

**GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE
MINUTES
September 21, 2004**

Called to order at 6:30 p.m.

Attendance

Attendance at this meeting

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

Absent was Michael Branch (excused)

Subcommittees, liaisons, and leadership roles since previous meeting

Between the August 17 and September 21 Planning Committee meetings, Planning Committee members attended the following subcommittee and other meetings. Public Facilities/Parks/Housing did not meet during the month.

Elaine Boyd:	Public Relations.
Michael Branch:	None reported.
Lan Bubb:	Public Relations (Co-Chair).
Jason DeFay:	Bylaws, Maintenance Assessment District, Altadena Neighborhood Association
Peter Dennehy:	Urban Design/Project Review.
Vicki Granowitz:	Urban Design/Project Review, Balboa Park Committee, Clean Needle Exchange Program, Rec Council, Vice Chair.
Richard Kurylo:	Urban Design/Project Review, North Park Parking Garage Art Steering Committee, North Park Main Street, Ray Street Ribboncutting, Secretary.
James Longley:	Transportation (Chair), Project Area Committee
John Stewart McGaughy:	Urban Design/Project Review (Chair), Public Relations, North Park Parking Garage Art Steering Committee, University Avenue Mobility Plan Fire Dept. Meeting, North Park Main Street, Ray Street Ribboncutting.
Judith O'Boyle:	Urban Design/Project Review, Transportation, Susan Davis Grant Writing Workshop
Mike Petrogeorge:	Urban Design/Project Review, other meetings (not specified).
Michael Powers:	Urban Design/Project Review, Transportation, Chair.
Keoni Rosa:	Urban Design/Project Review.
Al Smith:	Bylaws (Co-Chair), Project Area Committee, Maintenance Assessment District.
Maureen Westfall:	Public Relations (Co-Chair), Treasurer.

Announcements

- Sheila Hardin from Centre City Development Corporation announced downtown tours and provided information on the economic gain from redevelopment. A handout was distributed and there was some discussion.
- Lara Evans invited board members to the workshop on September 23 about Planning Committee elections. Evans also handed out to volunteers passes to Balboa Park museums in honor of National Volunteer Week. The passes are good through the end of September.
- Michael Powers announced that this meeting begins the eligibility for March 2005 Planning Committee elections. All General Members attending this meeting are eligible to vote in March.

Approval of Previous Minutes

Vicki Granowitz had two corrections: (1) In the Balboa Park Committee report, the golf course bathrooms on Pershing will be made ADA accessible; (2) In the Clean Needle Exchange Meeting Report, a final report ~~will be presented at the Clean Needle Exchange meeting next month~~ is being worked on. Michael Petrogeorge made one correction: In the Public Facilities/Parks/Housing Subcommittee report, the parcel at Landis and ~~Ivy~~ Boundary is being reviewed as a possible public park.

***MOTION: TO APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MINUTES OF AUGUST 17, 2004 WITH THREE CORRECTIONS.
(Granowitz/O'Boyle). Motion passed 13-0-1. Powers abstained.***

Treasurer's Report

The bank statements were received. The bank has been charging an \$11 service fee, then reimbursing the account for the same amount. The cash balance as of August 31, 2004, was \$441.28. The bank will add \$11 back to the account soon.

Official's Report

- Robert Young from the Office of the Mayor (Mayor Dick Murphy) said that public safety remains a priority for the Mayor and City Council. The San Diego Police Department has released some mid-year statistics. There has been a decrease in a number of different types of crime in the City. Young also said that we are in the midst of fire season. We have been fortunate so far. The City of San Diego has printed "Fire Safety and Brush Management for Private Property." Copies were distributed. Young's phone number is (619) 236-7064.
- Council Representative Diana Spyridonidis has moved on to a different occupation. Stephen Hill will be the new North Park representative with Ryan O'Connor. Hill will work with the Planning Committee and other community groups; O'Connor will work with constituent issues. Hill is a third generation North Park resident. He has served on the North Park Community Association and Toyland Parade board in the past. His general number is (619) 236-6633 and his direct line is (619) 236-6137. O'Connor started with Council District 3 in February as an intern and has been working full time since June. He has a degree in Political Science. He will handle constituent issues in North Park and South Park. His direct number is (619) 236-7758.

Reordering of the Agenda

Information Items (Item IV) was moved to after Public Comment (Item II).

Public Comment

- John Fankhauser asked the Planning Committee to give, in the October meeting, an update on the North Park Theatre and the North Park Parking Garage.
- James Longley said that there is a special meeting of the Project Area Committee on September 23 regarding the North Park Parking Garage.
- Lan Bubb showed the new Planning Committee T-shirts that will give the Committee greater visibility at events. They are for board members, but could be provided to members of the public.

