

**GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE**  
**MINUTES**  
**June 15, 2004**  
**CORRECTED**

Called to order at 6:30 p.m.

**Attendance**

Attendance at this meeting

Elaine Boyd, Lan Bubb, Peter Dennehy, Vicki Granowitz, Richard Kurylo, James Longley, John Stewart McGaughy, Mike Petrogeorge, Michael Powers, Keoni Rosa, Al Smith, Maureen Westfall.

Absent were Michael Branch (excused), Jason DeFay (EXCUSED), Judith O'Boyle (excused)

Subcommittees, liaisons, and leadership roles since previous meeting

Michael Branch:	Not reported
Elaine Boyd:	Public Facilities/Parks/Housing, Urban Design/Project Review
Lan Bubb:	Public Relations (Co-Chair), Public Facilities/Parks/Housing (Co-Chair)
Jason DeFay:	Not reported
Peter Dennehy:	Urban Design/Project Review
Vicki Granowitz:	Urban Design/Project Review, Balboa Park Committee, Library Task Force, Rec Council, Vice Chair
Richard Kurylo:	Bylaws, Urban Design/Project Review, Secretary
James Longley:	Transportation (Chair), Project Area Committee
John Stewart McGaughy:	Urban Design/Project Review (Chair), Public Relations, Library Task Force, University Avenue Mobility Plan
Judith O'Boyle:	Not reported
Mike Petrogeorge:	Urban Design/Project Review, Public Facilities/Parks/Housing (Co-Chair)
Michael Powers:	Public Relations, Transportation, Public Relations, Law Enforcement, Chair
Keoni Rosa:	Urban Design/Project Review
Al Smith:	Bylaws, Urban Design/Project Review
Maureen Westfall:	Bylaws, Public Relations (Co-Chair), Urban Design/Project Review, Treasurer

**Announcements**

- John Fankhauser of the Spreckels Organ Society invited people to the Summer Organ Festival every Monday night at 7:30 p.m. between June 21 and August 30.
- Beth Swersie of the North Park Community Association (NPCA) announced the Summer Concerts. Picnics can be ordered in advance and delivered at the concert. They can be ordered at [www.npcasummerconcerts.org](http://www.npcasummerconcerts.org). The first concert is Saturday, June 26.

**Approval of Previous Minutes**

***MOTION: TO APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MINUTES OF MAY 18, 2004. (Granowitz/Smith). Motion passed 11-0-1.***

**Treasurer's Report**

The balance as of May 31 was \$726.74. There were disbursements of \$263.46. The cash balance as of June 15, 2004 is \$463.28.

**Official's Report**

- Todd Gloria from U.S. Congressional District 53 (Congresswoman Susan Davis) discussed Census information. Better demographics are available to the public. Demographics help the Federal government allocate resources better and help the community. The May/June *Davis Dispatch* newsletter was distributed.
- Stephanie Gioia from County District 4 (County Supervisor Ron Roberts) introduced Lisa Hom as North Park's new Community Representative. The County will lease a second fire helicopter for the County of San Diego starting July 1 through fire season. Hom's phone number is (619) 531-6454.
- Robert Young from the Office of the Mayor (Mayor Dick Murphy) said that the City Council and Mayor have been reviewing the budget all month. Input from the North Park community is appreciated. Young's phone number is (619) 236-7064.

## Reordering of the Agenda

- The Law Enforcement Committee report was moved after Public Comment.
- The Public Relations Subcommittee report was moved after Public Comment.

## Public Comment

- Jay Turner from North Park Main Street announced that there are new City of Villages banners by North Park artist Michael Scott.

## Consent Agenda

Michael Powers pulled Urban Design Motion #1 and Urban Design Motion #2 from the Consent Agenda.

### 3376 Grim Avenue

***MOTION: TO APPROVE THE TENTATIVE MAP FOR 3376 GRIM AVENUE TO CONVERT 5 RESIDENTIAL UNITS TO CONDOMINIUMS WITH THE FOLLOWING FIVE STANDARD SET OF CONDITIONS AS APPLICABLE: HISTORIC SIDEWALK STAMPS AND SCORING BE PRESERVED, FIRST RIGHT OF REFUSAL FOR RENTERS, NEW AND APPROPRIATE LANDSCAPING AS NEEDED, ON-SITE PARKING BE MAXIMIZED, AND OPPOSITION TO THE EXEMPTION TO UNDERGROUND UTILITIES. (Urban Design/Project Review Recommendation). Motion passed 12-0-0 as a consent item.***

