



**NORTH PARK PLANNING COMMITTEE**  
**AGENDA: October 18, 2011– 6:30 PM**  
<http://www.northparkplanning.org>  
[info@northparkplanning.org](mailto:info@northparkplanning.org)  
**2901 NORTH PARK WAY, 2<sup>ND</sup> 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**  
p.m.)

(6:30

- A. Call to Order, Roll Call and Attendance Report
- B. Modifications to & Adoption of the October 18, 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. CPC Report – no report
  2. Historic Resources Training for CPG members, Oct 27, must RSVP by Oct 25  
[SDPlanningGroups@san Diego.gov](mailto:SDPlanningGroups@san Diego.gov)
  3. Boundary Adjustment Next Steps Update
  4. Utility Undergrounding at LU&H Oct 26, Councilmember Lightner has requested the public attend to voice their concerns
  5. City Council is looking at making changes to the Muni Code re Card Clubs
  6. Wireless Workshop Report Peter Hill
- D. Approval of Previous NPPC Minutes: September 20, 2011
- E. Treasurer's Report –David Cohen, Balance \$609.22
- F. Planner's Report - Marlon Pangilinan, 619.235.5293; [mpangilinan@san Diego.gov](mailto:mpangilinan@san Diego.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

- **Undergrounding** @ LU&H Oct 26, the City Attorney will be reporting on what if any power the City has in the Utility Undergrounding Process. The agenda will be posted by Oct 21, 2011 at:  
[http://google.san net.gov/search?partialfields=&proxyreload=1&num=100&requiredfields=PATH%3Accaction\\_luh%7CPATH%3Accagenda\\_luh&layout\\_type=date\\_subsort&getfields=DOCUMENT\\_URL.DOC\\_DATE.TITLE.SORTORDER&sort=date%3AD%3AS%3Ad1&output=xml\\_no\\_dtd&ie=UTF-8&client=scs\\_ocd&filter=0&site=documents&config=luh.js&proxystylesheet=scs\\_ocd&q=](http://google.san net.gov/search?partialfields=&proxyreload=1&num=100&requiredfields=PATH%3Accaction_luh%7CPATH%3Accagenda_luh&layout_type=date_subsort&getfields=DOCUMENT_URL.DOC_DATE.TITLE.SORTORDER&sort=date%3AD%3AS%3Ad1&output=xml_no_dtd&ie=UTF-8&client=scs_ocd&filter=0&site=documents&config=luh.js&proxystylesheet=scs_ocd&q=)
- **Orchids & Onions** Oct 27, 5:30 pm info: <http://www.orchidsandonions.org/event-tickets>
- **Achieving Sustainability: Think Globally, Plan Locally C3** Thursday, November 3, 2011 from 7:30 AM - 9:15 AM, see flier below
- **The Role of Community Organizations in Shaping University Heights**, Nov 10, see flier below
- **2012 California Native Plant Society Conservation Conference** is coming to San Diego Jan 10-14, 2013 early bird registration is available now, will go up after October 31, 2011. For more info: <http://support.cnps.org/page.aspx?pid=357> & below

- Walking Tours conducted by the Jacob's Team of their Proposed **Plaza de Panama Project**, the 3<sup>rd</sup> Saturday of the month. 10:30 am, start at the Museum of Man. For more info [www.plazadepanama.org](http://www.plazadepanama.org)

**III. Elected Official Reports** (2 Min Max Each) (7:05 pm)

- A. Katherine Fortner, Hon. Susan Davis, US Congressional District 53  
Contact Info [Katherine.Fortner@mail.house.gov](mailto:Katherine.Fortner@mail.house.gov)
- B. Lindsey Masukawa, Hon. Toni Atkins, State Assembly District 76  
Contact Info [Lindsey.Masukawa@asm.ca.gov](mailto:Lindsey.Masukawa@asm.ca.gov)
- C. Anthony Bernal, Hon. Todd Gloria, City Councilmember District 3  
Contact Info [ABernal@sandiego.gov](mailto:ABernal@sandiego.gov)

**IV. Consent Agenda: None**

**V. Subcommittee Reports** (Limited to Items not on the Agenda, 5 Min Max per Report) (7:10 pm)

- A. **Urban Design/Project Review**, Robert Barry, Cheryl Dye - NP Adult Community Center, 6:00pm 1st Monday. Next meeting November 7, 2011
- B. **Public Facilities/Public Art**, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2<sup>ND</sup> Wednesday. Next meeting November 9, 2011

