

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

Called to order at 6:34 p.m.

Attendance

Marilyn Dear resigned. The vacant seat will be filled within 90 days.

Present: Elaine Boyd, Lan Bubb, Jason DeFay, Vernon Franck, Vicki Granowitz, Richard Kurylo, James Longley, John Stewart McGaughy, Mike Petrogeorge, Shane Pliskin, Keoni Rosa,

Absent: Judith O'Boyle (~~not~~ excused), Rob Steppke (excused), Maureen Westfall (excused)

Subcommittees, liaisons, and leadership roles since previous meeting

Between the June 21 and July 19 Planning Committee meetings, Planning Committee members attended the following subcommittee and other meetings.

Elaine Boyd:	Urban Design/Project Review (UD/PR), UD/PR Workshop
Lan Bubb:	UD/PR, UD/PR Workshop
Jason DeFay:	None reported.
Vernon Franck:	UD/PR (PR Chair), UD/PR Workshop
Vicki Granowitz:	Balboa Park Committee, Rec Council, OSCAC, Community Planners Committee (CPC), UD/PR Workshop, Vice Chair
Richard Kurylo:	UD/PR, UD/PR Workshop, North Park Main Street (NPMS) meetings, Secretary
James Longley:	Transportation (Chair), North Park Redevelopment PAC
John Stewart McGaughy:	UD/PR, UD/PR Workshop, North Park Redevelopment PAC, Ray at Night meetings, NPMS Design, NPMS Streetscaping, NPMS Board, Drowsy Maggies Mural Meeting, Chair
Judith O'Boyle:	UD/PR (UD Chair), UD/PR Workshop
Mike Petrogeorge	UD/PR Workshop
Shane Pliskin	None reported
Keoni Rosa:	None reported
Rob Steppke	None reported UD/PR
Maureen Westfall:	Treasurer, no others reported.

Announcements

- Jay Turner introduced Robert Powell, the new Assistant Director of North Park Main Street.

Approval of Previous Minutes

MOTION: APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MINUTES OF JUNE 21, 2005.

(Rosa/Boyd). Motion passed 8-0-2.

Treasurer's Report

The bank balance on May 31, 2005, was \$334.03. The cash balance on June 30, 2005, was \$331.03.

Official's Report

- Todd Gloria from U.S. Congressional District 53 (Congresswoman Susan Davis) distributed the July 2005 edition of *The Davis Dispatch*. MCRD will not be closed. The Green Line of the San Diego Trolley opened. Congresswoman Davis will be in San Diego in August and will be hosting a number of events.
- Kirsten Clemons from State Assembly District 76 (Assemblymember Lori Saldaña) distributed the July 2005 edition of *The Saldaña Sun*. The budget was passed by the Assembly and was signed by the Governor on July 7. There are no new taxes. A total of 18 bills were introduced since the beginning of this session; 9 have been passed by the Assembly. Saldaña will be in Clairemont on July 23.
- Lara Gates from the Planning Department announced that amendments to Council Policy 600-24 and the administrative guidelines would soon be reviewed by City Council. The second draft of the General Plan revisions is available for review.
- A representative from the Fire Department gave a brief report and distributed information.

- The Law Enforcement meeting was cancelled last month. There has been some shifting of Police Storefront personnel, and the North Park Police Storefront is threatened with being closed. Attendees were encouraged to contact Council District 3 about this issue.
- James Longley made a presentation about the North Park Redevelopment PAC. The main topic of discussion at the last PAC meeting was financing of The Boulevard project on El Cajon between Florida and Alabama. The PAC voted to approve an agreement with the developer.
- Monica Pelaez from Council District 3 (Councilmember Toni Atkins) made a presentation later in the meeting, but included in this segment of the minutes. She distributed the July 2005 edition of *The Toni Times*. Atkins will be Mayor Pro Tem this week due to the suspension of two Councilmembers. A Deputy Mayor will be selected next week. Action items require 5 of 6 votes to pass. Regarding the Clean Needle Exchange Program, the most recent vote on the state of emergency needed to continue this program failed. There will be a meeting very soon about the program. The City's budget was approved at the end of June. Only 10 Community Storefront positions were included in the budget. Officer Ed LaValle has been transferred from the North Park Police Storefront to the domestic violence unit. It is unclear whether North Park would continue to have a Police Storefront in the long run. The Planning Committee let Pelaez know the importance of the Police Storefront. Rec. Center hours will change after Labor Day.

Reordering of the Agenda

Item IV, the mural plan and code issues at 31st and University, was pulled from the agenda because it hadn't been before the UD/PR Subcommittee.

Public Comment

- Lois Sullivan asked what to do about mail being stolen from mailboxes. Todd Gloria said that the Postal Service should be contacted. Residents in Altadena researched locked mailboxes.

Consent Items

4074 Florida St.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 5 EXISTING RESIDENTIAL UNITS AT 4074 FLORIDA 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.

(Granowitz/UD/PR Subcommittee Recommendation). Motion passed 11-0-0 as a consent item.

4036 Utah St.

Vernon Franck recused himself because he was professionally involved with the project.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 7 EXISTING RESIDENTIAL UNITS AT 4036 UTAH 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.

(Granowitz/UD/PR Subcommittee Recommendation). Motion passed 10-0-0 as a consent item (Franck not counted due to recusal).

1935 Polk Ave.

MOTION: APPROVE A NEIGHBORHOOD DEVELOPMENT PERMIT TO DEMOLISH 2 EXISTING UNITS WITH GARAGES AT 1935 POLK AVE. AND CONSTRUCT 6 NEW 1,826 SQ. FT. FOR-RENT TOWNHOMES WITH DEVIATIONS TO MID-CITY CPD DEVELOPMENT REGULATIONS, 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.

(Granowitz/UD/PR Subcommittee Recommendation). Motion passed 10-1-0 as a consent item (Petrogeorge opposed).

Action Items

3337 Herman Ave.

Michael Kootchick made a presentation about a Tentative Map to convert 8 existing residential units at 3337 Herman Ave. to condominiums. The UD/PR Subcommittee recommended approval of the project if issues could be resolved, including an illegal storage/laundry, sliding gate, and illegal front parking space. Kootchick acknowledged that the issues would be resolved, and the building elevation would be updated and modernized.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 3337 HERMAN AVE. TO CONDOMINIUMS WITH THE CONDITION THAT ALL CODE VIOLATIONS OUTLINED IN CYCLE ISSUES – INCLUDING ILLEGAL STORAGE/LAUNDRY, SLIDING GATE, AND ILLEGAL FRONT PARKING SPACE – ARE SATISFIED, 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/Boyd). Motion passed 11-0-0.

North Park Parking Garage

Tom Romstad made a presentation. The developer of the North Park Parking Garage, Bud Fischer, requested a revised corner entry to the commercial space at 30th St. and North Park Way. Instead of setting the storefront back, Fischer would like to bring the storefront out to the corner for two reasons: (1) decrease the incidences of homeless individuals sleeping/loitering in the doorway; and (2) increase the attractiveness to tenants. The UD/PR Subcommittee supported the developer 10-1. They liked the setback, but recommended allowing the option of building out the storefront. This is a staff-level project pending Planning Committee approval. Jason DeFay asked if the setback could remain and roll-down security door added. Jay Turner said that a security door would give the impression that there is a security problem in North Park. Roger Lewis had e-mailed Vernon Franck expressing dismay about Fischer's proposal. DeFay opposed the proposal. John Stewart McGaughy said that the proposal would result in the setback space being an interior space permanently.

MOTION: ALLOW THE OPTION TO REVISE THE DESIGN OF THE NORTH PARK PARKING GARAGE PERTAINING TO THE SOUTHEAST CORNER OF THE BUILDING TO PERMIT ITS EXTENSION TO THE STREET FRONT.

(Kurylo/UD/PR Subcommittee Recommendation). Motion passed 6-4-1.

3746 31st St.

Robert Shapiro made a presentation about a Tentative Map to convert 7 existing residential units at 3746 31st St. to condominiums. A rendering was shown. The Planning Committee was impressed. John Stewart McGaughy requested a copy of the rendering. We should start reviewing projects after they are completed to see if they conform to the proposed plans. Also, we could use good examples of "befores" and "afters."

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 7 EXISTING RESIDENTIAL UNITS AT 3746 31st 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.

(McGaughy/Bubb). Motion passed 11-0-0.

4020 Louisiana St.

The owners made a presentation about a Tentative Map to convert 9 existing residential units at 4020 Louisiana St. to condominiums. Conceptual elevations were presented to the Planning Committee, as recommended by the UD/PR Subcommittee. Windows would be added to the street frontage, where no windows presently exist. Landscaping and rounded balconies would also be added. John Stewart McGaughy asked why grills were proposed for only half of the French doors and also not to the windows below them. This would be inconsistent. The owners said that both sides of the French doors would have grills. McGaughy said that all windows should either have grills or not have them. Keoni Rosa agreed.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 9 EXISTING RESIDENTIAL UNITS AT 4020 LOUISIANA ST. TO CONDOMINIUMS WITH THE INCLUSION OF GRILLS ON ALL FENESTRATION ON THE FRONT OF THE BUILDING, 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/Petrogeorge). Motion passed 11-0-0.

4075 Idaho St.

The applicant was not in attendance to make a presentation about a Tentative Map to convert 6 existing residential units at 4075 Idaho St. to condominiums. Lara Gates said that there was a new ruling that items could be heard without having the applicant present. No motion was made. Just then the applicants Jake Carl and Mark Stuart arrived to present their project. The pool would be replaced with parking and a trash area. Drainage was approved. A tile element would be added to the

front blank wall. Behind the wall is a bedroom. The building would not be changed dramatically. Trees would be planted along the building. The driveway would be enhanced with different materials. The Planning Committee encouraged windows, but this might not be possible because of the floor plan.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 6 EXISTING RESIDENTIAL UNITS AT 4075 IDAHO 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. (Franck/UD/PR Subcommittee Recommendation). Motion passed 11-0-0.

Subcommittee Reports/Liaisons

Urban Design/Project Review Subcommittee (UD/PR)

- At a workshop last Thursday, items of concern were discussed, including condo conversions and loss of bungalows. Another workshop is scheduled for August 11. City representatives will be present. Specific recommendations will be made.

Public Facilities/Parks/Housing (PF/P/H)

- The July and August meetings coincide with the UD/PR workshops. The August meeting will be the same day and place as the August workshop, but at an earlier time.
- Mike Petrogeorge is the new Planning Committee representative to the North Park Maintenance Assessment District (MAD).

Transportation

- Only 2 people attended the last meeting. The only item on the agenda was pulled.
- The Transportation Subcommittee will meet at the Lumberjack Grille for the summer months.

Public Relations (PR)

- There was no meeting last month.
- The PR Subcommittee will assist with elections for the vacant seat.

Bylaws

- Filling the vacancy is on the next agenda.

Community Planners Committee (CPC)

- There was an election at the last meeting. Steve Lamb from City Heights is the new Chair.
- Real Estate Assets was asked to identify City owned land in each Planning area.

Library Task Force

- No report.
- A Library Task Force meeting will be scheduled soon.

Balboa Park Committee

- No report.

Clean Needle Exchange Program

- There is a meeting this Thursday. This is the first meeting in about 6 months.

New Business

- Tomorrow, North Park Main Street will begin screening applicants for the Executive Director position. The new Executive Director will begin in September. Jay Turner will retire on September 30.

Future Agenda Items

- Election to fill the vacant seat.
- Library Task Force recommendations.

Meeting adjourned at 8:05 p.m.

Respectfully submitted,
Richard Kurylo, Secretary