

Greater North Park Community Planning Committee DRAFT Minutes for July 2003

**Tuesday, JULY 15, 2003
MINUTES**

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

Attendance:

Board Members Present: Robert Green (Chair), Mateo Camarillo, Vicki Granowitz, Richard Kurylo, Don Leichtling, James Longley, John Stewart McGaughy, Lorrie Moore, Larry Teves, George Wajda, Larry Westfall. Kitty Callen, Donald Starr and Cassandra Wang

Board Members Absent: Keoni Rosa (excused)

I. Parliamentary Items:

A. **Call to Order** at 6:35 pm, roll call and introductions.

B. **Announcements:**

Various Community "happenings" were mentioned. (For further details see NP Comm. Web site:

www.northparksd.org

C. **Approval** of the JUNE minutes. Approved with 1 verbiage change – See Final Draft

Motion: to approve the June minutes as corrected

by D. Leichtling, seconded by D. Starr Passed

13-1-0

D. **Treasurer's Report:** Larry Teves is now the Treasurer and he reported our balance was \$ 618.79

E. **Official's Report** (Rep. Of Elected Officials) Local Officials Reps gave current updates from Official.

F. **Agenda Additions or Reordering:**

ITEM V, #,4 was moved to the consent agenda but was later removed and put back in it's original place.

New Item Ridgcrest Map Waiver was added to the Action Items.

Consent Item #3 Texas Heights map Waiver (#8052) was continued.

II. Public Comment

1. Detailed Library Task Force update info can be obtained from Vicky G.
2. Library Task Force make up was flawed, as were the selection criteria they used, Report given to Board
3. Sub Comm. attendance note and appreciated. Request to have Board Chair addend as many

CPC/CD3 bi-monthly meetings as possible
4. Rep. From St. Augustine's requested that they be on the August meeting agenda; which was listed as a "dark" or no meeting month. Discussion followed and the Board will meet in August as a regular meeting.

III. Information Items

1. City of Villages Pilot Project – NP Application Update

Review of process that Main Street and the Comm. Assoc. Rep. Susan Tinsky used to write application. Second tier submittal due by Oct. 31, 2003. Potential benefits to NP are the grouping of on going local development into a Complete Village Plan that all the residents of North Park will embrace, allow access to *promised* "immediate" infrastructure and Capital improvements by the City. In order to be selected as a Pilot Village there must be wide spread residential input ,support and be selected by the City Council as one of the three projects..

Public Comments:

- Meetings should be held in North Park not Balboa Park as that location is not conducive to wide attendance.
- Footprint of Pilot Village should not just be around Main Street office, NP is 1466 acres and current application

is bias against the folks living north of Univ. Ave. Too much emphasis is being focused South of Univ. Ave and that is unfair to the North **HALF** of North Park.

Response: Village plan should include projects that can be completed in 3-5 years and the footprint is the largest

one of any of the other applicants.

- Will the Comm. and residential owners be involved in the process?

Response: Yes, Village plan should be result of wide Community discussion and input. Future meetings are planned.

- What are current proposed boundaries?

Response: 28th to Ohio and Lincoln to NP Way.

Board Comments:

- Impact zone of proposed village footprint (2000' radius) will affect the surrounding residential areas and they must be

included in the footprint as they are part of the "NP Village". Parking, crime, street people/transients drugs, and

litter are now an issue there, due to current uses in that area. Benefits must be shared between the Commercial

businesses and all the surrounding Residential areas; otherwise, the proposed

"Village" footprint is just another

Business & Commercial biased improvement plan and not any form of model "Village".

- If chosen Capital Improvements will be done sooner.
- How many original applicants are finalists? (Answer 7 from original 8.)
- Why do we have to compete for infrastructure that was promised years ago? (\$ is tight)
- Why did so few other City wide Communities not apply? (Unknown, possible a short

window of acceptance time).

- What do you mean, to be inclusive of the Community? (Meetings will be planned to gather

input and support for the concept and application).

- Pg. 31 of Report speaks about Density increasing... ("No Density Increases"- Buildings will

be limited to the current zoning.

[NOTE: ***The current limits allow for much more "Density" than is located there now***]).

- What legislative changes are required for these incentives. (The Land Use & Housing Sub. Comm.

of the City Council has voted to accept it and the full City Council will hear the issue soon.)

2. Discussion of Tentative Map Waiver Process

Public Comments:

- Word "**Convert**" is misleading, as many of these projects are actually demo-ing the structure

completely and building New. Most of the single family homes North of Univ. Ave will be

torn down and replaced by multi-family, multi-floor units which will overwhelm / blight North Park's on street parking, infrastructure and our Quality of Life.