Information Items

San Diego Fire Department

Tony Pollard from the Fire Department provided information about fire protection here in North Park. Our closest fire station is at 32nd and Lincoln. For more information, call (619) 533-4300 and ask for the fire chief for Battalion 2. There hasn't been much fire activity here lately, which is good. But the fire season is just beginning. Canyon fires are a concern. Priorities in order of importance in a fire are (1) life safety, (2) structures, and (3) vegetation.

Collection of Development Impact Fees (DIF) and Park Fees in relation to Condo Conversions and Undergrounding of Utilities

The Urban Design/Project Review Subcommittee has been inundated with condo conversions. It was reported in the *North Park News* that North Park was the "hottest market" for condo conversions. Vicki Burgess (City of San Diego Facilities Financing) provided information about DIF. Each community has a community plan and a community finance plan. Facilities are constructed when enough DIF are collected. Currently, there is \$229,000 in the North Park account and \$1,072,000 in the park account. The community has developed a priority list of projects. Pam Bernasconi (City of San Diego) said that the City works with Council District 3 and community groups to determine which projects should be done. Bertha Klann inquired about water availability for new projects. Don Westin (City of San Diego Development Services) said that the City determines whether there is enough water capacity for new projects. For the La Boheme project, they received a DIF credit for the removal of commercial properties, but paid DIF for the 224 units. Retail credits are based upon trips.

North Park fees versus other communities were highlighted in a handout. Fees are based on needs. DIF money can only be used for new facilities, not maintenance or repairs, and not undergrounding of utilities. Vicki Granowitz asked what we get out of the DIF bowl. Stephen Hill said that Council District 3 could provide information. Granowitz also wanted to know if the amount of DIF assessments could be added to assessment letter. Burgess said that she could calculate the DIF if we ask one week in advance of needing the information. Fees are paid the day the permit is pulled. John Stewart McGaughy confirmed through Burgess that there are in fact no DIF for condo conversions because there is no greater impact to the neighborhood. Non-park DIF funds are for transportation, fire, and library needs. Park DIF are used for parks. Park and Rec uses the park DIF. Fees are refunded to the developer if the project is not built.

Regarding undergrounding, Westin said that there are circumstances in which undergrounding of utilities could be waived. This occurs if it is cost prohibitive or not practical. Temporary poles may be required for adjacent owners. It is looked at on a case-by-case basis. There have been so many requests for waivers, that the City Council may soon address this issue. When undergrounding occurs later, property owners including condo owners likely won't pay any fees. New condo projects are required to do undergrounding, but new apartment projects are not required. For condo conversions, an in-lieu fee must be paid for affordable housing. Relocation assistance must be provided if a rental vacancy threshold is reached.

Consent Agenda

4105 Georgia Street was pulled from the consent agenda by Jason DeFay.

4080 Texas Street

MOTION: TO APPROVE A MAP WAIVER TO WAIVE THE REQUIREMENTS FOR A TENTATIVE MAP TO CONVERT 4 RESIDENTIAL UNITS (UNDER CONSTRUCTION) TO CONDOMINIUMS AT 4080 TEXAS STREET 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.

(McGaughy/Longley). Motion passed 13-1-0 as a consent item. Petrogeorge voted in opposition.

Action Items

3535 Crestwood Place

Rob Stroop and Vince Stroop made a presentation. They are seeking a Site Development Permit to reduce the required setbacks for a new duplex at 3535 Crestwood Place. The street is actually an alley. According to the developers, the property is located in an area with many multifamily units. The lot is only 50 feet by 50 feet. The maximum allowable square footage with a bonus provision for parking is 3,600 square feet. There is a 50-foot height limit. They are seeking an exemption from setback requirements for the upper floors. They are proposing 2 units instead of 3 and 2,600 feet instead 3,600. Materials and colors were shown. Models showing the building as allowed and the building as proposed were shown. Most complaints from neighbors have been about the 50-foot height, but the developers are not deviating from the height allowance. This is the third time that they brought this project before the City. The City does not have any problems with the project at this point. John Stewart McGaughy said that this was a difficult project because the lot is poorly zoned. He suggested that the developers not avoid mentioning that there are single family homes in the area and their building's impact on them. McGaughy disagrees with many of the City's design criteria for ministerial projects. He would support the project as proposed. The neighbor with a house next to the project complained about the height, but there was not much difference between the building as allowed and the building as proposed. Richard Kurylo spoke in favor of the project and said that the problem is with zoning. Keoni Rosa spoke in favor of the project as well. Al Smith said that he is glad that the project is designed to enable cars to turn around. Jason DeFay said that it is clear that we need a community plan update.

