

**GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE  
CORRECTED MINUTES  
April 19, 2005**

**Called to order at 6:33 p.m.**

**Attendance**

Present: Elaine Boyd, Lan Bubb, Jason DeFay, Vernon Franck, Vicki Granowitz, Richard Kurylo, James Longley, John Stewart McGaughy, Judith O'Boyle, Mike Petrogeorge, Shane Pliskin, Keoni Rosa, Rob Steppke, Maureen Westfall

Absent: Marilyn Dear (unexcused)

Subcommittees, liaisons, and leadership roles since previous meeting

Between the March 15 and April 19 Planning Committee meetings, Planning Committee members attended the following subcommittee and other meetings.

Elaine Boyd:	None reported.
Lan Bubb:	Urban Design/Project Review (UD/PR), Public Facilities/Parks/Housing (PF/P/H), Public Relations (PR) (Chair), Bylaws.
Marilyn Dear	None reported.
Jason DeFay:	None reported.
Vernon Franck	UD/PR (PR Chair).
Vicki Granowitz:	Balboa Park Committee, Rec Council, Open Space Advisory Committee, North Park Community Association, Vice Chair.
Richard Kurylo:	North Park Main Street (NPMS), Secretary.
James Longley:	Transportation (Chair).
John Stewart McGaughy:	UD/PR, PF/P/H, PR, Bylaws, Ray at Night, NPMS Design, NPMS Public Art, NPMS Board, Chair.
Judith O'Boyle:	UD/PR (UD Chair), Transportation.
Mike Petrogeorge	None reported.
Shane Pliskin	None reported.
Keoni Rosa:	UD/PR, NPMS Design.
Rob Steppke	UD/PR, PF/P/H.
Maureen Westfall:	UD/PR, Transportation, PF/P/H, PR, Bylaws, Treasurer.

**Announcements**

- John Stewart McGaughy thanked former Chair Michael Powers (not present) for all the hard work he did as Chair.
- Beth Swersie with North Park Community Association (NPCA) announced a Community Cleanup and Recycling Event on April 30, Summer Concerts, and the NPCA Annual History Program on April 27. Flyers for all 3 were distributed.
- Jay Turner with North Park Main Street announced that the Thursday Night Market has moved to Granada Avenue and that the North Park Spring Festival is scheduled for May 15.

**Approval of Previous Minutes**

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

**(O'Boyle/Granowitz). Motion passed 11-0-1.**

**Treasurer's Report**

The bank balance on February 28, 2005, was \$405.57. The cash balance on March 31, 2005, was \$486.57.

**Official's Report**

- Officials' reports are now going to be timed. The Law Enforcement and North Park Redevelopment Project Area Committee (PAC) report have been moved to the front of the agenda so the people making the reports don't have to stay until the end of the meeting.
- Todd Gloria from U.S. Congressional District 53 (Congresswoman Susan Davis) distributed the April 2005 edition of *The Davis Dispatch*. The Community Development Block Grant (CDBG) program was restored on the Senate side of Congress. People are encouraged to contact their representative in the House of Representatives if they wish to retain CDBG.

- Jason Weisz from State Senate District 39 (State Senator Christine Kehoe) announced the San Diego office has moved to Bankers Hill. The District 39 newsletter dated April 19, 2005 was distributed. State Senator Kehoe wrote a bill that requires immediate surrender of firearms by individuals being served with protective orders in domestic violence situations.
- Ryan O'Connor from Council District 3 (Councilmember Toni Atkins) has taken over the responsibilities for North Park and South Park. He began as an intern in the council office starting February 2004, and he started working full-time in June 2004. The proposed 29<sup>th</sup> Street plaza won't be built at this time. Councilmember Atkins wrote a memo to the City Manager asking that Special Park Fees and Development Impact Fees from La Boheme be used to purchase the lot behind the theater. Once the property is acquired, it can stay as a parking lot (its present use) until enough additional park fees are generated by future developments to convert it into parkland. She also requested that the plaza on 29<sup>th</sup> Street be constructed when funds become available. The April 2005 edition of *The Toni Times* was distributed. O'Connor's phone number is (619) 236-7758.
- Bertha Klann was not present to give the report of the North Park Law Enforcement Committee.
- Roger Lewis was not present to give the report of the North Park Redevelopment PAC.

### Reordering of the Agenda

The second action item (3060 Suncrest Dr.) was to be heard as the first action item.

### Public Comment

None.

### Consent Items

Richard Kurylo pulled from the consent Agenda 2836-2638 Copley Ave., 4354 Mississippi St., and 4503 Hamilton St.

