

GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE

MINUTES

February 15, 2005

Called to order at 6:30 p.m.

Attendance

Present: Elaine Boyd, Lan Bubb, Jason DeFay, Peter Dennehy, Vicki Granowitz, Richard Kurylo, John Stewart McGaughy, Mike Petrogeorge, Michael Powers, Keoni Rosa, Maureen Westfall.

Absent: James Longley (excused). Judith O'Boyle (excused), Al Smith (excused)

Michael Branch resigned in a letter dated February 10, 2005.

Subcommittees, liaisons, and leadership roles since previous meeting

Between the January 18 and February 15 Planning Committee meetings, Planning Committee members attended the following subcommittee and other meetings. There was no meeting of the Clean Needle Exchange Program.

Elaine Boyd:	Urban Design/Project Review (UD/PR), Public Facilities/Parks/Housing (PF/P/H), Public Relations (PR), Bylaws.
Lan Bubb:	UD/PR, PF/P/H, PR (Chair), Bylaws.
Jason DeFay:	PF/P/H, PR, Bylaws (Co-Chair), Altadena Neighborhood Association.
Peter Dennehy:	UD/PR.
Vicki Granowitz:	UD/PR, Library Task Force, Balboa Park Committee, Rec Council, Open Space Advisory Committee, North Park Community Association, BHA, Vice Chair.
Richard Kurylo:	UD/PR, PF/P/H, PR, Bylaws, North Park Main Street, La Boheme Groundbreaking, Secretary.
James Longley:	None reported.
John Stewart McGaughy:	UD/PR (Chair), PF/P/H, PR, Bylaws, Library Task Force, Ray at Night, North Park Main Street Design Committee and Board, La Boheme Groundbreaking.
Judith O'Boyle:	UD/PR, Transportation.
Mike Petrogeorge:	UD/PR, PF/P/H (Chair), PR, Bylaws
Michael Powers:	UD/PR, PF/P/H, Transportation, PR, Bylaws, Community Planners Committee, Chair.
Keoni Rosa:	UD/PR, North Park Main Street Design Committee.
Al Smith:	None reported.
Maureen Westfall:	UD/PR, PF/P/H, PR (Co-Chair), Bylaws Treasurer.

Announcements

- Kitty Callen gave the Maintenance Assistance District (MAD) report. The MAD is considering going out to ballot again. A mailing will be sent soon. They would like the community to consider what they want from the MAD. Callen's number is (619) 557-6059.
- Vicki Granowitz announced a workshop on February 26 regarding the footprint, land use, and design aspects of the Council District 3 Flagship Library. Stephen Hill distributed flyers.
- Jason DeFay announced Planning Committee elections on March 15. Volunteers are needed on that day.
- Michael Powers announced that people are needed to serve on the Planning Committee board. Interested candidates should contact Jason DeFay, Richard Kurylo, or Beth Swersie.
- Mike Petrogeorge asked attendees to fill out a questionnaire from the City of San Diego about sewer project reports.
- Maureen Westfall announced the availability of newly printed Planning Committee T-shirts. They can be purchased in green and beige for \$12 each.

Approval of Previous Minutes

MOTION: APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MINUTES OF JANUARY 18, 2005. (McGaughy/Petrogeorge).

Motion passed 11-0-0.

Police Report

Ed LaValle gave a report. He wrote an article in *North Park News* about car prowls and car thefts. The police are taking steps to fingerprint cars. Car prowlers are often on bike or foot, and are attracted to cars with items inside. Those that report a crime resulting in a felony conviction may receive a \$1,000 reward. Neighborhood Watches are expanding. The next Law Enforcement Committee meeting is February 23. It's a joint meeting with Uptown and University Heights. LaValle's phone number is (619) 284-1122 and e-mail address is sdpd630@hotmail.com.

Treasurer's Report

The bank balance on December 31, 2004, was \$477.28. Deposits totaled \$154.06. The cash balance on January 31, 2005, was \$631.34.

