

# GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE

## MINUTES

March 15, 2005

Called to order at 6:30 p.m.

### Attendance

Present: Elaine Boyd, Lan Bubb, Jason DeFay, Peter Dennehy, Vernon Franck, Vicki Granowitz, Richard Kurylo, James Longley, John Stewart McGaughy, Judith O'Boyle, Mike Petrogeorge, Michael Powers, Keoni Rosa, Al Smith, Rob Steppke

Absent: Marilyn Dear (unexcused), Shane Pliskin (unexcused), Maureen Westfall (excused)

### Subcommittees, liaisons, and leadership roles since previous meeting

Between the February 15 and March 15 Planning Committee meetings, Planning Committee members attended the following subcommittee and other meetings.

Elaine Boyd:	Urban Design/Project Review (UD/PR), Public Facilities/Parks/Housing (PF/P/H), Public Relations (PR), Bylaws, Greater Golden Hill regarding conservation and infrastructure issues.
Lan Bubb:	UD/PR, PF/P/H, PR (Chair), Bylaws, Library Task Force
Marilyn Dear:	New member – no meetings reported.
Jason DeFay:	PF/P/H, PR, Bylaws (Co-Chair), Altadena Neighborhood Assoc.
Peter Dennehy:	None reported.
Vernon Franck:	New member – no meetings reported.
Vicki Granowitz:	UD/PR, Library Task Force, Balboa Park Committee, Rec Council, Open Space Advisory Committee, North Park Community Association, Burlingame Neighborhood Assoc., Vice Chair.
Richard Kurylo:	UD/PR, PF/P/H, PR, Bylaws, Library Workshop, North Park Main Street (NPMS), Secretary.
James Longley:	Transportation, North Park PAC.
John Stewart McGaughy:	UD/PR (Chair), PF/P/H, PR, Bylaws, Library Task Force, Ray at Night, NPMS Design, NPMS Public Art, NPMS Board, Dryden District
Judith O'Boyle:	UD/PR, Transportation.
Mike Petrogeorge:	PF/P/H (Chair), PR, Bylaws, NPMS Design.
Shane Pliskin:	New member – no meetings reported.
Michael Powers:	UD/PR, PF/P/H, Transportation, PR, Bylaws, Chair.
Keoni Rosa:	UD/PR, NPMS Design.
Al Smith:	UD/PR, PF/P/H, PR, Bylaws.
Rob Steppke:	New member – no meetings reported.
Maureen Westfall:	None reported.

### Announcements

- Mike Powers announced that this is his last Planning Committee meeting as a Board member and Chair.
- Terry Walker, Principal of North Park Elementary School, introduced herself. All the students at the school are residents of North Park. The school is a joint-use facility. Lan Bubb inquired about the mentor program the school used to have.
- Devon Foster and Rachel Landolt from the American Cancer Society announced their Relay For Life on March 22. They were seeking volunteers. Flyers were distributed.

### Approval of Previous Minutes

**MOTION: APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MINUTES OF FEBRUARY 15, 2005.**

**(McGaughy/Granowitz). Motion passed 9-0-3 (Smith, O'Boyle, and DeFay abstained).**

### Treasurer's Report

The bank balance on January 31, 2005, was \$631.34. The cash balance on February 28, 2005, was \$405.57. Donations were requested from meeting attendees.

### Official's Report

- Todd Gloria from U.S. Congressional District 53 (Congresswoman Susan Davis) distributed the March 2005 edition of *The Davis Dispatch*. April 2 is Neighborhood Day at Bird Park. It's an open forum. There will be a Town Hall meeting on

Social Security on March 26. Congresswoman Davis is leading the fight to prevent the elimination of Community Development Block Grants (CDBG), which fund many streetscape improvements in North Park.

