



## **NORTH PARK PLANNING COMMITTEE (NPPC)**

**Draft Agenda: January 17, 2023, 6:30 p.m.**

**Virtual Meeting Via Zoom Platform**

Register online at: <https://tinyurl.com/NPPCzoom>

Or Dial +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 Meeting ID: 987 0091 5525 Password ID: 150923

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### **I. Parliamentary Items (6:30-6:45 p.m.)**

- A. Call to Order, Roll Call and Attendance Report
- B. Modifications to the NPPC Agenda
- C. Agenda: Adoption of January 17, 2023 Agenda
- D. Minutes: Approval of November 15, 2022 Minutes
- E. Treasurer's Report

### **II. Non-Agenda Public Comment (6:45-6:55 p.m.)**

Limited to Items not on Agenda; non-debatable. One-minute maximum, Chair can award more time as need but we have a very full agenda this week.

### **III. Announcements & Event Notices: Limited to One minute each. (6:55-7:00 p.m.)**

- A. North Park Farmer's Market: NPPC member will attend the North Park Farmer's Market the second Thursday of each month

#### **IV. Elected Official & Planner Reports: Reports are limited to 2 Min Max (7:00-7:10 p.m.)**

- A. Abbey Reuter, Hon. Nathan Fletcher, SD Board of Supervisors Dist. 3, (619) 531-4936, [Abbey.Reuter@sdcountry.ca.gov](mailto:Abbey.Reuter@sdcountry.ca.gov)
- B. Kohta Zaiser, Hon. Todd Gloria, Mayor of San Diego, [ZaiserK@sandiego.gov](mailto:ZaiserK@sandiego.gov).
- C. Stopher Vallejo. Toni Atkins, State Senate Dist. 39, 619-645-3133, [christopher.vallejo@sen.ca.gov](mailto:christopher.vallejo@sen.ca.gov)
- D. Ryan Darsey, Hon. Stephen Whitburn, City Council Dist. 3, (619) 236-6633 [RDarsey@sandiego.gov.5](mailto:RDarsey@sandiego.gov.5)
- E. Jeffrey Ryan, Planning Department, (619)235-5221 [JTRyan@sandiego.gov](mailto:JTRyan@sandiego.gov)
- F. Chris Gris, Hon. Chris Ward, State Assemblymember, [Christopher.gris@asm.ca.gov](mailto:Christopher.gris@asm.ca.gov)

#### **V. Action / Informational Items (7:00-8:00 p.m.)**

- A. Approve the expenditure of \$85 from the NPPC Budget for the printing of a North Park Planning Committee sign and reservation fee for North Park Farmers Market.
- B. Housing Project, 2911 Adams Avenue. Presentation by Edu Santana of Impact Housing. Presentation is on an unsubsidized housing project for low/moderate-income residents at 2911 Adams Avenue.
- C. How do we want to hold February's NPPC meeting? Continue virtual, attempt hybrid virtual/in-person, or go back in-person only?
- D. Appoint Chair for Election Subcommittee.
- E. Appoint Chair for Communication Subcommittee
- F. Draft letter #1 from Urban Design Project Review Subcommittee. Presentation by Mark Spitzer, UDPR Chair. Item was discussed at the January 2, 2023 UDPR Subcommittee meeting:

*To: Mayor Todd Gloria, San Diego Planning Department, Jeff Ryan, Councilman Stephen Whitburn*

*The North Park Planning Committee hereby states our significant concerns regarding the building of multifamily buildings with little or no parking spaces. We are asking the City of San Diego to take steps to lessen the impact of these and future residential buildings on our community. Our Concerns are:*

- 1) Inadequate parking on streets for residents, visitors, and businesses.*
- 2) Increased traffic congestion.*
- 3) Inadequate mass transit for those without cars.*
- 4) Safety, particularly for those who come home from work late at night and cannot park near their homes.*
- 5) Arguments between people fighting over parking spaces.*
- 6) Aggravation and tension for those who can't find parking near their homes or the businesses they wish to patronize.*

- 7) *Negative effects on businesses which are dependent on street parking for a significant part of their clientele. We are already seeing businesses closing and a reduction in the overall variety of businesses.*
- 8) *Quality of life in high rise complexes which offer little in the way of balconies, yard space, or landscaping.*

*The result is an overall lowering of the quality of life for many North Park residents. We ask that you seriously consider how **your life** would be effected if you could not park close to the businesses you frequent, if you and your guests could not park close to your homes, if your streets were significantly more congested, and the effect on you of the aggravation of all of this.*

- G. Draft Letter #2 from Urban Design Project Review Subcommittee. Presentation by Mark Spitzer, UDPR Chair. Item was discussed at January 2, 2023 UDPR Subcommittee meeting.

*To: The City of San Diego Planning Department and the Development Services Department*

*The NPPC hereby asks the City of San Diego to give us data on the buildings that have been constructed in the last several years which have less than one parking space per unit. We need to know the address, the number of units, and the number of onsite parking spaces for each building.*

*We also need to know in each building the number of deed restricted affordable units, the number of bedrooms per unit, the terms governing the affordability, and the current maximum rents that can be charged for each deed restricted affordable unit.*

- H. Draft Letter #3 from Urban Design Project Review Subcommittee Presentation by Mark Spitzer, UDPR Chair. Item was discussed at the January 2, 2023 UDPR Subcommittee meeting.

*To: City of San Diego Planning Department*

*The NPPC hereby asks the Planning Department or other suitable San Diego City agency to conduct a survey of the buildings built in the last several years which have less than one on-site parking space per unit to determine the number of cars owned by residents of these buildings and the number of on-site spaces available. Surveying a representative sample of these buildings would also be acceptable.*

- I. [2022 Update to the San Diego Municipal Code and Local Coastal Program and Amendment to Floor Area Ratio Bonus and Citywide Park Development Impact Fee Resolutions.](#) Agenda item from Land Use and Housing Committee meeting held on January 12, 2023

**VI. Subcommittee Reports (8:00-8:05 p.m.)**

- A. Urban Design & Project Review: Mark Spitzer
- B. Public Facilities & Transportation: Steve Oechel

**VII. Liaison Reports (8:05-8:15 p.m.)**

- A. Balboa Park Committee: Howard Blackson
- B. Maintenance Assessment District: Steve Billings
- C. North Park Main Street: Steve Billings.
- D. Adams Avenue Business Association: Marty Graham
- E. El Cajon Boulevard Business Improvement Association: Brian Saull
- F. University Heights Community Association: Carmen Cooley-Graham
- G. CPC Report: Marty Graham

**VIII. New Business (8:15-8:20 p.m.)**

- A. Proposed 4-way stop at Bancroft & Redwood and a 4-way stop at 33rd & Thorn Street. Presentation by Terrance Morrissey. Additional information can be found at <https://www.altadenasd.com/traffic-calming>

**IX. Future NPPC Meeting Date: Next meeting is Tuesday, February 21st, 2023, 6:30 p.m.**

**X. Adjournment (8:30 p.m.)**

\*\*For more info on any project, enter the SD Development Services PTS number in “Project ID” at <https://opensd.sandiego.gov/Web/Maps/ApprovalsDiscretionary>

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