

North Park Planning Committee Motion on the NPCPU: 9/6/2016**MOTION**

Whereas the Community of Greater North Park and the North Park Planning Committee are committed to the ideal of Sustainability: Sustainability through Preservation of our intact unique Historic Fabric & Community Character; Sustainability via Multimodal mobility in service to the goals of the City's Climate Action Plan; Sustainability via innovative Urban Design, following best practices allowing for Transit Oriented Development and encouraging Affordable Housing; Sustainability via encouraging social & economic justice;

Whereas the Draft PEIR (Draft Program Environmental Impact Report for the North Park and Golden Hill Community Plan Updates – Project No. 380611- Sch.No.2013121076) as circulated insufficiently identifies, insufficiently analyzes and insufficiently mitigates potentially significant impacts in the areas of Land Use, Visual Effects and Neighborhood Character, Transportation and Circulation, Air Quality, Greenhouse Gas Emissions, Public Services and Facilities, Population and Housing, , and most particularly impacts to Historical Resources;

Whereas implementation of the mitigation measures suggested below by the NPPC may reduce unidentified significant impacts to a less than significant level;

Therefore, The North Park Planning Committee recommends implementation of all the following mitigations, and recommends Approval of the June 2016 Draft of the North Park Community Plan (NPCPU) Update and Errata Sheet (Attachment 15) ONLY on the Condition that the City of San Diego implements the following edits, recommendations and mitigations in the areas of Historic Preservation and the Climate Action Plan necessary to meet the required findings for approval by:

- The Historic Resource Board,
- The Planning Commission
- The Smart Growth and Land Use Committee
- San Diego City Council

I. Required NPPC Historic Preservation Mitigation Conditions:

- 1) Require implementation of all (9) City & Community identified Potential Historic Districts within 3 years.
Appropriate additional funding to increase staff and Historic Resource Board capacity to meet this accelerated implementation timeline
City to implement a minimum of two (2) North Park Historic Districts within the first year
- 2) Provide the same protections to non-individually significant historic Commercial contributors to the 30th & University Potential Commercial District to the same protections as outlined for residential contributors to potential residential historic districts.
- 3) Require a Construction Permit/Process One decision process for Replacement windows that do comply with Section 132.1603. Require a Process 1 Building Permit for replacement windows for potentially contributing & non-contributing resources in Potential Historic Districts.

Amend the “Draft Amendments to Historic Resource Regulations: 143.0210 When Historical Resources Regulation Apply” to include these provisions.

- 4) DSD shall create & routinely distribute an information bulletin explaining that if a property owner changes out their windows/door with inappropriate replacements they will not be able to get historic designation as a stand-alone or part of a district, including the inability to receive Mills Act benefits.
- 5) Remove the “1/3 option”, section 143.0255(b)(1), in the proposed Draft Amendments to Historical Resources Regulations (8/23/2016 draft) in the Land Development Code (LDC) for Potential Districts & replace with protections consistent with the Secretary of Interior Standards for Historic Preservation. Do not exempt Non-residential (commercial) Buildings in section 143.0255. Implement the corrected Draft Amendments to Historical Resources Regulations including protections for Potential Historic Districts in the next LDC update.
- 6) Do not exempt Non-residential (commercial) development in section 143.0255
- 7) Amend the NPCPU/the Land Development Code (LDC) and include the following provisions in the 11th Update to the LDC to incentivize the retention of historic resources in situ:
 - a. Exclude historic resources from development calculations for floor area ratio (FAR), to allow additional density when retaining a historic resource in situ.
 - b. Exclude historic resources from parking calculations to provide a reduced requirement when retaining a historic building in situ.
 - c. Consider all identified Historic Resources as eligible for Transferred Development Rights (TDR) within the North Park Community Plan Area. Limit the TDR from Commercial properties to Commercial Properties and the TDR from Residential Properties to Residential Properties.
- 8) In order to effectively protect potential districts from incompatible change for parcels that do not include a historic resource, but are located within a potential district;
 - a. City will create a short duration (2 – 6 months), small stakeholder working group to come up with infill guidelines for potential historic districts.
 - b. Develop these guidelines so they can be used in the future for other areas determined potentially historic at a later date. Add these guidelines into the next Land Development Code update
- 9) Survey and implement the Multiple Property Listing for Bungalow Courts as a stand-alone district and add to the Community Identified List of Potential Historic Districts.
- 10) Provide adequate enforceable protections for the City & community identified potential historic districts.
 - a. Code Compliance complaints within potential historic districts shall be made a Level 2 Violation.
 - b. Establish higher monetary penalties significant enough to stop the violations.
 - c. Residents of potential districts to be provided a direct number to contact officials when work occurs on weekends, evenings, and holidays to ensure against loss of historic fabric by illegal demolition.
- 11) City to offer rehabilitation loans and grants, including low- and moderate-income housing loans and grants, and commercial façade improvements grants for both documented and potential historic resources.

II. Suggested Mobility Mitigations:

- a. Implement all the mitigations listed in the NPPC PEIR Letter.
- b. Provide a Traffic Plan/Solution (to include the level of intensity that gets people out of their cars)

III. Required Climate Action Plan Mitigations:

- a. Conduct quantitative Climate Action Plan Analysis
- b. Conduct analysis of how the future buildout of the NPCPU will shift mode share for biking/walking/transit as we as reduce vehicle miles traveled.
- c. Provide mitigation based on analysis for the increased Greenhouse Gases.

IV. NPPC further recommends that the NPCPU be amended to include the following provisions and Policies:

1. Incentivize the majority of new development to be built on El Cajon Boulevard first, and the other corridors second, with explicit design tools to ‘transition’ new development in adjacent residential neighborhoods.
2. Support the inclusion of Single Room Occupancy (SRO) Apartments, also known as Studio apartments and other similar types of units as affordable housing to LU-4-15 (pg 26).
3. PEDESTRIAN ORIENTED INFILL DEVELOPMENT PROGRAM
 - a. **Huffman Retrofit and Design Standards: Develop an additional policy to encourage a program to Retrofit Huffman Six-Packs”, including design standards to include:**
 - i. Individual Unit Frontages Shall Be Oriented Towards Streets/Alleys Only
All Parking Spaces Shall Be Located in the Rear 40-feet of Each Lot;
 - ii. Tandem and Tuck-Under Configurations Are Allowed.
 - iii. Implement a Parking Management Program in this Program Area.
 - iv. **Make the above the minimum standard for conversion of existing “Huffman” rental properties to Condominiums.**
 - b. **Develop a program to limit the number of “Huffman’s” for redevelopment to between 10 and 20 per year.** Track how many units are being built through the PDP process to assess losses and gains of affordable housing. Do this for 3 years from the time of the first project to take advantage of the POIDP program, and then re-assess if the program should continue.
 - c. **Include and refine an easily accessible definition of “Huffman” in the NPCPU and the POIDP;** Definition to include but not be limited to: Multi Story, multi-family structures, with Parking in the Front Setback, the date range “Huffman” buildings were built between, Clearly exclude “bungalow courts” & other historic well-designed multi-family structures.

- d. Create a policy to assist low income North Park residents who might potentially become displaced by the POIDP program to apply for assistance through the Housing Commission.**

McAlear/Vidales 11-3-0 (Gebreselassie, Codraro, Pyles oppose).

Gebreselassie: doesn't do enough to provide affordable housing

Codraro: preferred draft prior to modifications made tonight

Pyles: doesn't believe we'll get our requested modifications if approved