- Kirsten Clemons from State Assembly District 76 (Assemblymember Lori Saldaña) reported that Assemblymember Saldaña introduced her first bill, AB 690. Over 160 people attended an open house on Friday. March 31 is a women's history event. Judy Forman from the Big Kitchen has been nominated as woman of the year. March 19 is the first mobile office at Pt. Loma Farmers Market from 9:00 a.m. to 1:00 p.m. A beach cleanup will occur at Tourmaline Beach. Clemons' phone number is (619) 645-3090.
- Leslie Akers from the Office of the Mayor (Mayor Dick Murphy) introduced herself. Former representative Robert Young moved to Houston. Akers represents Council District 7 and part of North Park. She's in charge of 6-6 programs. The main library received a \$2 million donation from David Copley; \$47 million more is needed for this \$150 million project. The Mayor declared the City of San Diego a Federal disaster area due to recent storms. Akers' phone number is (619) 236-7056 and her e-mail address is lakers@sandiego.gov.
- Stephen Hill from Council District 3 (Councilmember Toni Atkins) announced a Council District 3 Budget Forum on April 14 at a place to be decided. At the State of the District Address, a number of people in North Park were recognized for their hard work, including Vicki Granowitz, Michael Powers, Hal Thomas, the North Park Lions, Lara Evans, Jay Turner, Sev MacPete, and Beth Swersie. An update on the status of Theatre Plaza on 29<sup>th</sup> Street will be given in the future. Hill's phone number is (619) 236-6633.
- Lara Evans, Planner with the City of San Diego, was thanked by Michael Powers for all the assistance she provided to him.

### **Reordering of the Agenda**

No items were reordered.

### **Fire Department Report**

Four representatives from the Fire Department made a report. Brush should be cleared from around houses on canyons. The Fire Department here in North Park has a new fire-fighting tool that emits foam equal to the fire fighting capabilities of 15 fire trucks. A Class A roof is highly recommended.

### **Elections for the Greater North Park Community Planning Committee**

Leo Wilson, who volunteered with the elections, provided information about the elections procedures. There were no nominations from the floor. A total of 8 candidates were running for 8 seats. The 7 candidates that receive the highest number of votes would be given the 2005-2007 positions; the remaining candidate would be up for election again in 2006. All candidates in attendance made presentations. John Stewart McGaughey presented on behalf of Vernon Franck. Michael Powers spoke on behalf of Marilyn Dear.

### **Public Comment**

Richard Kurylo, representing North Park Main Street, announced a continuing fundraiser for the North Park Theatre. A collection container was distributed to collect donations.

### **Consent Items**

4375 Texas St.

***MOTION: APPROVE A MAP WAIVER TO WAIVE THE REQUIREMENTS FOR A TENTATIVE MAP TO CONVERT 4 EXISTING RESIDENTIAL UNITS AT 4375 TEXAS ST. TO CONDOMINIUMS 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.***

**(Smith/Subcommittee Recommendation). Motion passed 11-0-2 as a consent item (Petrogeorge and DeFay abstained).**

2828 University Ave.

***MOTION: CONCEPTUALLY APPROVE A TENTATIVE MAP TO CONVERT 32 EXISTING RESIDENTIAL AND 7 COMMERCIAL UNITS AT 2828 UNIVERSITY AVE. TO CONDOMINIUMS.***

**(Smith/Subcommittee Recommendation). Motion passed 11-0-2 as a consent item (Petrogeorge and DeFay abstained).**

Historic Streetcar

***MOTION: 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. THE CITY OF SAN DIEGO AGREES/COMMITTS TO PURSUE INDEPENDENT FUNDING FOR THE FURTHER DESIGN AND***

***IMPLEMENTATION OF THE 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. HOWEVER, WHERE FEASIBLE AND CAUSING NO UNDUE DELAY IN IMPLEMENTATION, GENERAL ENGINEERING CONSIDERATIONS IDENTIFIABLE FROM A LIMITED RESEARCH OF EXISTING HISTORIC LINES SHOULD BE INCORPORATED INTO DESIGN.***

**(Smith/Subcommittee Recommendation). Motion passed 11-0-2 as a consent item (Petrogeorge and DeFay abstained).**

## **Information Items**

### Oversized Vehicles Ordinance

Sam Hasandan, with the City's Transportation Engineering Department, gave a presentation. Current City regulations (1) prohibit semi-trailers and heavy-duty commercial vehicles (over 10,000 pounds) on residential streets; (2) require that parked vehicles be moved at least 1/10 mile every 72 hours; and (3) prohibit living in vehicles on city streets. General concerns include traffic safety, perceived security, littering, noise, loitering, and neighborhood ambiance. Regulations vary in other cities. The proposed ordinance for the City of San Diego (1) prevents oversized vehicles from parking on certain streets for longer than 4 hours; (2) sets parking restrictions from 2:00 – 6:00 a.m.; (3) sets parking restrictions with regards to the distance from corners; and (4) prohibits storage boxes. Some exceptions apply.