### 4666 Utah Street

***MOTION: TO APPROVE THE TENTATIVE MAP FOR 4666 UTAH STREET TO CONVERT 6 RESIDENTIAL UNITS TO CONDOMINIUMS WITH THE FOLLOWING FIVE STANDARD SET OF CONDITIONS AS APPLICABLE: HISTORIC SIDEWALK STAMPS AND SCORING BE PRESERVED, FIRST RIGHT OF REFUSAL FOR RENTERS, NEW AND APPROPRIATE LANDSCAPING AS NEEDED, ON-SITE PARKING BE MAXIMIZED, AND OPPOSITION TO THE EXEMPTION TO UNDERGROUND UTILITIES. (Urban Design/Project Review Recommendation). Motion passed 12-0-0 as a consent item.***

### 1930 Upas Street

***MOTION: TO APPROVE THE TENTATIVE MAP FOR 1930 UPAS STREET TO CONVERT 41 RESIDENTIAL UNITS TO CONDOMINIUMS WITH THE FOLLOWING FIVE STANDARD SET OF CONDITIONS AS APPLICABLE: HISTORIC SIDEWALK STAMPS AND SCORING BE PRESERVED, FIRST RIGHT OF REFUSAL FOR RENTERS, NEW AND APPROPRIATE LANDSCAPING AS NEEDED, ON-SITE PARKING BE MAXIMIZED, AND OPPOSITION TO THE EXEMPTION TO UNDERGROUND UTILITIES. (Urban Design/Project Review Recommendation). Motion passed 12-0-0 as a consent item.***

### 4438 Ohio Street

***MOTION: TO APPROVE THE TENTATIVE MAP FOR 4438 OHIO STREET TO CONVERT 9 RESIDENTIAL UNITS TO CONDOMINIUMS WITH THE FOLLOWING FIVE STANDARD SET OF CONDITIONS AS APPLICABLE: HISTORIC SIDEWALK STAMPS AND SCORING BE PRESERVED, FIRST RIGHT OF REFUSAL FOR RENTERS, NEW AND APPROPRIATE LANDSCAPING AS NEEDED, ON-SITE PARKING BE MAXIMIZED, AND OPPOSITION TO THE EXEMPTION TO UNDERGROUND UTILITIES. (Urban Design/Project Review Recommendation). Motion passed 12-0-0 as a consent item.***

## Reports

### Law Enforcement Report

Bertha Klann reported that tennis classes are being provided at the North Park Rec Center for former drug users. The Police Storefront may be closed due to budget cuts. There were 22 burglaries, 33 car prowls, and 59 auto thefts for the reporting periods. Lan Bubb asked about parking restrictions along the North Park Community Park. One side has restrictions, but the other side doesn't. The side that doesn't has people sleeping in cars. Robert Young offered to help with this problem. Vicki Granowitz said that she is working with Officer Shawn Takeuchi and the director of the Rec Council to deal with crime at the North Park Rec Center.

### Transit First

Bertha Klann reported that she advocated for less talk and for less fancy items (i.e. high tech bus stops) at a Transit First meeting. She said that transit agency should provide better service.

### Public Relations

The Membership Application has been reviewed. There are three different questions that the Planning Committee would like to ask the community when they fill out the form: (1) receiving updates and announcements, (2) being contacted by phone, (3) receiving eligibility status from the NPCA web site. Mike Petrogeorge spoke in favor of #1 to give people the option of not

getting city notices. Larry Westfall said that the Committee should keep any questions as simple as possible. Richard Kurylo said that we decided to review the Membership Application because we did not receive any forms from the previous Board. Several items arose, so we decided to review them. Vicki Granowitz agreed with Larry Westfall... we should keep it simple and not give people a choice about receiving notices. Agendas should be mailed to everybody; people could opt out of notices. John Stewart McGaughy also said that it needs to keep it simple. Information should be kept in confidence. It would be good to include the item about NPCA notices. He read a potential statement. He didn't think that the membership list should be used for phone calls. Granowitz and Petrogeorge agreed. Should eligibility status be included on the NPCA web site? Granowitz said, "No." Beth Swersie said that providing such a service would be challenging. Larry Westfall said that the list should be available. Maureen Westfall asked whether the final list of members will be only those people that return the new membership form. Kurylo said, "Yes." Public Relations will review this. Bylaws may review it as well. Will memberships expire after a certain number of years of the member not attending a meeting? Lara Evans might know. A joint Public Relations and Bylaws meeting will be held June 21. Kurylo will attend. The Public Relations meeting in July is cancelled.

## Consent Agenda (Continued)

### Urban Design Motion #1

This motion was to even the scales of what we get from developers. We want to be able to trace the money. The assessment letter should have a checkbox to include Developer Impact Fees (DIF). We want to be able to track DIF fees for individual projects and track the total funds.

