

Greater North Park Community Planning Committee (Draft)
Tuesday, January 21, 2003
MINUTES

Regular Meeting at North Park Christian Fellowship, 2901 North Park Way, Second Floor

Attendance:

Board Members Present: Kitty Callen, Mary Coats, Jason DeFay, Vicki Granowitz, Robert Green, Richard Kurylo, Roger Lewis, Lorrie Moore, Michael Powers, Craig Roberts, Keoni, Rosa, Mark Spitzer, Cassandra Wang, Larry Westfall.

Board Members Absent: None

I. Parliamentary Items

- A. Call to order at 6:30 pm, roll call, passing of the committee attendance list.
- B. Announcements
 1. Michael Powers announced that Beth Swersie has resigned from the GNPCPC and her position as Secretary. Lorrie Moore volunteered to serve as secretary through the end of the GNPCPC year (March 2003).
 2. Larry Westfall, Treasurer, passed the hat to collect donations for the Planning Committee. The amount collected was \$221.
 3. Tom Shess introduced Father John Keller of St. Augustine High School. Father John Keller invited the community to two scheduled campus tours on the evening of 1/29 or morning of 1/30. Committee members were given copies of the St. A Saints Scene, a monthly report and the book, *Before All Else*, by John R. Sanders. The book gives the history of Augustinians in the Western United States 1922-1985. St. Augustine is seeking a permit to redesign the campus. The February 3rd Project Review meeting will consider the permit request and neighborhood concerns.
 4. Sheila Hardin, of the Center City Development Corporation announced that there is a planned bus tour of changes happening in center city. She can be reached at 235-2222.
 5. Michael Powers urged meeting attendees to join the GNPCPC as general members and please come out to vote in March. Of those GNPCPC members up for re-election in March, Craig Roberts is undecided as to whether he will run again for the GNPCPC. All other members up for reelection are planning to run again. This includes Mary Coats, Jason DeFay, Roger Lewis, Michael Powers, and Mark Spitzer. From the general membership, the following members said that they intended to run for the committee: Pat Conrad, Jason Martin, James Longley, Mike Petrogeorge, and Tom Shess.
 6. Vicki Granowitz announced that the North Park Community Association will have the dedication of the Dennis Campbell Memorial Bench in the Morley Field playground behind the pool on February 13, 2003.
 7. Vicki Granowitz also announced a community workshop to determine a site for the District 3 flagship Library. The meeting will be held 2/8, 9 to 11:30 a.m. at 2930 Howard Avenue.
- C. Approval of the minutes.

MOTION: TO APPROVE THE MINUTES OF NOVEMBER 19, 2003. (Granowitz/Kurylo).
Motion passed.

- D. Treasurer's Report - balance = \$317.08 (pending reimbursement for tables to Mike Powers at \$182.49).
- E. Officials' Reports
 1. Yelena Grossman from Senator Dede Alpert's office, 645-3090 gave an address for residents to send in their name, address and phone number to be placed on the "Do Not Call" List of the Direct Marketing Associations Telephone Preference Service. The address is PO Box 1559 Carmel NY 10512

2. Robert Young, Mayor Dick Murphy's representative, 619/236-7064, gave a review of Mayor Murphy's "State of the City Address" given earlier this month.
 3. Diane Spyridonidis, Councilmember Toni Atkin's representative, 236-6633, spoke about the Family Justice Center at 707 Broadway. She provided fliers for the Library Meeting with Toni Atkins on 2/8 and a SD Police Department flier showing a composite drawing of a suspected rapist who attacked an elderly woman in her home on Texas Street.
 4. Todd Gloria, Congresswoman Susan Davis' representative, 619-236-7064 was in the house and deferred his comments to the busy meeting ahead.
- F. Request for reordering of agenda: Move the Emergency Storm Drain Repair report to next, to be followed by a report from Tom Romstad on the North Park Parking Facility update.

II. **Chair's Report** - There was no CPC meeting in December.

III. **Consent Agenda**

MOTION: TO APPROVE THE TENTATIVE MAP WAIVER FOR OREGON 4 CONDOS WITH THE USUAL STIPULATIONS REGARDING LANDSCAPING, HISTORIC SIDEWALK STAMPS AND SCORING, PARKING AND FIRST RIGHT OF REFUSAL FOR EXISTING RENTERS.