2626 Polk Ave.

***MOTION: APPROVE A TENTATIVE MAP TO CONVERT 3 EXISTING RESIDENTIAL UNITS AT 2626 POLK AVE. TO CONDOMINIUMS WITH THE CONDITION THAT "NO PARKING" SIGNS BE PLACED ON THE GARAGE DOORS AND THE STREETFRONT LANDSCAPING BE DESIGNED FOR MORE TRANSPARENCY TO PROMOTE SAFETY, 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.***

**(O'Boyle/Franck). Motion passed 14-0-0 as a consent item.**

1801 Myrtle Ave.

***MOTION: APPROVE A TENTATIVE MAP TO CONVERT 29 EXISTING RESIDENTIAL UNITS AT 1801 MYRTLE AVE. 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.***

**(O'Boyle/Franck). Motion passed 14-0-0 as a consent item.**

2836-2838 Copley Ave.

Shauna Pribyl, the applicant, was requesting a Map Waiver to waive the requirements for a Tentative Map to convert 2 existing residential units at 2836-2838 to condominiums. Richard Kurylo was concerned about "condominiumizing" houses behind other houses. Judith O'Boyle said that this was the way it was originally constructed.

***MOTION: APPROVE A MAP WAIVER TO WAIVE THE REQUIREMENTS FOR A TENTATIVE MAP TO CONVERT 2 EXISTING RESIDENTIAL UNITS AT 2836-2838 COPLEY AVE. 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.***

**(O'Boyle/Longley). Motion passed 11-1-1 (Kurylo opposed; McGaughy abstained).**

4354 Mississippi St.

The applicant, not present at this meeting, was requesting a Neighborhood Development Permit to increase the floor area ratio and decrease the off-setting planes for 3 new residential, rental units on a 5,250 sq. ft. site. Richard Kurylo was concerned about the destruction of the single-family home. He questioned whether it was historic. There was some discussion about voting on this project without the applicant present. The applicant was told at the UD/PR Subcommittee meeting that they should be present at the Planning Committee meeting.

**MOTION: APPROVE A NEIGHBORHOOD DEVELOPMENT PERMIT TO INCREASE THE FLOOR AREA RATIO AND DECREASE THE OFF-SETTING PLANES FOR 3 NEW RESIDENTIAL, RENTAL UNITS ON A 5,250 SQ. FT. SITE AT 4354 MISSISSIPPI ST. WITH THE CONDITION THAT THE SREETFRONT ELEVATION APPEAR AS A SINGLE FAMILY HOME AND PROVIDE A RESIDENTIAL SENSE OF ENTRY CONSISTENT WITH THE NEIGHBORHOOD.**

**(Franck/Longley). Motion passed 7-4-4 (McGaughy and Pliskin abstained).**

4503 Hamilton St.

The applicant, not present at this meeting, was requesting a Tentative Map to convert 18 existing residential units at 4503 Hamilton St. to condominiums. Richard Kurylo was concerned that the project was not of a high enough quality to be preserved through "condominiumization." Perhaps a more neighborhood friendly use for the property would be to demolish the existing building and construct a project of higher quality. Committee members disagreed, stating they liked the proposal. A review of the zoning (MR-1750) led to the determination that not enough units could be constructed through a new project to warrant destruction of the current building.

**MOTION: APPROVE A TENTATIVE MAP TO CONVERT 18 EXISTING RESIDENTIAL UNITS AT 4503 HAMILTON ST. TO CONDOMINIUMS WITH THE CONDITION THAT THE ENTRY FOYER BE OPENED TO THE INNER COURTYARD AND THE USE OF LANDSCAPING AND OTHER DESIGN ELEMENTS DISCOURAGE TANDEM PARKING BY REDUCING PARKING DEPTH TO 20 FT., 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.**

**(Petrogeorge/Granowitz). Motion passed 11-1-1 (Kurylo opposed; Pliskin abstained).**

#### Information Items

Cool Communities Shade Tree Program

Laura Hogan with People For Trees made a presentation. The San Diego Regional Energy Office, in cooperation with People For Trees, is giving away over 17,000 shade trees throughout San Diego County to single- and multi-family residents, and K-12 schools. The program runs through March 2006. To receive free trees, one must (1) be an SDG&E account holder, (2) fill out an application, and (3) attend a tree planting class. Other requirements apply. The maximum number of trees is 5 for a single-family residence and 2 per unit for a multi-family residence. Schools may receive an unlimited number of trees. The intent is to decrease energy use. Trees are provided in 15-gallon containers. Groups of neighbors are encouraged to apply, in which case trees could be delivered for free. Otherwise, trees would have to be picked up. Trees provided through this program cannot be planted in the parkway strip along the sidewalk. Trees provided through the Street Tree Program are for that purpose.

