



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE MEETING MINUTES

AGENDA: Monday, February 7, 2022 – 6:00 p.m.

Zoom Meeting

Link: https://zoom.us/meeting/register/tJlvdO6upjovGtzn1cN76s_wO0ab7Ln07gEj

I. Parliamentary Items

A. Call to Order (6:03pm)

Board Representatives: Tyler Renner, Aria Pounaki, Jessica Ripper

Community Representatives: Ernestine (Ernie) Bonn, Pat Sexton

Attendees: Don Leichting, Chase McConnell

B. Modifications & Adoption of the Agenda - None

C. Approval of Previous Minutes: November 1, 2021

MOTION: To adopt the November 1, 2021 Pounaki/Ripper (5-0-0)

D. Announcements - None

II. Non-Agenda Public Comment (2 minutes each)

Don Leichting: Wants to see expenses for the North Park Mini Park. Was involved in helping to plan the park and wants to see how costs varied over the years.

Ernestine Bonn: Would like to compare the master plan for the Mini Park with the final space, thinks things have changed drastically since community input.

Pat Sexton: Following a conversation on NextDoor about dogs running amok at Garfield Elementary, currently a joint use agreement between San Diego Unified School District and the City Department of Parks and Recreation. What are the plans to partition areas for large dogs and small dogs? Do you know of any plans for North Park Mini Park? I don't think dogs and kids belong in the same free range. It can't cost much to put in cyclone fencing.

Aria Pounaki: Suggested referring these questions to public facilities and inviting a presentation from a City planner.

III. Information Item- (6:09 pm) – North Park Library Community Visioning Session Continued

At the August 2021 meeting of this subcommittee, there was a discussion item about the North Park library being rebuilt or improved. A survey was conducted with attendees discussing priorities, desired amenities and joint-use and/or redevelopment options to make enhancements possible. This item will revisit those conversations in this subcommittee and eventually a larger discussion will be brought to the full NPPC. Brief presentation by Tyler Renner, followed by discussion.

Aria Pounaki: It's helpful to highlight multipurpose projects and important to understand that any project would involve a multi-step process. Way for this to be a win-win by identifying an attractive opportunity for public-private partnership. Realistically given the North Park library's low priority on the City list for improvements. Given that the library serves three communities, we would have a strong case for being prioritized. There is a citizen-driven parks and libraries ballot initiative to put a parcel tax on homeowners to fund these amenities through the tax structure.

Ernestine Bonn: There was a rumor circulating on NextDoor about the Mayor wanting to demolish the library and build homes. I like the idea of putting housing in a public-private partnership to increase the size of the library and include housing. Is there enough square footage there?

Aria Pounaki: It's about a half-acre lot.

Ernestine Bonn: Then there's potential for underground parking

Pat Sexton: Are developers paying impact fees for what they are doing? Are we getting anything for all the development they're doing? What is affordable? It's a great idea to surround the library with senior housing, they're past the working years. I'm wondering if developers give anything back to the city for the construction they are doing. How many patrons does the library have?

Aria Pounaki: There are development impact fees, but a lot of what's happening is not deed restricted when you build you agree to keep it affordable for 55 years. Some developments have a couple units, others are 100% affordable. How it works is you develop at market rate and that can include a couple units of affordable the City regulates, and the other is where the entire structure is financed with federal, state, and local government and regulated by the City and all units are affordable. Most of what's in North Park is not 100% affordable. A lot of development is generating fees, which come back to us in the University Area Mobility Plan, North Park Mini Park, etc. At one session, we had the City discuss the structure but anticipate that funds will go to a Citywide pot in the future.

Pat Sexton: It seems like developers throw in a token number of units, and everything else is at fair market value. At that rate, we're never going to meet the state mandate.....I'd be supportive of truly affordable units, the whole building affordable. I talked to a homeless gentleman who receives Social Security. He explained he doesn't need money from me, but that he can't afford to live on his \$1,100 a month. It seems both the people and the City would benefit.

Aria Pounaki: If we want to build a library, we could make it feasible by including housing and prioritizing seniors, etc.

Jessica Ripper: It's helpful to have this conversation ahead of things we expect the City to tackle. Right now, we're not on the agenda. If we can work toward a concept that makes it attractive and the City and community can meet multiple social goals, we can go a long way. To clarify, there are different levels of affordability. If you have development with set asides at different levels of affordability, that's fixed. One of the challenges is that there is such a small number of few units for a large number of people at lower incomes, and that's at every age even though the number of seniors is growing. We should look at what's possible, what's needed, and who needs housing? We could also look at children and families, plus there's a move toward intergenerational housing.

