





**NORTH PARK PLANNING COMMITTEE**  
**Final Minutes: November 18, 2014 – 6:30 PM**  
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I. **Call to order:** 6:29 pm

II. **Attendance Report:**

Member	Robert Barry	Roger Morrison	Dionne Carlson	Daniel Gebreselassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Rachel Levin	Carl Moczydlowsky	Lucky Morrison	Dang Nguyen	Howard Blackson	Rick Pyles	Sarah McAlear	Steve Codraro
Attendance	1	2	3	4	5	6	7	8	9	10	11	12L	13 L	14	15
Late															
Absences		1	2				1	3	2			1		2	

III. **Modifications to and Adoption of the 11/18/14 Agenda**

- a. **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. Items must have come up after the Agenda went out & be of a time sensitive nature.
- b. **MOTION: Adopt 11/18/14 Agenda Carlson/Levin 13-0-0 (Blackson/Pyles Late)**

IV. **Consent Agenda:**

- a. **Deny 4162, 4164, 4166 Mississippi St. Vesting Tentative Map** (Process 3) Map Waiver to convert 3 existing residential dwelling units into condominiums on a 0.121 acre site located in the MCCPD-MR-1250B zone of the Greater North Park Community Plan area. **MOTION to deny due to lack of pertinent information & a desire to maintain apartments. Carlson/UDPR 13-0-0 (Blackson/Pyles Late) On Consent**
- b. **The UDPR Subcommittee finds the Urban Design Element of the NPCPU to be disorganized, lacking appropriate graphics (maps), includes items lacking explanation or context, among other issues and does not adequately reflect the Board or the public's vision. For these reasons the following motions was passed. MOTION to write a letter to the Planning Department regarding issues and concerns with the 2014 Draft Urban Design Element of the North Park Community Plan Update. Carlson/UDPR 13-0-0 (Blackson/Pyles Late) On Consent**
- c. **MOTION: to approve the consent agenda. Carlson/UDPR 13-0-0 (Blackson/Pyles Late)**

V. **Approval of Previous Minutes**

- a. **MOTION: Approve October 21' 2014 Minutes as modified for absences and typos. Hilpert/Ngyuen 12-0-1 (Carlson abstain, Blackson/Pyles Late)**

VI. **Treasurer's Report, Brandon Hilpert**

- a. Current balance \$739.77
- b. Update CPG Reimbursement – forward any reimbursements to Hilpert/Granowitz

VII. **Social Media Report, Brandon Hilpert**

- a. Email opt-in updated
- b. Please add address of the meeting to the email.

#### VIII. Chairs Report/CPC

- a. **CPC – Tuesday, November 25, 2014, 7-9 pm.** 9192 Topaz Way, Kearny Mesa Auditorium. Agenda Items include: (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
  - i. CP 600.24, Bylaws & 2015 Elections - A new bylaws shell will be coming out in Jan or thereafter. May want to wait for that however we can be making decisions now on the areas I know are going to affect the way we have operated, particularly regarding election procedure.
  - ii. 9<sup>th</sup> Update to the General Plan to be voted on at January 27, 2014 meeting – previously conforming rights will be bifurcated.
- b. Should we meet on December 16, 2014 to focus on the Community Plan Update? No
- c. Spoke with Nancy Bragado re letting us edit the UDE – NPPC edit to the element is welcomed.
- d. Ad Hoc Committee on the Urban Design Element, reestablished to include previous members: Barry, Blackson, Codraro, Hill & Gebreselassie to fill vacated seat.
- e. Bylaws Ad Hoc Committee reestablished to include Granowitz, Barry, L. Morrison
- f. Response to our letter re: Equivalences from the Planning Dept. - Denied all requests, believe existing rules cover everything we brought up.
- g. City of San Diego Bicycle Advisory Committee <http://www.sandiego.gov/city-clerk/boards-commissions/bicycleadvisoryboard.shtml>

#### IX. Planner's Report, Marlon Pangilinan, 619.235.5293; [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)

- a. Plan update Feb. 2015 for the public draft in the cluster – NP, Golden Hill and Uptown. Review and elements schedule. Recreation and Economic development drafts coming soon. Park planning staff has identified some opportunities – other issues can be identified at a later date.