#### Action Items

3060 Suncrest Dr.

The applicants, owners James Thomas and Dan Ferson, presented the project. They were requesting a Tentative Map to convert 22 existing residential units to condominiums. A rendering was shown. The project entryway will be improved with a trellis. Parking spaces were reconfigured to meet the Planning Committee's requirement (1 standard, non-tandem space per unit). According to the owners, all the spaces were standard size spaces, but John Stewart McGaughy questioned whether some of the diagonal spaces were substandard. Mike Petrogeorge was concerned with cars having to back out of the parking lot. Elaine Boyd requested shade trees in the parkway. McGaughy said that any motion should require parking to meet the City's standards.

**MOTION: APPROVE A TENTATIVE MAP TO CONVERT 22 EXISTING RESIDENTIAL UNITS AT 3060 SUNCREST DR. TO CONDOMINIUMS WITH THE CONDITION THAT AT LEAST 22 ON-SITE PARKING SPACES BE PROVIDED THAT MEET CITY STANDARDS (DIMENSIONS) AND STREET TREES BE PROVIDED IN THE PARKWAY, 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.**

**(Franck/Petrogeorge). Motion passed 13-1-0 (O'Boyle opposed).**

3137 El Cajon Blvd.

James Holmberg, the applicant, made a presentation. He requested a Site Development Permit to demolish existing buildings and construct 24 residential, for-rent affordable units and 2,063 sq. ft. of commercial space on a 10,650 sq. ft. site. The

project will provide affordable housing for those making 40-50 percent Area Median Income (AMI). Approximately 30 percent of the residents would have vehicles; parking would be provided for 60 percent of the units. Holmberg said it would remain as affordable units for a minimum of 55 years. The exact wording in the Agreement Affecting Real Property is, "Every covenant and condition and restriction contained in the Agreement shall remain in effect for the longest feasible time, but not less than 55 years." Jackie O'Connor from the El Cajon Boulevard Business Improvement Association spoke against the project. The organization had three main issues: (1) they support infill housing, but prefer market rate to affordable housing; (2) they will never support anything less than one parking space per unit; and (3) they do not feel that the level of public facilities and infrastructure can support additional density. Only those with car insurance would be able to parking in the off-street lots. Others would have to park on the street.

Keoni Rosa spoke in opposition to the project for architectural reasons. He felt it wouldn't contribute to the neighborhood. Ernestine Bonn (not present) asked via John Stewart McGaughy whether there would be child car. Answer: No, not on site. James Longley supported the project because it would provide very much needed affordable housing. Elaine Boyd didn't support the project due to deficient parking. She might feel differently if the Planning Committee had a set of standards for approving projects with deficient parking. Lan Bubb spoke in favor of the project. Judith O'Boyle was not satisfied with the management plan, inasmuch as management could be contracted out. Holmberg said that Father Joe would be willing to write a letter affirming their commitment to manage the project. McGaughy said that the project could impact potential adjacent projects because of balconies. The project is one foot from the property line and a potential adjacent project might also be one foot from their property line. The 2 projects would be 2 feet from each other, leaving balconies without sunlight and mere feet from balconies next door. Conni Musser said that too much affordable housing is being moved to El Cajon Blvd. It's too much in one place. Response: It will be nice and new and clean, not sub-standard. Mike Petrogeorge is OK with parking, but didn't like the design. McGaughy said the lot is too small to support the project.

***MOTION: DENY A SITE DEVELOPMENT PERMIT TO DEMOLISH EXISTING BUILDINGS AND CONSTRUCT 24 RESIDENTIAL, FOR-RENT AFFORDABLE UNITS AND 2,063 SQ. FT. OF COMMERCIAL SPACE ON A 10,650 SQ. FT. SITE AT 3137 EL CAJON BLVD. BECAUSE THE PROJECT (1) IS PARKING DEFICIENT; (2) IS OPPOSED BY THE EL CAJON BLVD. BUSINESS IMPROVEMENT ASSOCIATION; (3) WOULD NEGATIVELY IMPACT ANY FUTURE PROJECT IMMEDIATELY TO THE LEFT; AND (4) DOES NOT CONTRIBUTE ARCHITECTURALLY TO THE NEIGHBORHOOD.***

**(Boyd/Rosa). Motion failed 5-6-2 (McGaughy and Pliskin abstained).**

***MOTION: APPROVE A SITE DEVELOPMENT PERMIT TO DEMOLISH EXISTING BUILDINGS AND CONSTRUCT 24 RESIDENTIAL, FOR-RENT AFFORDABLE UNITS AND 2,063 SQ. FT. OF COMMERCIAL SPACE AT 3137 EL CAJON BLVD. WITH THE CONDITION THAT THE APPLICANT PRESENT IMPLICIT DOCUMENTATION THAT THERE IS A 50 YEAR AGREEMENT SPECIFYING ST. VINCENT DE PAUL AS THE MANAGER AND OPERATOR OF THE PROPERTY.***