MOTION: TO APPROVE A SITE DEVELOPMENT PERMIT TO REDUCE THE REQUIRED SETBACKS FOR A NEW DUPLEX ON A VACANT 2,500 SQUARE FOOT SITE AT 3535 CRESTWOOD PLACE.

(Smith/Dennehy). Motion passed 13-1-0. Petrogeorge voted in opposition.

4105 Georgia Street

Jean L'Heureux is representing the property owners because they are on vacation. Peter Valteau made a presentation. They are requesting a tentative map waiver to convert an already approved apartment building into condos. Two buildings are being removed. One is a single family home; the other is a 10-unit apartment building. A five-story building will be constructed. It was a ministerial project. Richard Kurylo said that there are 2 problems with this project: (1) Two buildings listed as "contributing" in the North Park Historical Resources Survey" will be destroyed, and (2) the proposed building is way too large for a residential zone. North Park and two other planning groups in Council District 3 (Normal Heights and Uptown) requested that demolition permits for structures 45 years old or older come before the respective communities for review. Jason DeFay said that this is another example of the problem with zoning in North Park. The developers have other projects in and around North Park. They are only interested in building this as a condo project. The developers said [in the Urban Design/Project Review Subcommittee meeting] that this was their "retirement nest egg." John Stewart McGaughy agreed with what Kurylo said, but it's about 10 years too late. The proposed project meets all requirements. There are many other multiple-unit projects on that block. Just 3 parcels away is a 30+ unit building. Escrow has not yet been closed. DeFay said that he thinks the project would negatively affect the block. Al Smith said that the prairie style of the building is appropriate and he feels it would add to the neighborhood. Vicki Granowitz agreed with Smith.

A project representative (thought to be Jim Taylor with Sperry Van Ness) said that many of the single-family homes are targeted for new development. Kurylo said that he would rather be 10 years too late than 20 or 30 years too late. We must draw the line somewhere. The new owner, the Committee felt, was somebody who had been uncooperative with Committee in the past. There was some discussion about this, but this was not the issue at hand. Keoni Rosa did not like the building from the sides and back. It is not well designed. Lara Evans said that the Committee is supposed to be looking at this project only for the condo conversion.

MOTION: TO APPROVE THE MAP WAIVER APPLICATION TO WAIVE THE REQUIREMENTS FOR A TENTATIVE MAP TO CREATE 29 RESIDENTIAL CONDOMINIUM UNITS AT 4105 GEORGIA STREET, EXTENDING THE PRAIRIE ARCHITECTURAL DESIGN FROM THE GEORGIA STREET FACE TO ALL OF THE OTHER SIDES OF THE BUILDING, PARTICULARLY THE EAST SIDE, WITH APPROVAL PENDING UNDERGROUNDING OF UTILITIES.

(Smith/Granowitz).

Discussion: It was confirmed that utilities will be undergrounded. DeFay spoke in opposition to the motion. Adjacent property owners, according to DeFay, were not properly noticed and they should be allowed to review the project. McGaughy said that the project already has a building permit, so we shouldn't ask them to give us something different without future review. Michael Powers said that he has strong feelings that he will express through his vote.

Vote: Motion failed 5-9-0.

MOTION: TO DENY THE MAP WAIVER APPLICATION TO WAIVE THE REQUIREMENTS FOR A TENTATIVE MAP TO CREATE 29 RESIDENTIAL CONDOMINIUM UNITS AT 4105 GEORGIA STREET BASED UPON ITS NEGATIVE IMPACT TO THE CHARACTER OF THE SURROUNDING SINGLE FAMILY ORIENTED NEIGHBORHOOD AND BECAUSE ADJACENT RESIDENTS WERE NOT INFORMED ABOUT THE REQUEST TO APPROVE THE TENTATIVE MAP WAIVER AT THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MEETING. ADDITIONALLY THE MASS/SCALE OF THE BUILDING IS NOT GOING TO CONTRIBUTE TO THE QUALITY OF LIFE AMONG RESIDENTS, AND THE DESTRUCTION OF HISTORICALLY SIGNIFICANT BUILDINGS WILL FURTHER DIMINISH THE NEIGHBORHOOD QUALITY.

(DeFay/Boyd).

Discussion: Timothy O'Donoghue, a resident, said that it would be better if we have visuals (photographs). Jim Taylor said that this motion is unfair to the owners. McGaughy did not agree with the entire motion. He said we should just deny the map waiver. DeFay said that this is our only mechanism to express our concerns.