- Sub Comm. should be more watchful.
- "Conversions" buildings should not be scraped but rebuilt/renovated.
- Remember the 40 year rule.
- Apartment planning permit is becoming the new Condo permit process.

Response: Envir. Review Board staff make a determination if the site should be reviewed by the Historical Review Comm.

- Map waiver is separate from Historical Review.
- We need an "overlay" zone to protect older historically significant single family homes.

III. Consent Agenda

Hamilton Row Homes Map Waiver (#6608)

Louisiana St. Map Waiver (#6119)

Ohio Street map Waiver (#6866)

Motion: That the GNPCPC approve the Consent Agenda items contingent upon our normal

Urban Design/Project Review Sub Comm. requirements.

by D. Leichtling, seconded by M Camarillo

Passed 13-1-0

IV. Action Items

1. North Park Condominiums (#5787)

The 224 unit project has been revised per our Urban Design Sub Comm. suggestions as far as color,

parking, storage, details used on the building, roof shape and site issues. The time line is finalizing the

funding with the Redev. Agency and going before the Council in Oct. 2003, Beginning construction in

April 2004 and "opening/move in" happening in 2005. The project will be a huge financial catalyst for

NP-PAC, generating \$600,000+ per year in additional tax increment which can in today's market be

leveraged into 8+ Million dollars of additional Redevelopment money to further develop and upgrade

NP. Current design adds additional personal space to units, provides 200 Cu. Ft. storage space per unit

and allows for 336 residential and 39 retail parking spaces. There are an additional 57 parking spaces

that are above the City requirements and are tandem to owners spaces.

Public Comments:

- Ceiling height are too tall.
- Colors that were just added do not provide enough contrast, we are not Rancho Bernardo. The

colors should reflect the diverse community of NP and be drab.

- What will happen to the adjacent property on the corner? (Possible Phase II project)
- Are any street closures req. for project? (No, only for req. utility work, and covered sidewalks will

be provided where the project work area meets city streets).

- How "Green" will the buildings be? Will you use the U.S. Green Building Council guidelines?

(They will conform or exceed to all current Title 24 Energy specs).

- How will you control Project noise and other building/construction problems? (Western Pacific

Housing Company is also the General Contractor and will run the project itself and they have been

and will continue to be very user friendly. Their on site people will be able to deal immediately with

any issues that arise due to their project.

Board comments

- Drawings show deep shadows due to building height, we do not want "tenement" look.
- Will solar lighting be used? (None planned at this time)
- Phase II should be considered as fill in project to blend with proposed project.
- Project traffic issues need to be studied. (They will be reviewed 7/25/03 for all City criteria)
- Deep inset of buildings will accent colors and final choice should keep that in mind.
- How many Low Mod units will there be? (# will conform to current build code)
- Will Library be part of project? (No, Library Board had different specs for the space they req.)
- Needs more trees, at least 30' on center and they should be vert. trees like Liquid Amber for color.
- Design should employ Horz. colors to change scale look of project.
- The building in general and specifically all the awnings should be shielded from bird shit droppings.
- Wall caps, columns and other details are important to the look of the project and should be retained.
- The Density (# of units) of the project is too large but that fact is outweighed by it's importance to NP.

Rick Kurylo announced that even as an employee of NP Main Sheet, he does not have a conflict of

Interest in this project. Therefore, it is not necessary for him to reclude himself from the discussion or vote.

Motion: To accept the project as discussed with the following provisions:

- **Include taller street trees at 30' intervals or less.**
- **Employ horizontal color differentials to enhance the projects look.**
- **Make sure all the detailing shown in the renderings/drawings are included in the final design.**

by D. Leichtling, seconded by M Camarillo Passed

2. Revisions to Council Policy 600-23 Open space Preservation & Maintenance

Public Comments:

- Worried about changing "shall" to "should" will allow the City Manager to not comply!

Board comments:

- Where is "future open space" located, is NOT anywhere and is just empty City promises, as usual.
- Does this document contradict the General Plan?
- This is a compromise of what areas are "Natural".
- Comm. Plan, General Plan and Zoning Plan all describe land use...?

Motion: To allow the Board Chair to express our displeasure and forward the items we discussed

re-guarding Proposed Policy revisions to Council Policy 600-23

by D. Leichtling, seconded by L. Teves Passed

12-0-2

3. Discussion of Posting Draft Minutes

Public Comments:

- NPCA favors Draft minutes be made public ASAP.
- Posting will improve community involvement.
- Draft minute should also be emailed and posted on relevant web sites.
- Community will benefit from posting.