Attendees commented. Todd Gloria said that this ordinance could free up a lot of parking. Are limousines included? Response: Yes. Mike Petrogeorge said that boats are problematic. Jay Turner said that semis are problematic. Response: Unattached semis are prohibited at all times; attached semis are prohibited on residential streets. Richard Kurylo expressed concern that the ordinance was too restrictive for people that are moving. Response: Moving vehicles are exempted from the ordinance. Roger Lewis said that moving trucks should be allowed without having to get a permit. Response: A permit is only needed for RVs. John Fankhauser was supportive of the ordinance. There would be a 30-day "warning period." There was concern by an RV owner that it's hard enough to park the RV now. Elaine Boyd said that not allowing storage boxes at all is excessive. A few others agreed. John Stewart McGaughy said that having reflective material on boxes would be an improvement. He supported the ordinance. Diana Spyridonidis suggested a printout from the City's website that people could print and put on someone's car informing them of violations. Lan Bubb supported the ordinance, but asked if it applies to private property. Response: No. Somebody suggested only ticketing once a day per offense. Kurylo suggested ticketing only once per offense (versus once a day). Turner disagreed. Temporary dumpsters would be allowed with a permit. A resident pointed out that an RV arriving in San Diego on the weekend wouldn't be able to get a permit. Response: This is being reviewed.

### City Housing Action Plan

Jackie Harris with the San Diego Housing Commission made a presentation. This is the second year of a 5-year action plan. Five programs in the plan were described. The total cost is \$29 million. Shirley Reed distributed a chart about CDBG funding showing the allocation for housing in fiscal year 2004-2005.

### Housing Commission Annual Plan

Ann Kern with the San Diego Housing Commission gave a presentation about the affordable housing fund. Developers can pay into a trust fund in lieu of providing affordable housing. \$7.5 million will be available to invest next fiscal year. Public comment is being collected through April 8. An annual plan will be drafted after that. Judith O'Boyle said that the in lieu fund is effective. She recommended that developments and condo conversions have 20% of the units set aside for affordable housing. Condo conversions are displacing people. Elaine Boyd asked about the contingency plan if CDBG is eliminated. Response: This could be a problem. Vicki Granowitz would like to see emphasis on low cost rentals. Also, condo conversions should pay in lieu fees or provide affordable housing. John Stewart McGaughy said that a moratorium on condo conversions is being considered. Condo conversions are causing many problems. The Planning Commission is addressing the issue. Michael Powers said he gets many calls by renters affected by condo conversions. In North Park, we get over 600 rental units converted to condos per year.

## **Action Items**

### 3137 El Cajon Blvd.

This was a request for a Site Development Permit to demolish existing buildings and construct 24 residential, for-rent, affordable units. Eighteen units would have 2 bedrooms, 3 would have 3 bedrooms, and 3 would have 1 bedroom. There would be 17 parking spaces. The developer reviewed different options to increase parking, but all options were too expensive. Charging extra for rent for parking would discourage use of the parking spaces. John Stewart McGaughy said that there were some concerns identified in the City's assessment letter: (1) a required 15-foot setback for buildings over 48 feet; and (2) required storage units for each unit, which were provided but placed in front of other unit's parking spaces. The assessment letter was received after the Urban Design/Project Review (UD/PR) Subcommittee meeting. Elaine Boyd said

that if we make an exception regarding parking for this project, we should be consistent with other projects. Our responsibility is to the community, and parking is an issue. James Longley said we should give as much leeway to these types of affordable housing projects as possible. Jason DeFay had problems with the design issues raised in the assessment letter.