Official's Report

- Todd Gloria from U.S. Congressional District 53 (Congresswoman Susan Davis) distributed the February 2005 edition of *The Davis Dispatch*. There have been a lot of complaints from constituents about mail delivery through the North Park Post Office. The Postmaster assured Congresswoman Davis that improvements would be made. The President released his proposed budget. It is a \$2.57 trillion budget with a \$390 billion deficit. About 150 different Federal programs were cut, including the Community Development Block Grant (CDBG) and the Cops programs.
- Kirsten Clemons from State Assembly District 76 (Assemblymember Lori Saldaña) introduced herself. Assemblymember Saldaña is Assistant Majority Whip. The office is located at 1557 Columbia St. An open house is on March 11. Clemons' phone number is (619) 645-3090.
- Stephen Hill from Council District 3 (Councilmember Toni Atkins) invited attendees to the Council District 3 Flagship Library meeting on February 26 regarding the design and land use aspects of the proposed library. The State of the District Address is March 2. The proposed plaza on 29th St. will not be constructed simultaneous with the North Park Theatre. It was delayed 2-3 years, but Councilmember Atkins is committed to the project. Hill's phone number is (619) 236-6633.
- Lara Evans, Planner with the City of San Diego, distributed to Board members a 2005 workshop schedule. A Condo Conversion workshop is scheduled for February 28. Michael Powers thanked Evans for all her help as our Planner and with the Planning Committee agenda.

Reordering of the Agenda

No items were reordered.

Nominations for Planning Committee Elections in March

- Eight positions are open for election in March.
- All voters must fill out new a General Member form and have attended Planning Committee meeting in the past 6 months (from the September to the February meetings).
- Running again for the Planning Committee are John Stewart McGaughey, James Longley, Elaine Boyd, and Judith O'Boyle. New candidates include Marilyn Dear, Shane Pliskin, Rob Steppke, and Vernon Franck.

Public Comment

- Andy Hamilton of Walk San Diego announced the annual Golden Footprint Awards on February 24.

Consent Items

North Park Community Association Summer Concerts

MOTION: THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE APPROVES WRITING A LETTER OF SUPPORT FOR THE NORTH PARK COMMUNITY ASSOCIATION'S SUMMER CONCERTS. (Subcommittee Recommendation). Motion passed 11-0-0 as a consent item.

4328 Louisiana St.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 6 EXISTING RESIDENTIAL UNITS TO CONDOMINIUMS AT 4328 LOUISIANA ST. WITH THE CONDITION THAT THE EXISTING SUBSTANDARD PARKING SPACES BE USED AS SECONDARY PARKING SPACES, AND WITH THE FOLLOWING 5 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. (Subcommittee Recommendation). Motion passed 11-0-0 as a consent item.

4424 Utah St.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 14 EXISTING RESIDENTIAL UNITS TO CONDOMINIUMS AT 4424 UTAH ST. WITH THE CONDITION THAT THE 24-FOOT FRONT PARKING AREA BE REDUCED TO 20 FEET BY INCREASING THE WIDTH OF THE LANDSCAPING TO PREVENT OVERHANGING TANDEM PARKING, AND WITH THE FOLLOWING 5 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. (Subcommittee Recommendation). Motion passed 11-0-0 as a consent item.

Information Items

Boulevard Apartments, 3137 El Cajon Blvd.

James Holmberg made a presentation. Boulevard Apartments is proposed as a low-income housing project for families with special needs (disabilities) and for those under 50% Area Median Income. It would be dedicated for those segments of the population for 50 years, after which time the project could be used for purposes aside from affordable housing. There would be three 1-bedroom units, eighteen 2-bedroom units, and three 3-bedroom units. Open space is proposed on the roof. Presently on the site are a thrift store and a 2-story apartment building. Jason DeFay asked if the buildings are listed on the North Park Historical Resources Survey. Pictures should be provided.

Forty-two parking spaces are required. The developers are going to be requesting a reduction in the parking requirement because a majority of the residents would be without cars. The El Cajon Blvd. Business Improvement Association had issues with that. John Stewart McGaughy said that this is a big issue for the Planning Committee, too. Jenny Ho with the project said that alternatives include (1) decreasing commercial space to make more room for parking; (2) negotiating with Hollywood Video; and (3) stacked parking. Maureen Westfall said that this project would add to the diminishing rental stock.

Action Items

Panighetti Residence, 3028 Vancouver Ave.

