



NORTH PARK PLANNING COMMITTEE
AGENDA: June 21, 2011 – 6:30 PM
<http://www.northparkplanning.org>
info@northparkplanning.org
2901 NORTH PARK WAY, 2ND FLOOR

The NPPC is updating our registration records in 2011. Re-Registration is required if you have
NOT: Signed in at a NPPC meeting in the last 3 years;
Are unsure if you signed in or your address/contact information has changed

- I. Parliamentary Items (6:30 p.m.)**
- A. Call to Order, Roll Call and Attendance Report
 - B. Modifications to & Adoption of the June 21, 2011 Agenda
 - Urgent Non-Agenda Action Items – Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee.
 - C. Chair's Report/CPC
 1. Liz Studebaker resigns-NPPC effective 8/1/ 2011 & Election Committee Apt
 2. Christy Scannell resigns as Secretary NPPC
 3. Dryden District 1st Hearing at Historic Resource Board ended with a supportive vote, 2nd HRB Hearing June 23, 1 pm 202 C St 12th Flr
 4. Update Demo Memo, CPC, & Joint Letter with Uptown Planners
 5. North Park Mini Park Streetscape for info and to give comments, go to:
<http://www.sandiego.gov/engineering-cip/projectsprograms/northparkminipark.shtml>
 - D. Approval of Previous NPPC Minutes: May 17, 2011.
 - E. Treasurer's Report –David Cohen, Balance \$609.22
 - F. Planner's Report - Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov
 - Update Community Plan Process
- II. Announcements & Non Agenda Public Comment (2 min. max each) (6:55 pm)**
Please fill out a Public Comment Sheet and give to Secretary prior to the meeting
1. MTS City/Park Streetcar Feasibility Study Open House: June 29, 4 pm, for more info:
www.sdmts.com/streetcarstudy.asp
 2. Presentations on the Caltrans retrofit/2014 closing of the Cabrillo Bridge June 27, 6:30 pm:
<http://www.hillquest.com/community/images/bridge-flier.jpg>
- III. Elected Official Reports (2 Min Max Each) (7:10 pm)**
- A. Katherine Fortner, Hon. Susan Davis, US Congressional District 53
Contact Info Katherine.Fortner@mail.house.gov
 - B. Lindsey Masukawa, Hon. Toni Atkins, State Assembly District 76
Contact Info Lindsey.Masukawa@asm.ca.gov
 - C. Anthony Bernal, Hon. Todd Gloria, City Councilmember District 3
Contact Info ABernal@sandiego.gov
- IV. Consent Agenda: (7:20 pm)**
***Urban Design Project Review Actions** (Members Present: Barry, Dye, Bonn, Callen, Carlson, Cohen, Granowitz, Hill, Pyles)

A. Glenn's Market - 2861 University Ave (Project No. 236205): Owner needs to move existing convenience store due to rent increase, proposes a move to a smaller site, 60 ft to the east & with 10 parking spaces (no parking at current site). Process 3 CUP required for Type 21 off sale Alcohol License in an existing 1,536 sq-ft commercial building within the CN-1 Zone of the Mid-City PDO because the project site is located within a census tract where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professional Code section 23958.4; is within an adopted Redevelopment Project Area; and is within 600 ft of an accredited public school (Jefferson Elementary). The San Diego Police Department has conditionally approved the issuance of the Type 21 liquor license for the new location.

Motion: Support CUP with the specified SDPD conditions. Dye/Cohen 8-0-0

B. Arco - Texas & El Cajon (Project No. 195449) requires a Process 3 CUP & SDP to remodel an existing convenience store and automobile service station and add an 845-sq ft car wash, at 2340 El Cajon Blvd on a 0.48-acre site within the CN-1 Zone of the Mid-City PDO

Motion: Approve the proposed amendment to the cup with the deletion of the storage unit from the project, relocation of the car wash to the west side of the property, addition of doors at the entrance and exit to the car wash, 7 ft parameter walls on the entire west side and potentially a wall on the north property lines as dictated by the noise report and decorative design other than standard masonry wall to soften the aesthetics of the blank wall. Granowitz/Carlson 8-0-0

C. Casa De Luz 2920 University Avenue (Project No. 236482): Proposed Neighborhood Use Permit for a 144 square-foot sidewalk café for an existing restaurant in the CN-1 Zone of the Mid-City Communities Planned District. Process Two (Staff level review/decision with appeal rights to the City's Planning Commission).