**~~(Boyd/Rosa)~~. (Granowitz/O'Boyle). Motion passed 6-5-2 (McGaughy and Pliskin abstained).**

#### 3950 Arizona St.

Ana Lopez made a presentation. She requested a Map Waiver to waive the requirements for a Tentative Map to create 4 residential condominium units. The block is highly developed. The UD/PR Subcommittee was (1) insulted by the "Huffmanization" of North Park, and (2) upset about a permit being received to construct an apartment, which is then converted on condominiums. Lopez said she was never informed that it was being constructed as apartments. She is interested in affordable housing and would like to improve dialogue between builders and communities. An information sheet about the project was provided to the Planning Committee. She said the City never informed her of the Planning Committee's existence. The recommended motion is a design issue. Franck didn't believe that the builders/architects were trying to trick or lie to the owner. The way to construct condos in San Diego is to build them as apartments and convert them to condos. John Stewart McGaughy said other applicants involve the community early on. The de facto process is not always the right process. John Fankhauser said the Planning Committee should take a stand to close this loophole. Keoni Rosa said that in St. Louis, one couldn't convert a building to condos if it is less than 15 years old. McGaughy said that the applicant could help us bring this problem to the attention of the City. Could the design be changed to make it more appealing? Lopez is willing, but financially strapped. The project is already under construction. Jason DeFay said that he learned in the condo conversion workshop that 98 percent of these projects are approved, regardless of community concerns.

***MOTION: DENY A MAP WAIVER TO WAIVE THE REQUIREMENTS FOR A TENTATIVE MAP TO CREATE 4 RESIDENTIAL CONDOMINIUM UNITS AT 3950 ARIZONA ST. BECAUSE THE PROJECT DOES NOT CONTRIBUTE TO THE LONG TERM FABRIC OF THE COMMUNITY, NOR ITS DIVERSE ARCHITECTURAL STYLE AS DESCRIBED IN THE NORTH PARK COMMUNITY PLAN.***

**(DeFay/Petrogeorge). Motion passed 8-2-2 (McGaughy and Pliskin abstained).**

### Standing Rules

Updated Standing Rules were distributed. The Standing Rule regarding agendas and minutes has changed from "All agendas and draft minutes will be sent to all Board Members and committee members" to "All agendas and draft minutes will be sent to all Board Members and made available to the public no later than the Friday before the meeting."

***MOTION: SUPPORT THE MODIFICATION TO THE EXISTING STANDING RULES.***

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

### **Subcommittee Reports/Liaisons**

#### Urban Design/Project Review Subcommittee

- The official contact phone number for the UD/PR Subcommittee is (619) 835-9252.
- Ernestine Bonn sent an e-mail opposed to the hours of the gas station at Madison and Texas changing from 10 p.m. to 12 a.m. This will be on the next agenda.
- There will be a workshop with Development Services and the UD/PR Subcommittee, perhaps in June, about condo conversions.

#### Public Facilities/Parks/Housing

- Richard Kurylo suggested that the PF/P/H Subcommittee look at the block of Lincoln Ave. from Georgia to Florida for a pedestrian enhancement.
- The proposed park at Landis and Boundary is still in planning.

#### Transportation

- No report.

#### Public Relations

- The Planning Committee has a booth at the Spring Festival on May 15. Volunteers are needed for 2-hour time slots. An interactive booth is needed to get feedback from residents. Perhaps a checklist board would be ideal.
- Planning Committee Board Members that speak at any meeting should be speaking as an individual unless the Committee has taken a position on an item.

#### Bylaws

- The Bylaws and Public Relations subcommittees have been combined.

#### Community Planners Committee (CPC)

- John Stewart McGaughy apologized for missing the meeting.

#### Library Task Force

- No report.

#### Balboa Park Committee

- No report.

#### Clean Needle Exchange Program

- John Stewart McGaughy is the new representative.

### **New Business/Future Agenda Items**

- What is the process of getting minutes regarding votes to the City? Should the Secretary do this? Richard Kurylo would prefer that the Secretary not be in charge of this. Perhaps the Subcommittee Chairs or the North Park Planner with the City of San Diego could do this. John Stewart McGaughy will investigate.
- Tree trimming every 2 years for palm trees is still on the City's website. If the City is not trimming palm trees, then it should remove this from the website. Perhaps the Maintenance Assessment District could do this. They can't do it now, but are considering re-balloting.

**Meeting adjourned at 8:39 p.m.**

Respectfully submitted,  
Richard Kurylo  
Secretary