

GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE

MINUTES

May 18, 2004

Called to order at 6:30 p.m.

Attendance

Michael Branch, Lan Bubb, Jason DeFay, Peter Dennehy, Vicki Granowitz, Richard Kurylo, James Longley, John Stewart McGaughy, Judith O'Boyle, Mike Petrogeorge, Michael Powers, Al Smith, Maureen Westfall.

Absent were Elaine Boyd and Keoni Rosa (excused).

Announcements

- Vicki Granowitz announced that the Library Task Force will be making a recommendation on the library site at a meeting on May 27. The two library proposals are on the North Park Community Association's web site: www.northparksd.org.
- On May 20, there will be a Draft Plan Public Forum on the Balboa Park Circulation Study.
- Mike Petrogeorge said that a map of North Park was at the Planning Committee's booth at the Spring Festival. People marked areas that flood in North Park for the District 3 Sidewalk Study.
- Ed LaValle from the Police Storefront made a presentation. The Police Storefront may be lost due to the budget cuts. Car prowls and car thefts are up in North Park. It appears as if the cars are being used for transportation. Don't leave objects in your vehicle. Street robberies are also up. There were three here recently. The Police Storefront phone number and e-mail address are (619) 533-5795 and sdpd630@hotmail.com.
- Lara Evans handed out nametags for Board members. She also informed everybody that there will be a University Avenue Mobility Plan workshop on June 12.
- Michael Powers announced on behalf of Ernestine Bonn that there will be a Tour of the Lafayette Hotel on May 19, followed by a meeting in the Mississippi Ballroom.

Approval of Previous Minutes

MOTION: TO APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MINUTES OF APRIL 20, 2004. (McGaughy/Westfall). Motion passed 13-0-0.

Regarding the Board Retreat minutes from May 1, Vicki Granowitz said that a point should be added that states that the Library Task Force will also make a decision about the library.

MOTION: TO APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE BOARD RETREAT MINUTES OF APRIL 20, 2004 WITH THE ADDITION OF A POINT THAT STATES THAT THE LIBRARY TASK FORCE WILL ALSO MAKE A DECISION ABOUT THE LIBRARY. (O'Boyle/Smith). Motion passed 13-0-0.

Treasurer's Report

We had to close the checking account because the previous Board officers lost the checkbook. We opened a new account. The balance as of April 30 was \$726.74. There were no deposits and no disbursements. Two outstanding debts include \$75.43 to Robert Green, \$112.03 to Michael Powers, and \$76.00 for the Post Office Box (due May 31).

Official's Report

- Todd Gloria from U.S. Congressional District 53 (Congresswoman Susan Davis) was unable to make tonight's meeting.
- Robert Young from the Office of the Mayor (Mayor Dick Murphy) announced that there will difficult choices to make regarding the budget. The Fire Department, Police, Park & Rec, and Library budgets have already been reviewed and are tentatively approved. More Police officers and police equipment are included. The Fire Department will be able to add services. Unfortunately, a substantial number of positions are being cut in other areas. Upcoming budget areas to be discussed include Planning, Economic Development, Redevelopment Agency, and cost recovery fees. The proposed budget is online at www.sandiego.gov/budget. Robert Young's phone number is (619) 236-7064.
- Diana Spyridonidis from Council District 3 (Deputy Mayor Toni Atkins) distributed the May 2004 edition of *The Toni Times*. San Diego Data Processing Corporation (DPC) is under review. Toni Atkins suggested that the review process be slowed down. Diana Spyridonidis' phone number is (619) 236-6633. Robert Young provided information about what DPC does.

Reordering of the Agenda

- The Transit Overlay Zone (TOZ) & Tandem Parking Regulations have been withdrawn from the agenda. In 2001, additional areas of San Diego were added to the TOZ and Tandem Parking. City Council repealed the change, so now it is back to the

way it was in 2001. The Planning Department is waiting for more information. Gary Weber clarified that there will be community input on this item later.

- The Parking Task Force has been removed from the agenda. City Council's Land Use & Housing Committee will review this in June or so before it goes before communities.
- The Law Enforcement Committee report was moved to Public Comment.
- The Bylaws Subcommittee has proposed Standing Rules, which is being heard before Public Comment.

Standing Rules

The Bylaws Subcommittee has reviewed the Standing Rules and made some minor adjustments. There was some discussion about them, but no consensus about #3 ("Every Board Member must serve on at least two subcommittees or serve on one subcommittee and also act as a chair, liaison, task-force member, co-chair, or other officer on a GNPCPC subcommittee or other North Park organization."). The item was tabled until next month.