This was request for a Neighborhood Development Permit for a 357 sq. ft. addition to an existing previously conforming residential unit on a 7,500 sq. ft. site with another single-family residence. The zoning (R1-7) allows only one unit per 5,000 sq. ft. Because the house is a pre-existing condition, anything the owner builds requires community approval.

MOTION: APPROVE A NEIGHBORHOOD DEVELOPMENT PERMIT FOR A 357 SQ. FT. ADDITION TO THE RESIDENCE AT 3028 VANCOUVER AVE. WITH THE FOLLOWING 5 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/Rosa). Motion passed 11-0-0.

University Avenue Streetcar

This is a re-review of the proposed University Avenue streetcar. A motion was approved at the December 2004 Urban Design/Project Review (UD/PR) meeting, then tabled at the January 2005 Planning Committee meeting due to City generated re-wording of the original motion. A new revised motion from UD/PR Subcommittee was the following: **“UD/PR Subcommittee requests that the dedicated transit lanes in the University Avenue Mobility Plan be designed as 12 feet wide to accommodate the possibility of a future historic streetcar line and that it considers utility placement outside of that transit right-of way.”**

Samir Hajjiri with the City of San Diego said that University Avenue improvements and feasibility were done with the assumption that work would be done within the existing right of way, versus widening the street. In order to include the streetcar, the feasibility analysis would have to be redone. SANDAG has grants up to \$2 million. Not being project-ready decreases the chances of receiving funds. The motion suggested by the City last month is the one they are supportive of: **“The Greater North Park Community Planning Committee requests (1) the analysis of the requirements and constraints of a historic Streetcar line be defined and (2) the requirements to mitigate those constraints be reported and options be defined during a future planning study for the proposed historic streetcar. Such study should not delay progress on the next steps for implementation of the University Avenue Mobility Plan which include further design and environmental review.”**

Jay Turner from North Park Main Street said that the first phase of the University Avenue project was funded by SANDAG and CDBG money. There was a lot of community input. The second phase of the project was funded by Caltrans. Again, there was a lot of community input. Both processes were cordial. Last month, the City undermined the UD/PR motion. Today, North Park Main Street received a phone call at 3:00 p.m. about the City’s opposition to the new motion. This is not congenial. He said that it is important that the streetcar project go forward. North Park Main Street has worked on the project for six years and wrote the grants to obtain funding. There is a lot of community support for the project. This morning, 65 Realtors in Mission Hills were given a presentation about projects in North Park. They were most excited about the streetcar project. We should be planning for 30 years out.

MOTION: TABLE THE STREETCAR MOTION FOR FURTHER DISCUSSION.

(McGaughy/DeFay).

Discussion: Richard Kurylo opposed tabling of the motion. He said that it was tabled last month and the SANDAG grant application is due in May. Keoni Rosa agreed. Gustaf Rooth, owner of Planet Rooth Studios, said that the streetcar was one of the main reasons he moved to North Park. He used to ride the streetcars in Sweden when he was a child, and he loved it. He supported the project and said it be a major loss to North Park if not constructed. John Stewart McGaughy supported tabling the motion. He said the City could apply for the SANDAG grant based on support of the Mobility Plan last month. He was upset because the streetcar was part of the Mobility Plan from the very beginning. He supported the streetcar and felt that the UD/PR Subcommittee could craft a better motion.

Hajjiri said that 2 feet would negate some of the feasibility and engineering analysis. Another study would be needed. Lara Evans said that the present curb-to-curb width would allow the streetcar, but it's not ideal. Vicki Granowitz said she didn't support the streetcar, but understood that lots of people want it. Maureen Westfall supported the streetcar and opposed tabling the item.

VOTE: Motion passed 6-5-0.

Evans suggested that all interested parties create a motion prior to the UD/PR meeting and that it be a consent item at the March Planning Committee meeting.

4713 Idaho Street

This was a request for a Map Waiver to waive the requirements for a Tentative Map to convert 3 existing residential units to condominiums. The project came before the UD/PR Subcommittee twice. UD/PR voted to deny the project due to inadequate parking. It is close to Adams Ave. and doesn't have alley access. The developer said the Planning Committee couldn't deny the request due to parking because it is grandfathered in. Lara Evans said the decision should be based upon the conversion itself, not on parking or landscaping. Richard Kurylo did not support the project because he does not support the "condominiumization" of buildings in the back of lots. Elaine Boyd spoke in favor of the project.