***MOTION: TABLE THE DISCUSSION ABOUT 3137 EL CAJON BLVD. AND REFER IT BACK TO SUBCOMMITTEE.***

**(DeFay/Longley). Motion passed 12-0-1 (Powers abstained).**

4351 Alabama St.

This was a request for a Tentative Map to convert 16 existing residential units to condominiums. Frank Spees with CondoConversions.com make a presentation. 10% of the units would be affordable (100% Area Median Income). Shields would be constructed to provide privacy. There were concerns in UD/PR that the shields could be a security issue because it removes “eyes on the street.” Holes in the shields are now being proposed. Also, parking in back was reconfigured so the dumpster could be pulled straight out. Al Smith said that the developer was responsive to community concerns.

***MOTION: APPROVE A TENTATIVE MAP TO CONVERT 16 EXISTING RESIDENTIAL UNITS TO CONDOMINIUMS AT 4351 ALABAMA ST. 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/Longley). Motion passed 12-0-1 (Powers abstained).**

4470 Hamilton St.

This was a request for a Map Waiver to waive the requirements for a Tentative Map to create 2 residential condominium units under construction and convert 1 existing residential unit to a condominium. Bob Ramsey made a presentation. The new building under construction has 3 bedrooms and 2 baths with the appropriate number of parking spaces. Richard Kurylo does not support the construction of buildings in the back of lots and expressed concern that the City still allows this. He also does not support the “condominiumization” of such buildings. John Stewart McGaughy normally would support Kurylo’s concern, but thinks the design is excellent.

***MOTION: APPROVE A MAP WAIVER TO WAIVE THE REQUIREMENTS FOR A TENTATIVE MAP TO CREATE 2 RESIDENTIAL CONDOMINIUM UNITS UNDER CONSTRUCTION AND CONVERT 1 EXISTING RESIDENTIAL UNIT TO A CONDOMINIUM AT 4470 HAMILTON ST. 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.***

**(Boyd/Granowitz). Motion passed 8-4-1 (Powers abstained).**

4170 Alabama St.

This was a request for a Tentative Map to convert 10 existing residential units to condominiums. Jim Neal from CB Richard Ellis made a presentation. Elevations were revised from the UD/PR meeting. The mansard elements over the windows will be removed and awnings installed. Michael Powers suggested the developer review a similar project on 29<sup>th</sup> between Upas and Thorn. Judith O’Boyle asked what other conditions besides external enhancements would be done. Response: A structural engineer will review numerous elements. O’Boyle said that the condo conversion training for the Planning Committee made it clear that there would be problems in the future if projects are not brought up to code. Lan Bubb said she was personally affected by a condo conversion that wasn’t brought up to code.

***MOTION: APPROVE A TENTATIVE MAP TO CONVERT 10 EXISTING RESIDENTIAL UNITS TO CONDOMINIUMS AT 4170 ALABAMA ST. 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/Longley). Motion passed 9-3-1 (Powers abstained).**

3111 Meade Ave.

This was a request for a Tentative Map to convert 9 existing residential units to condominiums. Jeff Ahlstrom, the applicant and surveyor, presented the project with owner Robert Dunn. Landscaping will be redone. There will be a new roof, new garage doors, and new exterior paint. Sidewalks will be repaired. Ahlstrom met with John Stewart McGaughy after the UD/PR meeting. McGaughy said that the original engineer for the building, Ken Falstad, is excellent. The building has 9

units (seven 2-bedroom and two 1-bedroom) with 16 parking spaces (9 standard with some tandem). It's possible that the building conformed to parking when it was constructed. The assessment letter requested original plans for the parking arrangement. Richard Kurylo said that the Planning Committee has a precedent in supporting 1 standard-size, non-tandem parking space for each unit, and there are only 8 such spaces for this building. Moving the dumpster into substandard unit(s) would free up one more parking space. Kurylo said that the alley behind the building is in terrible shape and should be repaired by the developer.