**MOTION: TO ASK THE CITY TO INCLUDE DEVELOPER IMPACT FEES IN PROJECT ASSESSMENT LETTERS TO DEVELOPERS INCLUDING ANY OFFSET BY EXISTING UNITS BEING REMOVED. THE CITY WOULD PROVIDE ACCRUED AND ENCUMBERED TOTAL DIF PRIOR TO DIF BOWL. (Urban Design/Project Review Recommendation). Motion passed 12-0-0.**

### Urban Design Motion #2

There used to be a 10-day notice for demolitions. That has evaporated. Development Services Department gives demolition permits without question. We think there should be 60 days with community review. Mike Petrogeorge said that this fits nicely with the movement to preserve single-family homes. Richard Kurylo said that for the record John Fankhauser made the original motion in the Urban Design/Project Review Subcommittee, but he would support the motion.

**MOTION: TO ASK THE CITY TO PROVIDE NOTIFICATION AND ALLOW REVIEW BY LOCAL PLANNING GROUPS WHENEVER THERE IS AN APPLICATION FOR DEMOLITION OF A STRUCTURE MORE THAN 45 YEARS OLD IS RECEIVED. ALLOW TIME (60 DAYS) FOR COMMUNITY REVIEW PROCESS BEFORE ACTUAL PERMIT IS ISSUED TO APPLICANT. (Urban Design/Project Review Recommendation). Motion passed 12-0-0.**

## Unfinished Business

None

## Subcommittee Reports/Liaisons

### Urban Design/Project Review Subcommittee

- The July 5 meeting has been cancelled.
- The Lafayette Hotel requested to be heard in July, but Lara Evans had reported to Michael Powers that the developers are not ready.

### Public Facilities/Parks/Housing Subcommittee

- The Sidewalk Study was discussed, including data obtained from the Spring Festival booth. Susan Tinsky has data about where people walk in North Park.
- Demolitions of single-family homes were discussed. Mike Petrogeorge will connect with Leo Wilson about this.
- The North Park Community Park is on the agenda for the Rec Council meeting on June 28.
- The community identified the triangular lot at Boundary and Landis as a potential tot lot. Vernon Franck offered to help in finding ownership information for the parcel.
- There was a Steering Committee meeting for Theater Plaza. The next public workshop is July 14 or 15. The consultant had results of the June 5 community workshop.

### Transportation Subcommittee

- The University Avenue Mobility Plan is tentatively scheduled for the September Planning Committee agenda. It needs to be reviewed by the Transportation Subcommittee. James Longley should have this on the July agenda. He'll talk to Myles Pomeroy.
- There were no action items this month.

- A new traffic calming list will be made available. We're working with Golden Hill because they have an "intersection evaluation list." We'll start using the list in North Park.
- Thorn, Redwood, Granada, and Palm are all being studied because of stop signs on Redwood.
- There is a sight problem at 32<sup>nd</sup> and Juniper. It is not certain if the City should move the red curb or put in diagonal parking.
- The red curb at Felton and Park is being reviewed. Michael Powers will call Steve Chipp of St. Augustine's to make sure they are aware of this issue.

#### Bylaws Subcommittee

- This month, the Bylaws Subcommittee will meet after the Planning Committee meeting.

#### Community Planners Committee (CPC)

- Kevin Guy is our CPC representative with the Planning Department.
- Vicki Granowitz and Michael Powers did not receive notification of the new location for the monthly meeting and therefore were not able to make it to the last meeting.

#### North Park Redevelopment Project Area Committee (PAC)

- North Park Main Street's contract with the Redevelopment Agency was reviewed by the PAC. The PAC approved a two-year agreement.
- Additional financing for the Renaissance project was approved.
- The Low/Mod housing set-aside was reviewed. Should it be more than 20 percent? The PAC said no, unless other redevelopment areas changed.
- Updates of the North Park Theatre and La Boheme were given at the PAC meeting. Western Pacific Housing is still dealing with the Rite Aid lease.

#### North Park Library Task Force

- The Library Task Force selected the Carter Reese proposal over the KDL proposal. KDL will be the fallback project. The location of the Carter Reese proposal is Idaho and University where Pizza Hut is. It extends to Oregon and University, but the total footprint is complicated.

#### Balboa Park Committee

- The Balboa Park Committee accepted but not endorsed the final report by Jones and Jones.
- They also approved the amendments to the Balboa Park Plan.

#### Clean Needle Exchange Program

- The final report and ordinance is being drafted by the community and the City Attorney. It should go before City Council in October. An SDSU is not yet done. A SANDAG report is ready and posted on the SANDAG web site. It is statistical data. This is for both the North Park and downtown facilities.

#### **New Business**

Stephanie Gioia commented on condo conversions. SANDAG is holding a condo conversion workshop on June 22. Mike Petrogeorge may attend. Gioia will e-mail the information to Michael Powers. He'll forward it to John Stewart McGaughy and Mike Petrogeorge.

#### **Future Agenda Items**

Michael Powers will be absent from the Planning Committee meeting in August.

#### **Meeting adjourned at 8:02 p.m.**

Respectfully submitted,  
Richard Kurylo  
Secretary