Motion to approve the NUP as proposed Dye/Granowitz 7-0-0 (D Cohen recused, owner of adjacent restaurant)

***Public Facilities/Public Art Actions** (Members Present June 8, 2011: Carlson, Vidales, Dye, Hill, Steppke, Callen, Bonn, Schneider)

D. Plaza de Panama - Balboa Park (Project No. 233958). Proposed project includes amendments to the Balboa Park Master & Central Mesa Precise Plan & SDP.

MOTION: The NPPC recommends to City Council that one or more of the Plaza de Panama project EIR alternatives include the following goals and elements:

- 1. Reduce pedestrian vehicle conflicts**
 - 2. Reduce vehicular automotive traffic within the historical central core of Balboa Park**
 - 3. Encourage the use of public transit alternatives within and around Balboa Park**
 - 4. Encourage location of parking structures outside the historical central core of Balboa Park**
 - 5. Ensure that all improvements meet the Secretary of the Interior Standards for Historic Preservation**
 - 6. Ensure equitable access by all and avoid imposition of additional fees**
- Dye/Vidales 8-0-0**

E. San Diego Historic Class 1 Streetcar Restoration Project. Implementation of the historic streetcar in the San Diego; operation to begin in downtown San Diego in mid-July The NPPC endorses and encourages the implementation of class I streetcars (original and reproduction) wherever possible and feasible in the Mid-City area and specifically North Park. Carlson/Vidales 8-0-0

MOTION:

Whereas historic class I streetcars were specifically designed for San Diego's climate and terrain;

Whereas historic class I streetcars do not require a turnaround loop;

Whereas historic class I streetcars are ADA accessible;

Whereas historic class I streetcars integrate well with street traffic, signal & pedestrians;

Whereas streetcars are included in the 2050 RTP The NPPC endorses and encourages the implementation of class I streetcars (original and reproduction) wherever possible and feasible in the Mid-City area and specifically North Park. Carlson/Vidales 8-0-0

(Hill & Steppke leave meeting)

F. 2050 Regional Transportation Plan (RTP). The \$196 Billion plan for development of the San Diego region's transportation system, next 40 years, designed to maximize transit enhancements, provide express lanes, integrate biking and walking, and promote programs to manage demand and increase efficiency.

MOTION: The NPPC recommends revising the list of phased transit services within the revenue constrained plan to give a higher priority of implementation to projects that include the Mid-City area in order to add more transit within the urban core of the city due to future projected densities. Vidales/Schneider 6-0-0

- V. Action/Discussion Items:** (7:30 pm)
 - A. **SDPD Reorganization** Impacts to North Park & South Park
Mid-City Captain Lawrence McKinney
 - B. **Election for Secretary**
Chair (7:45 pm)
 - C. **Utility Boxes Update, Next Steps**
Cheryl Dye (7:50 pm)
 - Potential Motion follows the Agenda***
 - D. **NPPC on Facebook**
Brandon Hilpert (8:05 pm)
 - E. **Balboa Park Plaza de Panama, Circulation and Parking Structure Update** (8:15 pm)
 - F. **Annexing Update & Next Steps** (see attached Councilmember Gloria Memo) (8:25 pm)
 - 1. South Park Business Group
Chair
 - 2. University Height Community Association
Vice Chair

- VI. Subcommittee Reports** (5 Min Max per Report) (8:40 pm)
 - A. **Urban Design/Project Review**,, Robert Barry, Cheryl Dye - NP Adult Community Center, 6:00pm 1st Monday. Next meeting August 1, 2011
 - B. **Public Facilities/Public Art**, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2ND Wednesday. Next meeting July 13, 2011.
 - C. **Utility Box** Cheryl Dye, Robert Barry