(Maker/Second). Motion passed unanimously on consent.

MOTION: THAT WE CHANGE THE "BOILERPLATE" POLICY REGARDING UNDERGROUNDING OF UTILITIES TO THE FOLLOWING:

THE GNPCPC APPROVES THE REQUEST FOR (APPLICATION TYPE) - SUBJECT TO THE FOLLOWING FIVE CONDITIONS:

1. **THE GNPCPC DOES NOT APPROVE ANY WAIVER OR EXEMPTION FROM THE REQUIREMENTS THAT EXISTING UTILITY SERVICES FOR THIS PROPERTY BE UNDERGROUNDED. UNDERGROUNDING OF ALL OVERHEAD UTILITY SERVICES IS A CRITICAL INFRASTRUCTURE NEED IN OUR COMMUNITY.**
2. **THE RIGHT OF FIRST REFUSAL TO PURCHASE BE GIVEN TO CURRENT TENANTS.**
3. **HISTORIC SIDEWALK STAMPS/SCORING BE PRESERVED.**
4. **NEW AND APPROPRIATE LANDSCAPING BE INCORPORATED INTO THE PROJECT.**
5. **ON-SITE PARKING SITES BE MAXIMIZED.**

(Maker/Second). Motion passed unanimously on consent.

MOTION: TO APPROVE THE MAP WAIVER FOR 4086 ALABAMA ST., BUT NOT THE UNDERGROUNDING OF UTILITIES. (Maker/Second). Motion passed unanimously on consent.

MOTION: THE GNPCPC OPPOSES THE CASA VALENCIA PROJECT FOR THE REASON THAT IT NEGATIVELY IMPACTS HISTORIC RESOURCES IN THE PLANNING AREA.

(Turner/Roberts). Motion passed unanimously on consent.

I. **Subcommittee Reports**

- A. **Urban Design/Project Review:** Pat Cowan of Walgreen's development team had graphics to show the state of their plan at this time based on input from the UD/PR committee. Chris Noble from Walgreen's Chicago headquarters was also present. Walgreen's will have no liquor sales and have a bright clean well lighted lot. Concerns regarding speeding in the alley were voiced. Those with speeding concerns should attend the next UD/PR meeting. Lara Evans of the Planning Department said that the motion looked OK, but the GNPCPC should wait until it has received an assessment letter from the city before making a motion.

MOTION: TO APPROVE THE WALGREENS AND PARKING STRUCTURE PROJECT #5500, INCLUDING THE PROPOSED COMMUNITY PLAN AMENDMENT AND REZONE THAT IS REQUIRED FOR THE PROJECT TO BE APPROVED, SUBJECT TO THE REVISED COLORS AND MATERIALS PRESENTED TO THE SUBCOMMITTEE AND (1) FURTHER ENHANCED LANDSCAPING TO MITIGATE NEGATIVE IMPACTS TO THE RESIDENTIAL PROPERTY NORTH OF THE WALGREEN'S PARKING LOT AND (2) A REQUIREMENT FOR THE WINDOWS OF THE 2ND RETAIL SPACE TO REMAIN TRANSPARENT INTO THE SPACE. IN ADDITION, THE DEVELOPER AGREES TO BRING THE PROJECT BACK TO THE COMMITTEE TO PRESENT AND OBTAIN COMMENTS ON ANY SCOPE CHANGES THAT ARE THE RESULT OF THE CITY OF SAN DIEGO'S REVIEW AND PERMITTING OF THE PROJECT. (DeFay/Roberts). Motion not passed 3-10-0

MOTION: THE GNPCPC APPROVES THE TENTATIVE MAP WAIVER FOR 4209 ARIZONA STREET WITH THE USUAL STIPULATIONS REGARDING LANDSCAPING, HISTORIC SIDEWALK STAMPS AND SCORING, PARKING, AND FIRST RIGHT OF REFUSAL FOR EXISTING RENTERS, BUT NOT THE UNDERGROUNDING OF UTILITIES?? (CHECK WITH JASON). (Turner/Callen). Motion passed 13-0-1.