Board Comments:

- Draft minutes should be sent out and any errors will be corrected by Public or Board at next meeting.
- Draft minutes may have mistakes that be corrected only at next Board meeting. (1 Draft version only).
- NPCA editorialized the last Board meeting using a fake attendees name and that practice must stop. Their

Chair has publicly criticised other "private" email editorials (i.e. NAG). yet she has used the "official" NP

Comm. Assoc. website to do just that. It was a "cheap shot" and one that she should be ashamed of.

Draft minutes must be posted as DRAFT, without any unauthorized changes or modifications.

- Any changes to the Draft minutes must wait until the next Board meeting.

- Council reflects the process of correcting Draft minutes at regular meetings.
- Sect. can only do 1 draft "set" of minutes as separate changes would only lead to confusion to all.
- Situation has been problematic due to previous Draft Revisions versions all being made Public.

Motion: To distribute clearly labeled DRAFT minutes, ASAP, to the Board Members and our

City Planning Representative, for distribution to the public.

by D. Leichtling, seconded by M Camarillo Passed

11-2-1

*** Motion: To have Sub Comm. Chairs responsible for distribution of their DRAFT minutes to the public.**

by D. Starr, seconded by J. Longley Passed 11-2-1

4. Approval of interim four way stop signs at Upas and 33rd Streets.

Traffic Comm. wants traffic calming but will suggest interim stop signs until then.
Public Comment:

- How long is interim, will it become permanent.
- Interim stop signs can be replaced with a traffic calmer when \$ allows, but *permanent* stop signs cannot...

Motion: To approve the interim stop signs at Upas and 33rd Streets.

by J. Longley, seconded by John McGaughy

Passed 12-1-0

VI. Unfinished Business

The Urban Design Sub comm. has reviewed and approves the **Ridgecrest Map Waive (#4625).**

This is a 11 unit "real" conversion and not a tear down.

Public Comments:

- Concern about traffic/Parking on Mission Spur. There should be conditions applied.

Board Comments:

- We cannot apply "conditions" to a map waiver.

Motion: To approve the **Ridgecrest Map Waiver (#4625) with the Std. 5 items and request that the City**

urgently review the projects traffic impact on Mission Ave Spur.

by M Camarillo, seconded by L. Tevis Passed 11-

1-0

VII. Subcommittee Reports/Liaisons Reports (5 Minutes Maximum)

a. Urban Design/ Project Review, Historical Review @ NP Main Street Office. 3076 Univ. 6 PM on 1st Monday

John Stewart McGaughy-

b. Public Facilities & Parks @ Morley Field, Balboa Tennis Café Upas & Mississippi, 6:15 PM on 4th Wednesday

Donald Starr-Balboa Park EIR study needs review.

c. Transportation @ Morley Field, Balboa Tennis Center Café Upas & Mississippi, 6:30 PM on 3rd Wednesday

Jamie Longley -

d. By Laws @ Other Side Café 4096 30th St. 6PM on 3rd Monday

Mateo Camarillo-

e. Public Relations @ The Other Side Café, 4096 30th St. 6:30 Pm on 2nd Thursday

Lorrie Moore-

f. NP LLMD @ NP Adult Center, 2719 Howard Avenue 6:30 PM on 2nd Tuesday

Don Leichtling- Major Sidewalk study is funded.

g. NP Law Enforcement @ NP Adult Center, 2719 Howard Avenue 6:30 PM on 4th Wednesday

Bertha Klann-Car thefts are increasing, lock your cars up..

h. NP Main Street @ NP Main Street Office. 3076 Univ. 6 PM on 1st Monday

Rick Kurylo,- NP Newsletter

i. NP-PAC @ NP Comm. Service Storefront, 3956 30th Avenue 7Pm on 2nd Tuesday

Don Leichtling, Housing projects are moving along.

j. Clean Needle Exchange @ Downtown

Mateo Camarillo-

k. CPC @ City Hall Downtown

Robert Received thick Housing document.

VIII. New Business

(There will be an August GNPCPC Regular Meeting on Aug. 19, 2003, contrary to July's Agenda...)

1. A Major Sidewalk study was funded and should be put on the next agenda as Informational Item.

2. St. Augustine's will be listed as an Action item.
3. Any other items should be directed to the Chair ASAP.

**IX. Future Agenda items: Next meeting Tuesday, July 22, 2003
(There will be an August GNPCPC Regular Meeting on Aug. 19, 2003, contrary to
July's Agenda...)**

1. A Major Sidewalk study was funded and should be put on the next agenda as Informational Item.
2. St. Augustine's will be listed as an Action item.
3. Any other items should be directed to the Chair ASAP.

X. The meeting was adjourned.