**VI. Liaisons Reports** (2 Min. Max per Report). (7:15 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. University Ave Mobility Plan                | Roger Lewis    |
| F. Mini Park & Streetscape                     | Rene Vidales   |

**VII. NPPC Board Member Reporting Out As Needed** (2 Min Max per Report) (7:25 pm)

- |                                     |                |
|-------------------------------------|----------------|
| A. Alcohol and Entertainment Update | Lucky Morrison |
| B. North Park Main Street           | David Cohen    |
| C. Jack in the Box                  | Rick Pyles     |

**VIII. Action/Discussion Items:** (2 Min Max per Speaker-Chair can give more time as needed)  
(Items A & B are included without have gone to a subcommittee first due to time constraints)

- A. **Backyard Chickens** (LU&H Actions & Proposed Changes to the Muni Code, to be Heard at CPC Oct 25 & LU&H soon after) Robert Barry (7:35 pm)

- B. **Foreclosures** (LU&H Action & Proposed Changes to the Muni Code to be heard at LU&H Oct 26) Stephen Whitburn (7:45 pm)

**PROPOSED MOTION:** Support the proposed City of San Diego "Property Value Protection Ordinance". (The ordinance would create a registry of foreclosed properties, give a lender neglecting a vacant foreclosed property 30 days to maintain the property in compliance with City codes, and if the lender still fails to comply with City codes after 30 days, allow the City to fine the lender up to \$1,000 a day until the property is brought into compliance.)

- C. **AT&T - Plymouth Congregational Church – 2717 University Avenue (Project No. 224477):** (7:55 pm)

Neighborhood Use Permit application (Process Two) for installation of a new wireless communication facility consisting of antennas located within a new tower structure and associated equipment. The subcommittee previously voted to recommend denial of the project at the March 7, 2011 meeting; however, the applicant has requested to present a new site design for additional consideration. The new site design modifications include: no changes to the existing church tower; the construction of a new 40' tower to contain the wireless communication facility; and the location of associated communications equipment in an adjacent storage room.

**UDPR Motion: To deny proposed project because of incompatibility in bulk and scale with the neighborhood and with the community plan. Bonn/Granowitz 5-0-0**

**D. Fat Boys Corner Store - 3050 University Avenue (Project No. 241550): (8:10 pm)**

Proposed Conditional Use Permit (CUP) for off-sale alcohol sales (ABC Type 21 liquor license) for a 1,200 square-foot neighborhood market in an existing 11,000 square-foot commercial building. The site is located within the CN-1 Zone of the Mid-City Communities Planned District. This project's CUP requires a Process Three, Hearing Officer decision (with appeal rights to the City's Planning Commission).

On January 21, 2011, the San Diego Police Department recommended denial of the application for a Type 21 liquor license because the location: is within a high crime area; is located within 100 feet of residences; and is located within 600 feet of incompatible uses. The applicant subsequently appealed the SDPD's denial. On April 5, 2011, the City's hearing officer overturned the SDPD's denial and granted the issuance of the Type 21 liquor license for the location. The SDPD continues to recommend denial of the CUP for the same reasons as stated on January 21, 2011. The owner has drafted additional conditions in response to the Subcommittee's action at the August 1, 2011 meeting. The additional conditions will be discussed for potential action.

**UDPR Motion: To approve the CUP for Type 21 license with standard and supplemental conditions outlined in the Sept. 19 letter and a CUP with initial 2 year period with conditional 10 year extension. Granowitz/Nguyen 5-0-0**

**E. Jack in the Box Upas & 30<sup>th</sup> St** This Item is being reheard at the request of applicant, to present an updated plan, including changes to the setback and all egress/ingress moved to Dale St, drive thru is still part of the project plan. (8:25 pm)

**Background:** NPPC heard the item on January 18, 2011, with the description and Motion included below:

A request for a Planned Development Permit (Project number 213093) on a 0.29-acre site located in the CN1-2 zone. The project applicant proposes to demolish the existing 1,944 sq. ft. restaurant and construct a new 2,491 sq. ft. restaurant with deviations to the current development regulations: 12 parking spaces where 37 are required; operation of a drive-thru where the CN1-2 zone does not allow such development; 24-hour operation of a drive-thru where the hours of operation are limited in the CN1-2 zone to 6:00am to 12:00 midnight. The decision to approve, conditionally approve, or deny the project will be made by the San Diego Planning Commission with appeal rights to the City Council (Process Four).