#### X. Non Agenda Public Comment

- a. **Lucky Morrison (ceded 2 minutes from Rick Pyles)** - increase in alcohol licenses over the last 5 years. 64 in 2009 and 126 today, with at least 3 more pending. Also will be passing out a recent UT article quoting Bob Vacchi of DSD on role of Community Plan on controlling licenses this in the future. Feels there is an oversaturation of licenses. Second highest crime area in San Diego.
- b. **Jeff Kirschbaum OLP Update** – Parking structure construction is on pace for end of December completion. OLP Christmas event Thursday December 11<sup>th</sup> 5-6:30 and candlelight procession at 7:00

#### XI. Announcements

- a. **Jack in the Box Court Hearing Update: On Friday, November 21, 2014 at 10:00 am. In Dept. 71 in the Superior Court** at 330 West Broadway 92101. The community will finally have their day in court regarding the city's request to have the Jack in the Box lawsuit dismissed. Community members will be meeting for coffee and pastries beginning at 8:30 am across Broadway (to the south of the courthouse), look for the "Care About NP Banner" & heading into court at 9:30 am. (The NPPC voted to oppose the drive through among other aspects of the JIB remodel)
  - i. For more info go to *CareAboutNorthPark.com* and the Facebook page, "Do The Right Thing, Jack".
- b. **North Park Historical Society new book- *Images of America San Diego's North Park*** is being sold at Pigment, North Park Hardware, SOHO, San Diego History Center, and The Grove
- c. **Utility Undergrounding Advisory Committee**, meets monthly on the 3rd Friday 8:30 am - 10:30 am 202 C St, 12 flr Committee Rm
- d. **CivicSD Community Benefits Consensus Project** - Building a collaborate network of stakeholders to inform the development of Civic San Diego's Community Benefits Goals - "What would benefit your community most?" Malin Burnham San Diego Center For Civic Engagement - The San Diego Foundation | Hoffman Room (First Floor) 2508 Historic Decatur Road | San Diego, CA 92106, Thursday, November 20, 2014, 5:30pm – Registration and Networking, 6pm to 8pm – Program and Discussion
- e. **C-3's A Century of Conserving San Diego's Natural Environment** Thursday, December 04, 2014, 7 AM - 9 AM Balboa Park ~ The Prado Restaurant ~ Loggia Room for more info & to register <http://citizenscoordinateforcentury3.wildapricot.org/event-1786115>
- f. **UHCA Survey on Community Interest** on the Facebook page.

## XII. Elected Official's Report

- a. **Jason Wiesz, Hon. Toni Atkins, State Assembly District 76** – 619.645.3090 [jason.weisz@asm.ca.gov](mailto:jason.weisz@asm.ca.gov) – Covered California open enrollment is now open through February, penalty phase has gone into effect. November for Men's health. December 10<sup>th</sup> – Speaker Atkins joint gift raiser at the state building from 5-6:30 for Polinsky's Children center.
- b. **Hilary Nemchik, Hon. Marty Block, State Senate District 39** – 619.645.3133 [hilary.nemchik@sen.ca.gov](mailto:hilary.nemchik@sen.ca.gov) - Sen Block authored 12 bills and 11 signed into law. SB850 to allow community colleges to offer bachelors degree in high demand fields. SB911 protects seniors by raising training hours for care providers also prevents retaliation for 911 calls from facilities. Legislative idea gather phase underway.
- c. **Jessica Poole, Hon. Susan Davis, US Congressional District 53**, 619.208.5353 [Jessica.Poole@mail.house.gov](mailto:Jessica.Poole@mail.house.gov) – absent
- a. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, [AGranda@sandiego.gov](mailto:AGranda@sandiego.gov) <http://sandiego.gov/cd3> - restricting zoning may be a way to restrict licensing. Inaugurating new council members. Housing first initiative may help up to 1500 homeless. 75 more affordable units for foster care and seniors as well as \$30M for homeless funding. Potable reuse program passed unanimously - \$3.5B program. Taxi cab changes to medallions. Gloria will be at SoNo and December nights.