Vote: Motion failed 7-7-0.

MOTION: TO DENY THE MAP WAIVER APPLICATION TO WAIVE THE REQUIREMENTS FOR A TENTATIVE MAP TO CREATE 29 RESIDENTIAL CONDOMINIUM UNITS AT 4105 GEORGIA STREET.

(McGaughy/Westfall).

Discussion: A notice would be sent to Powers about when this project would come before the City of San Diego. Lara Evans said that the City hears the concerns of North Park, Uptown, and Normal Heights. DeFay said that these demolitions are of increasing concern and the City Council needs to take action. McGaughy was concerned with condo conversions in general.

MOTION: TO TABLE THE MOTION TO DENY THE MAP WAIVER APPLICATION TO WAIVE THE REQUIREMENTS FOR A TENTATIVE MAP TO CREATE 29 RESIDENTIAL CONDOMINIUM UNITS AT 4105 GEORGIA STREET, AND TO REFER THE ITEM BACK TO THE URBAN DESIGN/PROJECT REVIEW SUBCOMMITTEE.

(DeFay/Boyd).

Discussion: With no decision by the Planning Committee at this meeting, the applicant could move forward with the project without the City ever knowing the Planning Committee's objections.

Vote: Motion to table the motion failed 5-7-2.

DeFay said that he would support the motion to deny the map waiver application, but he wanted to make sure we address the issue. Kurylo said that Normal Heights and Uptown want to work with us

Vote: Motion to deny the map waiver application passed 11-3-0.

Subcommittee Reports/Liaisons

Urban Design/Project Review Subcommittee

- The Lafayette project has been significantly changed.
- The Subcommittee will be reviewing the El Cajon Boulevard project on the north side of the street.
- Lara Evans suggested that the Subcommittee wait to review projects until the assessment letter has been received, even though they are allowed to review projects before then. This would prevent the backup of projects at the full Committee level, which must wait until assessment letters are received.

Public Facilities/Parks/Housing Subcommittee

- There was no meeting this month. There may be a meeting next month.
- Mike Petrogeorge will be picking up the District 3 sidewalk study this week. This will be reviewed by the Subcommittee.

Transportation Subcommittee

- The location of the meeting has changed.
- There were no action items.
- The University Avenue Mobility Plan has been reviewed by the Fire Department and will soon be reviewed by the Police Department. After that, it will come before both the Transportation and Urban Design/Project Review subcommittees.

Public Relations

- We need to all fill out the new membership forms. The Subcommittee made sure that Lara Evans put the general membership notice on the agenda.
- The Subcommittee discussed a mass mailing.
- The Subcommittee updated the Planning Committee brochure.
- T-shirts have been created. Shirts would cost \$7 or \$8 per shirt. The board was asked to pay for their own shirts. The silkscreening company is not in North Park. Amy Perez recommended two local vendors. There will be research into different colors and styles of T-shirts.
- The Subcommittee is seeking a new site for meetings: (1) Paesano's, (2) Lafayette Hotel, and (3) Saint Augustine's.

Bylaws Subcommittee

- The Subcommittee is trying to establish rules for all subcommittees about membership and voting.
- The next meeting is October 18.

Community Planners Committee (CPC)

- The August meeting was cancelled.

North Park Redevelopment Project Area Committee (PAC)

- PAC liaison Roger Lewis was not present to make a report. The Committee requested that Michael Powers contact Lewis about this continuing problem.
- The PAC voted against condemnation of a parcel where the North Park Parking Garage will be because the City didn't give enough notice for eminent domain. There is a special meeting on September 23.

Law Enforcement Committee

- Bertha Klan made a report.
- The August and September meetings were cancelled.
- We're not sure where the new Police Storefront will be. Stephen Hill said that the Police will be moving to the Adult Center, but it is presently being painted.

North Park Library Task Force

- Tom Romstad will be the point person from the Redevelopment Agency.
- North Park Main Street and the North Park Community Association are looking to get the Pilot Village boundaries expanded to include the library project.

Balboa Park Committee

- Park and Rec approved initiations of plan amendments that were suggested in the Circulation and Land Use Study.

Clean Needle Exchange Program

- They are continuing to draft the final report and a draft ordinance.
- The Governor signed a bill for pharmacies to sell needles. It's up to the counties to decide. San Diego County opposes it.

New Business

- None.

Future Agenda Items

Demolition permits.

Meeting adjourned at 9:49 p.m.

Respectfully submitted,
Richard Kurylo
Secretary