**NPPC Minutes January 18, 2011 Motion: To recommend denial of a Planned Development Permit to the proposed Jack in the Box demolition/construction project located at Upas and 30<sup>th</sup> streets, Project Number 213093, because the project does not conform to the findings that must be made to allow such a permit as outlined in Municipal Code 126.0604 (a). Barry/UDPR 13-0-0**

**F. Plaza de Panama, Circulation & Parking Structure Update by Subcommittee Chairs regarding review of documents & processes to date** Robert Barry UDPR/Dionne Carlson PFPA (8:45 pm)

**IX. Unfinished, & Future Agenda Items**

A. NP PAC Public Art Master Plan - NPPC Representative

B. Discuss possibility of a December meeting

**X. Next Meeting Date: November 15, 2011**

## XI. Adjournment

(9 pm)

**\*\*Times are estimates only.**

- 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](mailto:NPPC-Info@cox.net)
- To Contact Urban Design/ Project Review, call Robert Barry at (619) 954-5588 or [robert.barry@cox.net](mailto:robert.barry@cox.net)
- To contact Public Facilities/Public Art call Dionne Carlson at (619) 584-2496 or [dionneleighcarlson@cox.net](mailto:dionneleighcarlson@cox.net)
- For information about North Park Activities go to NPCA website at [www.northparksd.org](http://www.northparksd.org).
- BYLAWS REQUIRE THAT YOU CONTACT THE CHAIR IF YOU CANNOT ATTEND THE MEETING:

### Item VIII B Foreclosures

**BACKGROUND:** This ordinance was introduced at the request of several community organizations including the Center on Policy Initiatives (CPI), a non-profit research and advocacy center focused on San Diego's working families. At the Sept. 14 meeting of the City Council's Land Use and Housing Committee (LU&H), the proposal was referred to the City Attorney's office to be drafted into ordinance language. The ordinance will return to LU&H on Oct. 26 and is tentatively scheduled to go to the full City Council on Nov. 14.

The ordinance is modeled on California state law, which specifically allows municipalities to enact such ordinances. Cities throughout California, including Chula Vista, have enacted similar ordinances in recent years as the foreclosure crisis has impacted their communities.

In North Park (92104), CPI projects that nearly two thousand homes (1,964) will have been foreclosed upon during the five-year period ending in 2012, an average of slightly over one foreclosure every day in North Park alone. Foreclosures often hurt more than the families foreclosed upon. If lenders fail to maintain vacant foreclosed properties and allow them to become blighted, the negative property value impacts can extend to the surrounding neighborhood. Cumulatively, neglected foreclosed properties can account for millions of dollars in lost property values to neighborhoods and municipalities.

This ordinance requires lenders to fulfill their responsibilities to maintain vacant properties they have foreclosed upon, and it creates a mechanism for the City to enforce this requirement.

For more on local impacts of the foreclosure crisis: <http://onlinecpi.org/campaigns/foreclosure/>

*You are invited to attend ...*

***Achieving Sustainability:***

***Think Globally, Plan Locally***

**The focus of the November Breakfast Dialogue will be on achieving sustainability in the San Diego Region. Achieving sustainability is a tall order to say the least. According to the 2011 Equinox Center for Sustainability Dashboard Report, areas identified in San Diego that need major improvement are housing affordability and the jobs/housing balance, public transportation, equal access to shared amenities, job creation in industries with livable wages, and managing our energy and water consumption.**

How do we achieve sustainability goals readily set for the region? More importantly, how do we far exceed them to become a leader in sustainability for the State, the Nation and the World? In this broad overview of sustainability we hope to spark new insights on this important topic for the continued success of our region.

This is the first in a series of dialogues sponsored by SDG&E that follow the release of *Sustainable Paradise!*, C3's latest publication.

**Sponsor:**  
**SDG&E**

**Panel:**  
**Scott Anders – USD Energy Policy Initiatives Center**  
**Peter MacCracken – San Diego Foundation**  
**Ann Tolch - Sustainability Alliance of Southern California**  
**Jim Waring – Cleantech San Diego**  
**Moderator:**  
**Larry Herzog – SDSU**

**Date:**

Thursday, November 3, 2011 from 7:30 AM - 9:15 AM

**Location**

Holiday Inn at the Bay  
1355 North Harbor Drive  
Harborside Room  
San Diego, CA 92101



## **Shaping Our Community's Future: Tools and Basics of Community Planning**

Just a reminder that our *free* lecture series will begin this **Thursday, October 13 at 6 pm** at the Grace Lutheran



Church in University Heights, located at 3993 Park Blvd. at the southeast corner of Park and Lincoln. Free parking is available in the lot behind the church. Enter the church from the back alley and take the stairs to your right up to the Fellowship Hall on the second level. For more information, contact the University Heights Historical Society at (619) 297-3166.