## XIII. Subcommittee Reports:

- a. **Urban Design/Project Review (UD/PR), Peter Hill-Rachel Levin – NP Adult Community Center, 6:00pm 1st Monday. Next meeting January 5, 2014**
  - i. Ministerial projects since October 21: applied for permit, not yet issued:
    1. 4411 Kansas Street (Kansas and Meade) - Five on Kansas Townhomes PTS 396490 | 5 new single dwelling units: two bedroom, three bath units with garages.
    2. 4224 Ohio Street (Ohio between El Cajon and Howard) Mixed-use building PTS 394357 | New four story mixed-use project with 17 residential units on a space previously occupied by a existing one story multi family home that has been converted to and used as a commercial office space (demolition under a separate permit)
  - ii. Discretionary projects since October 21: applied for permit, not yet issued:
    1. 3503-17 Indiana Street (Indiana and Myrtle) PTS 388089 | Site Development Permit (Process 3) to deviate from minimum setbacks and vehicular access and construct seven detached single dwelling units for a total of 16,920 sq ft on 0.517 acre site. 6 two bedroom, two bath; 1 one bedroom, one bath.
- b. **Public Facilities/Public Art, Dionne Carlson-Roger Morrison – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting January 14, 2014**
  - i. Discussed proposed changes to the LDC, in particular the Small Lot Ordinance. See Chair Granowitz handout for summary of the questions and points raised.
  - ii. There will be no PF Subcommittee meeting in December.
  - iii. **Future Agenda:** SANDAG & other bike issues

## XIV. Liaisons Reports

- a. **Balboa Park Committee, Rob Steppke.** No meeting.
- b. **Maintenance Assessment District, Peter Hill.**
  - i. New resident homeowner member: Vicky Heithaus
  - ii. Benches on Ray Street will be turned around to face street
  - iii. Update on red sidewalks project. CIP ID S10040, Council District 3.
  - iv. Fiscal Year 2016 proposed MAD budget presented
- a. **North Park Main Street, Dang Nguyen.** Out of town, missed mtg.
  - v. Seated 4 new board members.
  - vi. Taste of North Park.
- b. **NP Mid-City Regional Bike Corridors, Dionne Carlson.**
  - vii. Will be talking about in January.
- c. **Adams Ave BIA, Dionne Carlson.**
  - i. World's Biggest Bottle share event on November 9<sup>th</sup> was a success.

- ii. AABA will be posting newly-designed Holiday banners all along Adams Ave and up the first block of 30<sup>th</sup> street this month
- iii. 3 new murals have been commissioned for Adams Ave. Look for them to show up in the next few months
- a. **El Cajon Business Improvement Association, Vicki Granowitz.** Developers Tour by ULI & ECBIA of nodes ripe for development. I have been invited to speak briefly on CPGs & developers.
- b. **Utility Undergrounding Advisory Committee, Vicki Granowitz.** Progress is being made, we will likely vote of a new CPG-driven process. The problem of the boxes that just pop out without warning are under the purview of DSD, Molly Chase CD3 trying to set up a meeting for community people to discuss the issue.

## XV. Information Item

- a. **Building Frontage Types – Howard Blackson (HB)** – Gave brief presentation on different frontage types, and how planning can have a positive or negative effect on the integration of different frontages within a community.
  - i. Board Q&A: Biggest disconnect between how the City works with zoning and form-based code? HB: City puts Land Use first instead of determining “what type of place?” (e.g., community center with neighboring single-family) to (in this presentation’s example) determine the frontages that can integrate well and maintain neighborhood character. Frontages should reinforce each other’s values (no side entrances overlooking other’s backyards), and this is not often easily accomplished when accommodating the zoning regulations.
  - ii. Board Q&A: Is there a way to overcome the disconnect between City zoning and the form-base code we prefer? HB: We’ve identified our villages, which was vital. Now we need to identify what design we want in our villages, via the Urban Design Element. When the conversation about zoning starts, then edicts come down that aren’t giving appropriate consideration to the actual situation of buildings, traffic, and life in an area. We want to match our 1920’s streetcar neighborhood, but instead the zoning is creating situations reminiscent of 1970’s Mira Mesa.
  - iii. Board Q&A: Can we use CPIOZ? HB: Yes, but they should not be applied community-wide. Can be used to protect *or* to build up. We can use the CPIOZ to try to overcome the zoning ordinances that look at places as only commercial or residential. We should put CPIOZ over community centers and corridors—block-wide for Placemaking.