Don Leighting: You have to imagine if that site goes up 4-5 stories, it's going to be huge. It's going to build a huge wall along North Park Way. It would be better to consider moving the library across the street, and going down and up several stories. The Bank could still use the space, and maybe they can hitchhike on building and uses. We could do something at a lower scale with meeting rooms and parking on North Park Way.

If you have single occupancy units in a new library, it's going to be different than if you have an assortment of low-income, different size units. It would be important to look at making them rent restricted units for at least 50 years and get more bang for our buck. There should also be a Citizens' Board that has a say in how to manage the project. I previously served on the Project Area Committee for the parking garage, but the City's approach didn't allow for an urban park on the roof. We should put in for control of these projects, but the bottom line is that it won't happen without support from the Mayor.

Aria Pounaki: One of the tools available is Community Reinvestment Act funding. Bank of America is one of the leaders in this area in San Diego. We could pitch to them to use their CRA commitment to fund affordable housing. They do a lot of construction and permanent financing loans and could be a natural partner.

Don Leighting: Raised the possibility of using eminent domain.

Aria Pounaki: Indicated that practices have changed and cities are reluctant to use that power.

Tyler Renner: We can build community conversation and desire, acknowledge city processes, and share the vision?

Pat Sexton: I love the grandiose plan, but maybe the City would go for updating the current library and adding a second floor. We don't have an existing community room. We could consider starting small and then go bigger.

Chase McConnell: I studied urban planning at UCSD with a minor in real estate development, and I've been working in the public sector in private equity and retail. I've seen different parts of the process, and believe that land use is local. North Park has been a leader for mixed use development that benefits the community. The library site is 33K square feet ($\frac{3}{4}$ acre). The City is the owner of this property, and we could do an exercise to back into the land value so the City doesn't have to pay anything. Underground parking and buildings above 4 stories are more expensive. We have an opportunity to work out an amazing concept. Currently, 40-70% of childcare facilities are contemplated on park land. We could use the library for mixed use density, and maximize development potential above. I'm open to your reaching out.

Tyler Renner: We can engage the library staff to find out what they want to see and ask the City logistical questions about development impact fees.

Ernie Bonn: We've had really good projects with Community HousingWorks, and they provide all services in house.

Don Leighting: It would be dramatic if we had outside access to restrooms. When I lived in Maryland, we started a lending library connected with the library (e.g., hand rakes, hoes, shovels, etc.). Imagine digging up North Park Way and connecting the two properties, creating underground parking or other use. We should think big and come up with a wish list.

Tyler Renner: Should the conversation continue in this subcommittee or whole committee?

Aria Pounaki: It's a good use of our committee time to work on this idea and flesh it out more, and lay the groundwork for what's possible. We can engage with stakeholders, inviting them to the meetings. We know the formula is to show up with money, be on a list for a long time, or get creative. The message we're getting is to come to us with something. We can start answering questions such as what are the zoning rules? What is Bank of America's interest? We can also engage friends of the community who are architects, engineers, etc. The bylaws allow us to engage, explore feasibility.

Tyler Renner: Upcoming meetings are:

- North Park Planning Committee, Tuesday, Feb. 15
- Urban Design and Planning: Monday, March 7

Please send ideas on how to gather input, conduct outreach to the email below.

IV. Adjournment (7:06pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, March 7, 2022.

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Tyler Renner, at urbandesign@northparkplanning.org or (714)408-5069.

** **Subcommittee Membership & Quorum:** When all 15 elected NPPC Board Member seats are filled, the maximum total of seated (voting) UD-PR Subcommittee members is 13 (up to 7 elected NPPC Board Members and up to 6 seated North Park community members). To constitute a quorum, a majority of the seated UD-PR Subcommittee members must be elected NPPC Board Members.*

***Community Voting Members:** North Park residents and business owners may gain UD-PR Subcommittee voting rights by becoming a General Member of the NPPC and by attending three UD-PR Subcommittee meetings. Please sign-in on the meeting attendance list and notify the Chair or Vice-Chair if you are attending to gain Subcommittee voting rights.*

North Park Planning Committee Due to COVID19 meeting restrictions, meetings are currently being held online via Zoom on the third Tuesday of each month, at 6:30 pm. **The next scheduled NPPC meeting is on February 15, 2022.** For details and information, see <http://www.northparkplanning.org/>

NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2. For additional information about the North Park Planning Committee, please like our Facebook page and follow our Twitter feed