Public Comment

- Jay Turner from North Park Main Street announced that KTU+A has won an Honorable Mention award by the American Planning Association for the University Avenue Traffic Calming Conceptual Study.
- Adrian Kwiatkowski from the Better Government Association discussed the Strong Mayor proposal and would like to make a presentation about it at a later meeting. The Better Government Association supports the proposal. Lara Evans said that the Planning Committee could decide if it would like to hear the item, even though it is a political item. The Committee should invite the opposition, too. Judith O'Boyle, Maureen Westfall, Mike Petrogeorge, and Jason DeFay all said that this item should be presented for all of Council District 3 and should not be presented at the Planning Committee meeting.
- Bertha Klann presented the Law Enforcement Committee report. Establishing a Neighborhood Watch Program takes only two weeks to implement now, versus six weeks. Fifty-five programs are now in effect. Car prowl victims should call the police to get their car fingerprinted. Call the police at (619) 531-2000 to report instances of graffiti. The Graffiti Task Force is active. If you see graffiti in progress, call 911. Law Enforcement Committee meetings are the fourth Wednesdays at 6:30 p.m. at the North Park Community Service Center. Diana Spyridonidis announced that Bertha Klann was on the radio and also on TV.

Information Items

Overall Process for Selection of the Council District 3 Flagship Library

Tom Romstad with the Redevelopment Agency made a presentation. Redevelopment and two other departments jointly put out a Request For Proposals (RFP) for a new library. The process will now be turned over to Libraries and to Capital Improvement Projects. Three months were given for proposals to be written. Information about the parallel site selection process was provided to potential "proposers." Three proposals were received. A Screening Committee of four community members and four city staff was formed. The Screening Committee selected two of the three projects, which then made presentations. The Screening Committee will announce their selection at the May 27 meeting. The Library Task Force will review the Screening Committee's recommendation. The two proposals are as follows:

(1) *Carter Reese Proposal at Idaho and University*

This is a two-floor library on 1-1/2 acres. Although library staff prefers single-story libraries, it is understood that this is an urban environment. There are 125 parking spaces for the library and 258 total parking spaces. There are 88 housing units, retail, office and a Deaf Community Center, including a three- or four-story building. There will be some redevelopment of surrounding parcels and streetscape improvements to connect University Avenue with El Cajon Boulevard.

(2) *KDL Proposal at 31st and North Park Way*

This proposal is at the "Drowsy Maggie's" site. There are 125 parking spaces for the library and 418 total parking spaces. There are 150 housing units. It is a taller building. There are 18,000 square feet of retail on University Avenue. This was one of the sites that was specified in the parallel site selection process. Vicki Granowitz said that the community selected University Avenue and 31st Street, not North Park Way and 31st Street.

The Screening Committee favored the KDL proposal due to architecture and greater site control (KDL owns 40 percent of the parcels). Carter Reese got points for team experience including library development, location, and the Deaf Community Services partnership. Conni Musser asked whether it was too late to consider other sites that might be more accessible to other communities. Vicki Granowitz said that the Library Task Force has been working on this for several years. The decision to put the Council District 3 Library in North Park was due to luck and lobbying by the North Park Community. Judith O'Boyle asked whether the RFP invited themes like the deaf community partnership. Tom Romstad said, "No." KDL has a literary theme. Maureen Westfall asked what would happen with the current library site. Tom Romstad said that the future of this site has not yet been decided. There won't be any connecting skyways. There were questions about the

ownership of the present library parcels. This will be explained later. Lan Bubb asked whether having retail as part of the library would change its role in the community. Vicki Granowitz said that the proposed North Park Library was based on urban models found elsewhere (i.e. Portland, Vancouver). There were two librarians on the Task Force. The library will come before the Planning Committee in the design phase later in the future. Vicki Granowitz said that both proposals were wonderful. The Sav-On Site was the third proposal. John Stewart McGaughy said that the Sav-On proposal was horrible. Could the selected developer be moved over to the Sav-On site? Tom Romstad said that this is not the approach in this case. Council District 3 created the Library Task Force.

Additions and Changes to the Collection of Green Waste

Chuck Woolever and Jennifer Ott from the City of San Diego made a presentation about trash collection and recycling. The City will re-route general trash collection and save \$1 million per year. Garbage collection has been re-routed to save mileage. There are five equal zones with collection occurring in concentrated areas. North Park will be collected on Thursdays. Yard waste collection will be expanded to 30,000 additional homes (from 150,000 to 180,000). This was based upon a satellite study and trash composition study. None of the expansion areas are south of I-8. All yard waste will be collected bi-weekly on the weeks opposite recycling pickup. Yard waste should be in a 32-gallon container with no lids or wheels, or in special trash bags. The containers/bags should not be over 50 pounds. Garbage collection labor unions have been cooperative. The City gives bonuses for efficient collection. San Diego has very efficient collection. The collection center has been moved to 8353 Miramar Place. The previous site in Balboa Park has been reverted back to Park & Rec, but it is still used as industrial space.