## XVI. Action Items

- a. **9<sup>th</sup> Update to the Land Development Code** – Specifically the Sections on Drive-thru’s & Previously Conforming Rights <http://www.sandiego.gov/development-services/industry/landdevcode/index.shtml#projectsOpen>  
 There is an CPC ad hoc meeting next Tuesday, November 25<sup>th</sup> at 5:30pm, 9192 Topaz Way, Kearny Mesa Auditorium. CPC will vote on the update in January (1 week after NPPC).
  - i. As currently written, the Previously Conforming Rights (PCR) ordinance not only allows but basically encourage poor design to be rebuilt. The NPPC wrote a letter outlining all major concerns and submitted to DSD on November 9.
  - ii. Amanda Lee (Planning) is attempting to give us more definitions on how the “50% of exterior walls of a structure” calculation would be made and enforced. Some people believe that you need both the 50% valuation (County Assessor value on parcel) as well as the 50% walls—50% valuation was effectively *removed* from existing Code via this revision.
  - iii. There are also concerns including the ability to rebuild “noxious” uses (i.e., auto body places), or allowing use that has been abandoned for <2 years (without construction or remodeling) to continue despite use “abandonment.”
  - iv. There is progress from the City being made as a result of the letter that we sent. We are hoping the CPC can bifurcate the Ordinance vote.

- v. We have requested that Adrian invite Amanda Lee to come to the January meeting to have a further discussion.

b. **Draft Small Lot Ordinance – Open Discussion**

<http://www.sandiego.gov/development/services/pdf/industry/2014/smallotordinance.pdf>

- i. Peter passed out an overview handout. Offshoot discussions of that handout mentioned: very wide curb cuts appear to be allowed, encouraging Huffman-style front parking; some language confusing regarding directional traffic in parking; buildings still forced to fit within multifamily envelope (development standards), but will mix up fronts and backs (i.e., the last units front is looking in the neighbors backyard and all the fronts are sides); by splitting the lots, you're not allowing for the centered entrance (bungalow courts); current setbacks don't actually encourage townhome-style infill.
- ii. Requests for clarification on:
  - 1. "Min. lot area" language in ordinance to gain clarity (see example Table 143-03C, "sf per DU of base zone maximum permitted density").
  - 2. Is the maximum structure height of 36' assuming covered parking (because we thought the max height was ordinarily lower than that, and there is no indication in the footnote of what the zoning allows).
  - 3. Confirm that a drive way is NOT open space (p7, section d)? Would grass-crete that you can drive over be considered open space?  
**MOTION: To make this ordinance applicable only in multi-family zones where there is an alley adjacent to property, or at a corner lot. Carlson/Blackson 14-0-0**  
**MOTION: To allow a maximum curb cut of 12', only allowing a curb cut on a corner lot. Carlson/Blackson 14-0-0**  
**MOTION: Recommend linking lot size to building footprint, not lot size to square footage. Codraro/Carlson 14-0-0**
  - 4. Chair will send a letter to the City with our Motions & concerns.

- c. **Community Plan Update Urban Design Element** –While the content is pretty good, the formatting is problematic; including but not limited to: over use of icons, redundancies, at least one maps lacks context (there is no text explaining the map), the organization of the text lacks clarity... Element will be reviewed after editing by Ad Hoc Committee. See Chair's Report Items C & D. This will have to be done very quickly as the draft plan will be coming out in February 2015. Need to get the UDE in word to edit, Chair will make request. Hall will be in charge of the ad hoc committee, Blackson will take the lead on editing.

[http://www.sandiego.gov/planning/community/profiles/greaternorthpark/pdf/npcpu\\_ude\\_full\\_version\\_oct2014.pdf](http://www.sandiego.gov/planning/community/profiles/greaternorthpark/pdf/npcpu_ude_full_version_oct2014.pdf)

**XVII. Unfinished and Future Agenda Items**

- a. Park & Rec Element
- b. NPPC Bylaws Update
- c. January appoint Election Committee

**XVIII. Next Meeting Date:** Board Meeting January 20, 2014. 6:30pm

**XIX. Adjourn 9 pm**

Minutes submitted by Carl Moczydlowsky & Sarah McAlear