- B. Public Facilities: will meet Feb. 27 at 4044 Idaho Street.
- C. Transportation Committee: Ahmed Aburahmah from the city will be at the Feb. 19 meeting.
- D. Bylaws: The election is coming up. Must attend the 2/18 GNPCPC meeting to vote or run for the committee. Please let Cassandra Wang or Ernestine Bonn know if you plan to run.
- E. Public Relations: No January Meeting.

V. Informational Items

- A. Mark Nassar, 619/533-3779, project manager of the Switzer Canyon Storm Drain Repair reported that the Planting/Erosion Control and irrigation begins the week of January 27th.
- B. Tom Romstad gave a North Park Parking Facility Update. Staff still wants a 4 story parking structure.

MOTION: THAT THE GNPCPC SUPPORT THE REDEVELOPMENT AGENCY'S RECOMMENDATION FOR THE FOUR-STORY PARKING GARAGE AS PART OF THE NORTH PARK THEATER PROJECT WITH THE PROVISION OF INCORPORATING COMMUNITY INVOLVEMENT THROUGH ITS REPRESENTATIVE ORGANIZATIONS BEGINNING IN THE EARLIEST STAGES OF THE DESIGN PHASE. (Richard Kurylo/Roger Lewis).

Larry Westfall recommended against the motion.

MOTION: TO TABLE THE MOTION BY IN SUPPORT OF THE FOUR-STORY PARKING GARAGE. (Jason DeFay/Craig Roberts). Motion passed 11-2-1.
The issue was referred back to Urban Design.

VI. Action Items

- A. Bertha Klann was appointed as a representative to the Transit First Showcase Project.
- B. Clean Syringe Exchange Program: (This was moved to the end of the agenda due to the discussion expected). Review of site selections. The proposed site is located along 31st Street between North Park Way and University Avenue. Robert Lewis of the Family Health Service and Adrian Kwiatkowski of Alliance Health spoke to the statistics from the downtown location of the syringe exchange. Toni Atkins stressed that this is a pilot program addressing the public health issue of HIV, Hepatitis C and Aids prevention. North Park needs to take the needles off of the street. North Park has a 'STD corridor' that runs parallel to the crime stats. A January 9th meeting was held for noticed residents in the vicinity. It is noted that Permits and Noticing are not necessary, but noticing was done. The Land Use Committee will look into notification issues.

The City Council hears information on the syringe exchange every two weeks. The vote had been 5-4 before the election. It is now running at 6-3 at every meeting. Resident concerns include proximity to library, increase in homeless in vicinity, renting of property may suffer, senior citizens are worried, filth from homeless traffic could increase, site selection seemed subjective and the criteria was vague, the exchange would encourage a negative trend in a neighborhood that is in an upswing. Comments in favor of the exchange site included trust in our elected officials, there are needles all over the streets in NP and this program would encourage users to turn the needles in. From the board, Larry Westfall said he had already voted for the 'best location'; Cassandra Wang said that the community is not ready for the program although the community has not faced the need for such a program; Craig Roberts stated that the county had abrogated its responsibility and the city has had to step in to fight the spread of disease; Richard Kurylo admires Toni for her stance on such an important topic, Roger Lewis spoke of social maladies.

MOTION: THE GNPCPC SUPPORTS THE PROPOSED SITE OF THE CLEAN SYRINGE EXCHANGE PROGRAM ON 31ST STREET BETWEEN NORTH PARK WAY AND UNIVERSITY AVENUE. (Mike Powers/Jason DeFay). Motion passed 8-4-2.

VI. Liaisons

- A. CPC
- B. LLMD - Mary Coats reported that most of the dead trees have been replaced. The carrotwood trees along Texas from El Cajon to ? are being replaced with palms.
- C. LEC - 294-2501
- D. NPMS -Richard Kurylo invited all to come to the Farmer's Market on Thursday's from 4-7. The University Traffic Calming Conceptual Study is completed. Come in to see the report at NPMS. Please note that the Super Bowl Banners are up on University from 28th to Herman. They are for sale and the proceeds will go to the district.
- E. PAC - Per Roger Lewis, the PAC recommended the mixed-use parking structure.