March 18, 08 in order to run you need to be a registered member and have attended and signed in at an NPPC meeting between Sept & Feb 07.
 - 2. Steven Chipp announced the St. Augustine dedication to be held Oct. 24 at 9:30am and the community open house to be held Oct. 28 1pm-4pm. www.sahs.org for additional information.
 - 3. NPCA Renaissance Awards nominations can be downloaded from northparksd.org.
 - 4. Mini-COW Tuesday, October 30, 6-8pm. RSVP 619/236-6006 or lgates@sandiego.gov
 - 5. Liz Studebaker announced November 18 North Park Main Street Mixer, 5:30 Odd Fellows Hall.

6. Sheila Hardin CCDC announced an Affordable Housing Conference in November for additional details www.ccdc.com and access Affordable Housing link.

VIII. Planners Report: Mr. Marlon Pangilinan presented the distinctions between Neighborhood Use Permits (NUP's) and Conditional Use Permits (CUP's) with a handout that describes each type of permit, their similarities and differences. See Information Item A. He also confirmed Chair's review of Brown Act requirements.

IX. Non-Agenda Public Comment

1. Rick Pyles commenting on Brown Act violation in Urban Design due to continuation of discussion after item had been discussed in formal committee. Chair thanked Mr. Pyles for bringing to committees attention, apologized and said it would not happen again.
2. John Stewart McGaughy to inform committee of formation of Special Sign District in order to more effectively inform community of events in North Park and specifically commercial corridor. Item to be discussed at Urban Design/Project Review.
3. Donna Dow and Martin Chevalier registering discontent of the Needle Exchange and its ongoing program near various community and neighborhood spaces that they feel are not appropriate for a mobile unit in North Park. Dow & Chevalier were referred to the Facilitation Committee and the Mayor's office. Program currently falls under the Mayor's office. Mr. Pangilinan said it is seen as program and not a community planning issues.

X. Elected Official Reports

1. **Todd Gloria** rep. Susan Davis US Congressional District 53. Loan relief for military defers student loans for 13 months. Newsletter presented to committee.
2. **Kristen Clemons** rep. Lori Saldana State Assembly District reports 8 bills to governor, 7 signed including new legislation on noticing, senior housing, green building and electronic waste (voted down). Two special sessions held on Water and Health Care. November 30 Condominium Bureau meeting and December 17 Holiday Party. Newsletter presented to committee.
3. **Monica Palaez**, rep. Toni Atkins, City Council District 3 reports approved winter homeless site at Market & 11th. Tobacco ordinance passed all new businesses must acquire a permit. Approval of Tourism Marketing District to assess all 70+-room hotels with a 2% tax on gross revenues. Additional hearing on November 2.

XI. Consent Agenda

1. **4484 Utah St Map Waiver** to create 4 residential condominium units (under construction). Project consists of 2 buildings (three Story) 4 units, 8 parking spaces and improvements to alley and par to street frontage. City approved this project as apartments. **Motion: Deny this project as the excessively replicated design is destructive to our community, failing to preserve or contribute to the architectural variety and residential character of North Park as set forth in the Greater North Park community plan; also applicant did not produce renderings of present landscaping plan. OBoyle/UDPR 9/0/0 (On Consent)**

XII. Information Items

1. **Overview Neighborhood Use Permits and Conditional Use Permits.** Similarities and Differences presented by Mr. Pangilinan. There is not a clear differentiation and so it is not surprising people are confused. He hoped the handout would help in the future.
2. **Website Update** Mr. Steppke said the Policy Subcommittee has spent the year working on the NPPC website. He introduced former committee member and liaison to website developer, Elaine Boyd, who reported that the website will be ready to be presented in November for approval of content. Would like to go live in January 08 and make refinements once in use. URL for the website is northparkplanning.org.

3. **Update on signage issues at 3038 and 3050 University Ave:** Ed Cronan stated both locations are in violation of signage ordinance. Neighborhood Code Compliance will be working with NPMS and the businesses to bring into compliance
4. **Switzer Canyon Sewer Replacement** project presented by Farid Sadghipour, Civil Engineer, MWW. Overview: 3000 miles of sewers run through the City, with approximately 10% of the major lines running through the canyons, which is preferred since gravity assists in treatment process. Three alternatives presented: Alternative 1 Leave in Place at a cost of \$22,533,550.00. Alternative 2 Partial Redirection at a cost of \$30,560,744.00 and Alternative 3 Full Redirection which would remove lines from canyons at a cost of \$36,231,432.00. Replacements would be of laterals only, all mains stay. This project is ongoing. Public comment included Mr. Pete DiGirolamo who lives near Switzer Canyon and urged discretion in future plans.

XIV. Action Items

1. **To send a letter to SANDAG/MTS opposing the elimination of free Bus Route Transfers. Motion to approve: Steppke/Vidales 8/0/1 (Martin abstain).**

XV. Subcommittee Reports:

1. **Urban Design/Project Review** Reported by Ms. Studebaker. KFC reconstruction group met with North Park Main Street and agreed to some modifications that will comply with current standards and still accomplish goals of remodel.
2. **Public Facilities/Public Art** Sal Arechiga/René Vidales Parking Management Plan moving forward and should be ready for the Nov meeting.
3. **Policy/Community Relations** Mr. Steppke reiterated the information regarding elections and website production

XVI. Liaisons Reports:

1. **Project Area Committee** Mr. Steppke reported that Boulevard Apartments are approved with a \$100,000.00 subsidy for affordable housing element of which San Diego is ahead of its affordable housing goals with regard to rehabilitation of existing units.
2. **Public Safety & Neighborhood Services** Mr. Whitburn reported that with regard to new ordinance aimed at regulating drug paraphernalia, applicants must meet state guidelines, agree to community covenant and complete a questionnaire. With regard to crime in the North Park area, top community in robberies, but reporting may not be consistent with specific area of North Park and combine statistics from both North Park and City Heights.
3. **Maintenance Assessment District.** Mr. Steppke reported continued push to analyze data and evaluate per APN and stronger outreach to non-resident owners for increase in assessment.
4. **North Park Parking Management Working Group** Mr. Vidales reported 2 working groups regarding parking with a public meeting in February to present findings/proposals.
5. **North Park Parking Garage/Art Selection Working Group** Mr. Arechiga reported meeting cancelled, but Request for Qualifications (RFQ) is going out.
6. **Balboa Park Committee:** Siting of temporary homeless shelter in the park was protested by committee; will be replacing the lights on Cabrillo Bridge with LED lights; approved temporary LED sculpture for Plaza de Panama.
7. **North Park Main Street** Signage issues. Mr. Cronan reported findings with regard to city interpretation of signage specifically as it pertains to the CRICKET and gym "graffiti."
8. **Needle Facilitation Committee:** met with no new business and discussion of Brown Act and approval of Annual Report.

XVII. Next Meeting Date November 20, 2007

XVIII. Meeting Adjourned 8:50 pm

Submitted By, Brenda Martin, Acting Secretary.