- VII. Liaisons Reports Between City Recognized Official Groups with Defined NPPC Seats** (2 Min. Max per Report). (8:50 pm)
 - A. Balboa Park Committee
Rob Steppke
 - B. Project Area Committee
Judi O'Boyle
 - C. Maintenance Assessment District
Lucky Morrison
 - D. North Park Parking Management Working Group
Roger Lewis
 - E. Mini Park & Streetscape
Rene Vidales

- VIII. NPPC Board Member Reporting Out** (2 Min Max per Report).
 - A. Alcohol and Entertainment Update
Lucky Morrison
 - B. North Park Main Street
Liz Studebaker/David Cohen
 - C. Jack in the Box
Rick Pyles at Chair's Request
 - D. OLP
Dionne Carlson

- IX. Unfinished, & Future Agenda Items**
 - A. Election to fill a vacancy to be sited at the end of July meeting
 - B. Matt Gordon Greater Golden Hill Planning Committee/South Park Business Group
 - C. NPMS Sustainability
 - D. Chickens and the Mini Code

X. Next Meeting Date: July 19, 2011

XI. Adjournment

(9 pm)

**Times are estimates only.

- This information will be made available in alternative formats upon request. To request an agenda in alternative format, or request a sign language or oral interpreter for the meeting, call: (619) 236-6405.
- To Contact the Chair of NPPC, call Vicki Granowitz 619-584-1203 or NPPC-Info@cox.net
- To Contact Urban Design/ Project Review, call Robert Barry at (619) 954-5588 or robert.barry@cox.net
- To contact Public Facilities/Public Art call Dionne Carlson at (619) 584-2496 or dionneleighcarlson@cox.net
- For information about North Park Activities go to NPCA website at www.northparksd.org.
- BYLAWS REQUIRE THAT YOU CONTACT THE CHAIR IF YOU CANNOT ATTEND THE MEETING:

NPPC Agenda Action Item VC: Utility Boxes Update, Next Steps***

That the NPPC undertake the following actions related to “utility boxes”:

- 1) Accept the educational *Utility Installations Handout* prepared by KTPG and NPPC representatives and endorse its distribution to the CPGs and other interested parties;
- 2) Request that the **LU&H agendize this item and recommend that City Council form a citywide Utility Installations Task Force composed of City, CPG and utility company representatives** to address concerns raised in the KTPG and NPPC Utility Installations issue papers, as endorsed by the CPC, including: clarifying jurisdictional and legal latitude to set policy on these matters; developing improved standards related to utility box design, placement & maintenance and to disposition of abandoned facilities; and reviewing existing practices for ADA compliance.
- 3) Request that the new **City Task Force include the chairs of the KTPG and NPPC Utility Installations Subcommittees** which have spearheaded this initiative.

NPPC August 17, 2010 Prior NPPC Discussion & Motion Re: Utility Boxes:

Utility Box White Paper, Dye. Boxes are being installed in neighborhoods outside North Park, bringing issues of design, location, public right of way, installation and lack of public notice. Subcommittee met with Cox, SDG&E and AT&T. All three have policies that they won't underground boxes due to maintenance issues, effects of oil and water, safety for staff and cost. Subcommittee is seeking feedback on next steps, including asking City Council to place a moratorium on new installations pending creation of minimum standards. Community concerns: costs passed on to customers, support for undergrounding, questions about ratios in report, testimony from Talmadge resident that result is appalling, obstacle course was created by boxes not lined up, some boxes create pedestrian hazard, graffiti issues and reduction in property values. Answer Inc. owner complained about box installed in front of his business. Kensington residents were in attendance to show support for standards. Committee concerns: get the word out and write/call City Council members, possibility for grants to remove boxes from Right of Way onto property, installations in handicapped parking zones, example of 80-year-old undergrounded boxes in Kensington, a national issue: stopthebox.com, franchise agreements and their review schedule, and differences in potential policies. **MOTION: The North Park Planning Committee requests the following: that Councilmember Gloria meet with North Park task force and other concerned Mid-City communities; that Councilmember Gloria place the issue on a future Land Use and Housing Committee agenda; and that it be agendized at Community Plan Update cluster meetings, at CPC and at HRB. (Dye/O'Boyle) (8-2-2) (Barry and Elliott abstained due to disagreement with the motion)**