30th and Upas Street Development Proposal

Jim Nicholas made a presentation. The proposed site for development is the present location of Gypsy Office Supply. This is the second proposal for this site; the first proposal didn't work. There would be 46 units for sale. The building would be four stories tall. There would be a clock tower and a commercial component. The scale of the building is not allowed according to the Community Plan. Renderings were shown. There would be one level of subterranean parking with an entrance on Upas Street. More parking would be provided than needed. There is more than one parking space per bedroom. Some of the units would be two-story units. There would be at-grade parking with an entrance on 30th Street. The perspective from Ray Street, the east elevation, was shown for the first time. The Myrtle Street elevation from the north was also shown. Live/work lofts are included on 30th Street. The commercial spaces have the required parking. There would be 93 parking spaces total. Density has been "pushed towards 30th Street." Floor plans were shown. Units would cost approximately \$360,000.

Louis Sangiolo who lives nearby asked about the blank wall near the transformer. The developer is supportive of greenery, a mural, artwork, or anything to enhance the wall. The wall is needed to shield people from dangers or perceived dangers of electromagnetic radiation. Amy Perez expressed concern with the lack of roof articulation. Jim Nicholas said that he tried to address that issue in the design. David Brown asked whether a traffic signal would be needed at 30th & Upas. Jim Nicholas knows that the community has concerns about the Upas Street garage entrance. The architect said that the increase in traffic should be minimal. If there were more commercial space, it would generate more traffic. Chris Drayer commented about landscaping of the blank wall. Seeing the east elevations for the first time, Richard Kurylo expressed concern about the proposed building fronting the backyards of the Ray Street homes. He felt that this area is sensitive and this project may be out of scale. Subterranean parking would be used by some of the residents. Michael Powers said that we have a problem on that street. He said that John Stewart McGaughy, who had left at this point in the meeting, had mentioned that the clock tower should be facing west so that more people could see it.

Unfinished Business

None

Subcommittee Reports/Liaisons

Urban Design/Project Review Subcommittee

No report.

Public Facilities/Parks/Housing Subcommittee

The first meeting of the Subcommittee was last week. A map for identifying drainage problems was created for the Spring Festival booth. This may be brought to the Thursday Night Market for further input. A map for where people walk will be created. This will be for the Council District 3 Sidewalk Study. Historical housing is being addressed. There is a movement to address the preservation of single family homes and prevent demolitions.

Transportation Subcommittee

The Subcommittee is reviewing three items. No motions were made.

(1) Speeding on Adams Avenue between Park Blvd. and Texas Street. (2) A four-way stop is requested for the intersection of 32nd and Juniper. This is still being reviewed and will be discussed at the next meeting. (3) Speed bumps are being requested for the intersection of Illinois and Meade. This is being reviewed.

Public Relations Subcommittee

Increasing membership was discussed. Keeping membership information confidential was discussed. Visibility and branding was discussed. T-shirts and postcards were suggested. Three motions will be made in June. Putting membership status on the web site was discussed. The Bylaws Subcommittee will review similar items. We have a lot of new members thanks to the booth at the Spring Festival. The purpose of the Planning Committee brochure is to provide information about the Board, schedule of Subcommittee meetings, and contact information.

Bylaws Subcommittee

Standing rules were reviewed by the Subcommittee and shown to the Board earlier in this meeting. Membership forms will be reviewed. Codified election procedures will be discussed. Whether a Chair of a Subcommittee would have to serve on another Subcommittee will need further discussion.

Community Planners Committee

The Parking Task Force issue was opposed by the CPC, but it will go before the Land Use & Housing Committee. The Big Box Ordinance is coming up this month.

North Park Redevelopment Project Area Committee

Increasing the housing set-aside will be discussed. Should it be more than 20 percent for affordable housing? It is 50 percent in San Francisco and 30 percent in San Jose. Carter Reese presented on their Renaissance project. The budget for FY 2004-2005 was reviewed. Impacts of the North Park Parking Garage were discussed. A North Park Theatre Plaza workshop will be on June 5. Consultant Wallace Roberts Todd (WRT) will facilitate the workshop. Community input is sought on the design of the public space. Kathy Garcia will be the WRT representative. The groundbreaking for the North Park Theatre will be on May 21.

North Park Library Task Force

No report.

Balboa Park Committee

No report.

Clean Needle Exchange Program

This is still being explored and has not yet been reviewed by City Council.

New Business

Standing rules were discussed. Vicki Granowitz said that when one chairs a Subcommittee, it is a lot of work. Perhaps Chairs should be exempt from having to sit on additional Subcommittees. The Committee agreed. Working for the Standing Rules was reviewed, but no consensus was reached about this item. Lara Evans left, but she had previous concerns about the Standing Rule item that states, "Whenever practical, motions to be considered for any general board meeting shall be submitted in writing to the Chair at least one week prior to such meeting."

MOTION: TO APPROVE THE STANDING RULES WITH THE EXCEPTION OF #3 (SERVING ON SUBCOMMITTEES) AND #7 (SUBMITTING MOTIONS). (Subcommittee Recommendation). Motion passed 12-0-0.

Future Agenda Items

None.

Meeting adjourned at 8:56 p.m.

Next meeting is June 15, 2004.

Respectfully submitted,
Richard Kurylo
Secretary