***MOTION: APPROVE A TENTATIVE MAP TO CONVERT 9 EXISTING RESIDENTIAL UNITS TO CONDOMINIUMS AT 3111 MEADE AVE. WITH THE CONDITION THAT THE CURRENT NON-CONFORMING PARKING BE REVIEWED BY CITY STAFF TO VERIFY THAT IT IS A PREVIOUSLY-CONFORMING CONDITION, 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.***

**(Longley/Bubb). Motion passed 10-1-1 (Powers abstained).**

#### **Unfinished Business**

None.

#### **Subcommittee Reports/Liaisons**

##### Urban Design/Project Review Subcommittee

- No items in addition to today's discussion.

##### Public Facilities/Parks/Housing

- The Wastewater Department presented a plan for a sewer project near Boundary St. Three options were discussed. Feedback was given.

##### Transportation

- A resident at 33<sup>rd</sup> and Nutmeg would like a 4-way stop sign.
- Diagonal parking was approved at Our Lady of Peace on Copley St. The Police are asking for a re-request of this item.
- Cones in the middle of University Ave. will be repaired.

##### Public Relations

- There will be discussion about how the Planning Committee can socialize more with General Members.

##### Bylaws

- Elections were discussed. The elections procedures went well today.

##### Community Planners Committee (CPC)

- Michael Powers was unable to attend the CPC meeting.

##### Law Enforcement Committee

- Bertha Klann gave a report. There was a meeting on February 23. Auto theft is the worst crime. Hondas are stolen most frequently. San Diego is the 9<sup>th</sup> worst city for car thefts.
- Elaine Boyd said that 2 teens beat a neighbor and stole her dog at Upas and Herman. The dog was found the next day, but the teens were never caught. The Altadena Neighborhood Association should discuss this.

##### Library Task Force

- No report.

##### Balboa Park Committee

- No report.

##### Clean Needle Exchange Program

- Lisa Foster quit.
- Further developments of the program are on hold until it goes before a City Council committee.

North Park Redevelopment Project Area Committee (PAC)

- The PAC had its biggest turnout for a meeting because of a proposal at 30<sup>th</sup> and Upas. The developer wanted to develop both sides of 30<sup>th</sup> St. The PAC voted against an Exclusive Negotiating Agreement (ENA) for the west side of the street. He was told to develop the parcels that he owns on the east side.
- Patrick Edwards will be the library liaison.

**Election Results and Selection of Officers**

The election results were announced. A total of 38 people voted. Results were as follows:

John Stewart McGaughy	37 votes	Term received = 2005-2007
James Longley	35 votes	Term received = 2005-2007
Judith O'Boyle	31 votes	Term received = 2005-2007
Vernon Franck	30 votes	Term received = 2005-2007
Elaine Boyd	29 votes	Term received = 2005-2007
Rob Steppke	22 votes	Term received = 2005-2007
Marilyn Dear	19 votes	Term received = 2005-2007
Shane Pliskin	10 votes	Term received = remainder of 2004-2006

Vicki Granowitz nominated John Stewart McGaughy to be Chair

***MOTION: ELECT JOHN STEWART McGAUGHY AS CHAIR OF THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE FOR 2005-2006.***

**(Granowitz). Motion passed 12-0-0.**

John Stewart McGaughy nominated Maureen Westfall to be Treasurer.

***MOTION: ELECT MAUREEN WESTFALL AS TREASURER OF THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE FOR 2005-2006.***

**(McGaughy). Motion passed 12-0-0.**

John Stewart McGaughy nominated Richard Kurylo to be Secretary.

***MOTION: ELECT RICHARD KURYLO AS SECRETARY OF THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE FOR 2005-2006.***

**(McGaughy). Motion passed 12-0-0.**

John Stewart McGaughy nominated Vicki Granowitz to be Vice-Chair

***MOTION: ELECT VICKI GRANOWITZ AS VICE CHAIR OF THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE FOR 2005-2006.***

**(McGaughy). Motion passed 12-0-0.**

**New Business**

- Updated Standing Rules were distributed.
- John Stewart McGaughy will e-mail the Committee about a Board retreat.
- \$81 in donations was collected for the Planning Committee at this meeting.
- Leo Wilson complimented the Planning Committee on their unity and excellent planning.

**Meeting adjourned at 9:42 p.m.**

Respectfully submitted,  
Richard Kurylo  
Secretary