MOTION: DENY THE MAP WAIVER TO WAIVE THE REQUIREMENTS FOR A TENTATIVE MAP TO CONVERT 3 EXISTING RESIDENTIAL UNITS TO CONDOMINIUMS AT 4713 IDAHO ST. DUE TO INADEQUATE OFF-STREET PARKING.

(Subcommittee Recommendation). Motion passed 6-4-1 (Powers abstained).

4504 Illinois St.

This was a request for a Tentative Map to convert 16 existing units to condominiums. There was much discussion in UD/PR about the proposed design, which the subcommittee didn't like. Keith Mullin presented the updated design, which was in the craftsman style. What was originally proposed as flagstone was now river stone. Wood siding and ledger stone veneer were no longer proposed. Vertical elements were removed. Grilles would be added to windows as a craftsman element. There would be 8 enclosed garage parking spaces and 8 off-site angled space. It is legal non-conforming with regards to parking. Vicki Granowitz spoke in favor of the project. Richard Kurylo said the design was beautiful, but he must vote against the motion because the Planning Committee has always voted against projects with inadequate parking. Elaine Boyd requested trees in the parkway strip.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 16 EXISTING RESIDENTIAL UNITS TO CONDOMINIUMS AT 4504 ILLINOIS ST. WITH THE CONDITION THAT TREES BE PLANTED IN THE PARKWAY STRIP, AND WITH THE FOLLOWING 5 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/Westfall). Motion passed 9-1-1 (Kurylo voted no; Powers abstained).

Bylaws Amendment

The Bylaws Subcommittee recommended an amendment to the standing rules and multiple amendments to the bylaws.

MOTION: AMEND THE STANDING RULES TO STATE THAT "ALL AGENDAS AND DRAFT MINUTES WILL BE SENT TO ALL BOARD MEMBERS AND COMMITTEE MEMBERS NO LATER THAN THE FRIDAY BEFORE THE MEETING."

(Subcommittee Recommendation). Motion passed 11-0-0.

MOTION: THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE REQUEST THE FOLLOWING CHANGES TO THE PLANNING COMMITTEE BYLAWS:

1. **PUBLIC COMMENT SHALL TAKE PLACE AT EACH MEETING. THE TIME, DURATION, AND FORMAT OF PUBLIC COMMENT SHALL BE DETERMINED BY THE STANDING RULES.**
2. **THE GNPCPC GENERAL MEMBERSHIP AND VOTING ELIGIBILITY LISTS ARE FOR THE PRIMARY PURPOSE OF DETERMINING AN INDIVIDUAL'S ELIGIBILITY TO BE NOMINATED TO THE BOARD OR TO VOTE IN BOARD ELECTIONS. THESE LISTS SHALL NOT BE DISTRIBUTED WITHOUT A MAJORITY VOTE OF THE BOARD.**
3. **ALL AGENDAS AND DRAFT MINUTES WILL BE SENT TO ALL BOARD MEMBERS AND MADE AVAILABLE TO THE PUBLIC IN A TIMELY MANNER, AS SPECIFIED IN THE STANDING RULES.**
4. **ALL INFORMATION RECEIVED FOR DISCUSSION BY THE GNPCPC AND ITS STANDING OR AD-HOC SUBCOMMITTEES SHALL BE IDENTIFIED AS TO DATE PREPARED AND TO THE SOURCE. SUCH INFORMATION SHALL BE SPECIFICALLY CITED IN THE MINUTES OF THE GNPCPC AND STANDING OR AD-HOC SUBCOMMITTEE MINUTES.**
5. **THE FOLLOWING RULES SHALL GOVERN VOTING BY ALL NON-GNPCPC BOARD MEMBERS AT GNPCPC SUB-COMMITTEE MEETINGS:**
 - A. **TO BE ELIGIBLE TO VOTE AT ANY GNPCPC SUB-COMMITTEE MEETING, THE INDIVIDUAL MUST BE A GENERAL MEMBER OF THE GNPCPC AT THE TIME OF ANY VOTE AS DEFINED IN THE GNPCPC BY-LAWS ARTICLE V, SECTION 4B.**
 - B. **ARTICLE VI, SECTION 11 SHALL APPLY EQUALLY TO SUB-COMMITTEE AND BOARD MEMBERS (IT IS THE DUTY OF EACH PLANNING COMMITTEE MEMBER TO ABSTAIN FROM VOTING ON ITEMS IN WHICH THEY HAVE A DIRECT FINANCIAL INTEREST).**
 - C. **IN ORDER TO VOTE AT SUB-COMMITTEE MEETINGS, MEMBERS MUST HAVE ATTENDED NO FEWER THAN 3 OF THE LAST 12 SUB-COMMITTEE MEETINGS AS INDICATED ON OFFICIAL ATTENDANCE LISTS (SEE BELOW). AT THE BEGINNING OF THE THIRD MEETING, THE NEW MEMBER IS ELIGIBLE TO VOTE.**
 - D. **ALL GNPCPC SUB-COMMITTEE CHAIRS SHALL MAINTAIN A VOLUNTARY ATTENDANCE LIST AT EACH REGULARLY SCHEDULED MEETING AND THE CHAIR WILL REQUEST ALL PERSONS TO SIGN IN. THE SUB-COMMITTEE CHAIR SHALL PROVIDE THESE ATTENDANCE LISTS TO THE GNPCPC CHAIR UPON REQUEST. THESE LISTS ARE TO BE USED TO ESTABLISH SUB-COMMITTEE VOTING ELIGIBILITY AND SHALL CONTAIN SPACES FOR THE FOLLOWING MINIMUM INFORMATION:**
 - I. **NAME**
 - II. **ADDRESS**
 - III. **CONTACT INFORMATION (E-MAIL AND/OR PHONE NUMBER)**
 - IV. **VOTING MEMBER? (USED TO HELP CHAIR DETERMINE VOTING ELIGIBILITY)**