The purpose of this community forum series, sponsored by the [University Heights Historical Society](#) and the [University Heights Community Development Corporation](#), is to provide residents with a very broad overview of some of these recent changes, the basics of community planning in San Diego, and to invite residents to think about what they value about our neighborhood and their vision for its future shape.

*If there are specific questions or issues you would like addressed during the lecture series, please email them to [uhhs@att.net](mailto:uhhs@att.net) and we will do our best to incorporate them.*

**NOVEMBER 10, 2011: *The Role of Community Organizations in Shaping University Heights***, Leo Wilson, Uptown Planners; Vicki Granowitz, North Park Planning Committee; Christopher Milnes, University Heights Community Development Corporation; and Greg Sorini, University Heights Community Association

Community members can have a voice in the shape of their communities by participating in a variety of organizations, including city-recognized planning groups and other organizations that participate in land use decisions. Representatives from key community organizations in UH will share a brief overview of their organization's mission, goals, membership and how to get involved.

**JANUARY 12, 2012: *What's So Special About University Heights? Defining Our Community Character***, Kristin Harms, University Heights Historical Society

University Heights is one of San Diego's oldest and most historic communities, which is one of the top five reasons people like living here. Kristin will provide a brief overview of the early history of UH, changes in our community's demographic profile since 1980, and highlights of two recent surveys among UH residents about our quality of life and community character.

**FEBRUARY 9, 2012: *Community Planning: Balancing Individual Property Rights with Community Benefit***, Barry Hager, Esq.

Extensive and precious as they are, our property rights have never been - and are not now - absolute. Like most other rights, property rights are tempered by responsibilities. The U.S. Constitution does not give property owners the right to abuse the land or to use their property in a way that hurts others. To be sure, land-use restrictions must advance a public purpose, be fairly and reasonably applied, and leave property owners with an economically viable use of their land. When these standards are met, however, land use regulations will pass legal muster. Sensible land-use laws almost always enhance, rather than depress, property values. Barry will discuss the constitutional framework for property rights and community benefit, and a local real estate agent will describe the impact of location and related factors on property value.

**MARCH 8, 2012: *Tools for Preserving Community Character: Historical Designation***

The City of San Diego recognizes the benefits of historical resource preservation to the community as well as to individual property owners. In addition to protecting the unique history, architecture, or character of a community, preservation efforts promote a sense of neighborhood pride, and stabilize or increase property values. Cathy will discuss the benefits of historic designation, financial incentives for owners of historical properties, and the process for historically designating individual properties as well as districts.

**APRIL 12, 2012: *Tools for Preserving Community Character: Conservation Areas***, Marlon Pangilinan

Conservation areas are a planning tool that can be used to help protect a neighborhood's unique community character through architectural guidelines, development standards, and special zoning provisions. The precise nature of each Conservation Area is generally determined by the residents of a particular neighborhood, in conjunction with the local Planning Group and the City. Used successfully in other cities, San Diego is contemplating use of Conservation Areas. Marlon will provide an overview of the background, purpose, and process for using Conservation Areas and how they might be used in University Heights.

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University Heights Historical Society  
P.O. Box 3115  
San Diego, CA 92163  
(619) 297-3166  
[www.uhcdc.org](http://www.uhcdc.org)

The 2012 CNPS Conservation Conference registration is now open.  
You can register at early bird rates, up until October 31, 2011.

Registration details: <http://support.cnps.org/page.aspx?pid=357>  
See rate chart for members, non-members, students, and others.

Detailed schedule is at that link, too.

The big picture:

Workshops and fieldtrips, January 10-11, Tuesday - Wednesday

Conference speakers and sessions, January 12-14, Thursday - Saturday

Highlights:

Plenary speakers: Louise Jackson, Bruce Pavlik, Peter Raven, David Chipping

40 topic sessions, in blocks of four concurrently, Thursday through Saturday

Service and supplier exhibits, Art Show, social events, poetry and music jam

Saturday January 14 special programs for the San Diego general public.

Where? in Mission Valley at the Town and Country Hotel and Conference Center  
please share with friends, fellow teachers, associates: