

**GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE  
MINUTES  
August 16, 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, Keoni Rosa, Rob Steppke, Maureen Westfall

Absent: Shane Pliskin

Subcommittees, liaisons, and leadership roles since previous meeting

Between the July 19 and August 16 Planning Committee meetings, Planning Committee members attended the following subcommittee and other meetings.

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|------------------------|--|
| Elaine Boyd:           | Urban Design/Project Review (UD/PR)  |
| Lan Bubb:              | UD/PR  |
| Jason DeFay:           | None reported  |
| Vernon Franck:         | UD/PR (Co-Chair)   |
| Vicki Granowitz:       | Balboa Park Committee, Rec Council, North Park Community Association, UD/PR Workshop, Vice Chair |
| Richard Kurylo:        | UD/PR, UD/PR Workshop, North Park Main Street (NPMS), Secretary                                  |
| James Longley:         | Transportation (Chair)   |
| John Stewart McGaughy: | UD/PR, Ray At Night, NPMS, Chair   |
| Judith O'Boyle:        | UD/PR (Co-Chair), UD/PR Workshop   |
| Mike Petrogeorge:      | Rec Council, NPMS  |
| Shane Pliskin:         | None reported  |
| Keoni Rosa:            | UD/PR  |
| Rob Steppke:           | UD/PR, UD/PR Workshop  |
| Maureen Westfall:      | UD/PR, UD/PR Workshop, Treasurer   |

**Announcements**

- John Stewart McGaughy announced the fourth anniversary of Ray At Night in September 2005.
- Maureen Westfall announced that Saturday would be the last of the Summer Concerts in Bird Park.

**Approval of Previous Minutes**

Three changes were made to the minutes of July 19, 2005:

- (1) Judith O'Boyle was excused from the July 19 meeting
- (2) Elaine Boyd was not in attendance at the UD/PR meeting.
- (3) Rob Steppke was in attendance at the UD/PR meeting.

***MOTION: APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MINUTES OF JULY 19, 2005, WITH CHANGES.***

**(Rosa/Granowitz). Motion passed 11-0-2.**

**Treasurer's Report**

The Treasurer's Report for July 2005 was amended. The cash balance on June 30, 2005, which was originally reported as \$331.03 was in fact \$255.03. For August 2005, the bank balance on June 30, 2005, was \$255.03. The cash balance on July 31, 2005, was \$406.03.

**Official's Report**

- Kirsten Clemons from State Assembly District 76 (Assemblymember Lori Saldaña) distributed the August 2005 edition of *The Saldaña Sun*. On August 27, there will be a mobile district office in Clairemont Mesa. September 24 is Car Seat Safety Day. During the third week in September, Saldaña will participate in America's Legislators Go Back to School.
- Sheila Hardin with CCDC invited all in attendance to participate in free downtown bus tours. Flyers were distributed. Public comment is sought on the Downtown Community Plan. The deadline for comments is September 12.

- Monica Pelaez from Council District 3 (Deputy Mayor Toni Atkins) distributed the August 2005 edition of *The Toni Times*. Residential tree trimming will resume in November for both shade and palm trees. The program has been suspended for about two years. The City Council is presently on legislative recess and will resume in September. Officer Ed LaValle will be returning to North Park no later than October. Pelaez's direct number is (619) 533-4068.
- Bertha Klann made the Law Enforcement Committee report. There was no meeting last month or this month. There was recently a National Night Out event.
- Roger Lewis reported that the last North Park Redevelopment PAC meeting was cancelled.

### Reordering of the Agenda

Elections was added to the Agenda.

### Elections

Jason DeFay will chair the ad-hoc Elections Committee. The seat left vacant by Marilyn Dear will be filled within 90 days of it being vacated. Judith O'Boyle said we should outreach to those north of University Ave. Richard Kurylo, Lan Bubb, and Judith O'Boyle will all help with elections. Kurylo will provide technical assistance; O'Boyle will assist with outreach.