(Subcommittee Recommendation). Motion passed 11-0-0.

Lara Evans said that the City is not presently considering bylaws changes. The Planning Committee understood that review by the City might take some time.

Unfinished Business

- The Public Facilities/Parks/Housing Subcommittee proposed a letter of support to Family Health Centers for a grant application to the County Dept. of Housing and Community Services. John Stewart McGaughy was concerned because we haven't seen the grant. Also, the item was not on the Planning Committee agenda. He was unsure whether this was a land use item.

MOTION: THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE WRITE A LETTER OF SUPPORT TO FAMILY HEALTH CENTERS FOR A GRANT APPLICATION TO THE COUNTY, WITH THE SPECIFICATION THAT THE LETTER BE USED FOR NO OTHER PURPOSE THAN THE GRANT, PARTICULARLY NOT TO SUPPORT FUTURE LAND USE ISSUES BY FAMILY HEALTH CENTERS.

(Subcommittee Recommendation). Motion passed 11-0-0.

Subcommittee Reports/Liaisons

Urban Design/Project Review Subcommittee

- The streetcar project will be main issue on the next agenda.

Public Facilities/Parks/Housing

- The park at Landis and Boundary was discussed. Deborah Sharp with the City will assist us.

Transportation

- Safe Routes to School applications were due February 1. University Heights wrote an application for Birney Elementary. Elaine Boyd informed all the North Park schools, but none were interested. There are 2 application cycles per year.

Public Relations

- T-shirts, posters, and brochures were all distributed.
- Methods of communicating with General Members was discussed.

Bylaws

- The Subcommittee worked on standing rules, bylaws, and elections.

Community Planners Committee (CPC)

- Parking regulations were discussed.

North Park Redevelopment Project Area Committee (PAC)

- Three new members were elected to the PAC.

Law Enforcement Committee

- Ed LaValle explained how 911 calls are taken.

Library Task Force

- It was explained that the February 26 workshop would not be about library programming or interior configuration.

Balboa Park Committee

- The alcohol ban in the park as written in the Municipal Code is being reviewed.
- Special events in the park are being reviewed.
- Use of the operations yard at 26th and Pershing is being analyzed. The Balboa Park Committee is working with Council Districts 2, 3, and 8.

New Business

- None.

Future Agenda Items

Elections are next month.

Meeting adjourned at 8:54 p.m.

Respectfully submitted,
Richard Kurylo
Secretary