### Public Comment

- John Hartley with Neighborhoods for Clean Elections made a brief presentation. Political candidates who meet the Clean Election requirements and agree not to raise or spend private money during the primary and general election campaign periods receive a set amount of money from the Clean Money fund. Participation by candidates is completely voluntary. It's been successful in Maine and Arizona. The goal is to establish Clean Elections in San Diego. It would cost \$5-6 per person per year, which must be budgeted. Flyers and an interest list were distributed.
- Bertha Klann asked whether existing grocery stores were capable of handling all the new residents soon to be moving into the new condominiums being constructed in the Mid-City area.
- Faye Lookinbill requested information about how to get a stop sign at Florida and Cyress or Florida and Myrtle. This item will be brought before the Transportation Subcommittee.
- James Biggwith asked whether diagonal parking was planned for Granada near Landis. John Stewart McGaughy said that diagonal parking was not planned more than one block south of University.
- Richard Kurylo said that a resident contacted him about the Planning Committee's position regarding the closure of Florida St. between Morley Field Dr. and Zoo Pl. Several years ago, the Committee supported the closure, but Kurylo was unsure when. Vicki Granowitz said that Jones & Jones was asked to do a traffic study of the closure. The Planning Committee directed Kurylo to search through old minutes and, when found, provide a copy of the motion to the resident.

### Consent Items

4544 Hamilton St.

***MOTION: APPROVE A TENTATIVE MAP TO CONVERT 14 EXISTING RESIDENTIAL UNITS AT 4544 HAMILTON 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.***

**(O'Boyle/UD/PR Subcommittee Recommendation). Motion passed 13-0-0 as a consent item.**

### Action Items

31<sup>st</sup> & University Mural Plan

John Stewart McGaughy read the motion passed by the UD/PR Subcommittee about the 31<sup>st</sup> & University Mural Plan. McGaughy suggested additional wording that says support of the proposed mural would not preclude the City's enforcement activities. Judith O'Boyle and Vicki Granowitz supported the extra wording. Jenkins said that he supports the lengthier motion because he felt the building satisfied the City's requirements. The developer has been acquiring property. Reopening of the library site process has altered the development plans on this block, which is the backup site for a new library. The Library Task Force will meet the last week of September.

***MOTION: SUPPORT THE PROPOSAL TO HAVE SAN DIEGO YOUTH CREATE MURALS TO MITIGATE THE NEGATIVE EFFECTS OF THE UNSIGHTLY VACANT BUILDING AT UNIVERSITY AVENUE AND 31<sup>ST</sup> STREET WITHOUT PRECLUDING THE CITY'S ENFORCEMENT ACTIVITIES.***

**(McGaughy/O'Boyle). Motion passed 12-0-1 (DeFay abstained).**

4585 Ohio St.

The applicant was ill and not in attendance. The UD/PR Subcommittee was concerned at their meeting about substandard parking. This has since been resolved with the City.

**MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 4585 OHIO 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/Rosa). Motion passed 13-0-0

2175 Wightman St.

A rendering was shown to the Committee. Railings will be stainless steel cable. A water feature was added.

**MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 2175 WIGHTMAN ST. TO CONDOMINIUMS WITH THE CONDITION THAT THE DEVELOPER SATISFY CYCLE ISSUES PARKING COMMENTS, 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/Rosa). Motion passed 13-0-0.

4365 Mississippi St.

Chris Christiansen made a presentation. Front view elevations were shown. Landscaping was added in front. The planter box will remain. John Stewart McGaughy said that the balcony may not be wide enough to accommodate swinging doors. Vernon Franck said that it appears there are enough parking spaces, but it's not totally clear. There was some discussion about the pull-in (lateral) spaces in the front of the building. Elaine Boyd suggested adding more tile elements to the building. The Committee agreed.

**MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 4365 MISSISSIPPI ST. TO CONDOMINIUMS WITH THE CONDITION THAT THE DEVELOPER SATISFY CYCLE ISSUES PARKING COMMENTS AND ADD A SMALL AMOUNT OF TILE EMBELLISHMENTS TO 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.**  
(Franck/Boyd). Motion passed 10-2-1. Petrogeorge opposed because he did not have enough information. O'Boyle opposed because she did not like the design. DeFay abstained.

3919 Oregon St.

The Subcommittee denied the project because they felt it was inconsistent with the Greater North Park Community Plan. It was a repeat design that has been constructed multiple times. The building is presently under construction. Keoni Rosa said that a building with this design could be found on almost every street.

**MOTION: DENY THE MAP WAIVER TO CREATE 4 RESIDENTIAL CONDOMINIUM UNITS AT 3919 OREGON ST. BECAUSE THE PROJECT FAILS TO PRESERVE AND ENHANCE THE ARCHITECTURAL VARIETY, COMMUNITY IMAGE, AND UNIQUE RESIDENTIAL CHARACTER OF GREATER NORTH PARK AS DESCRIBED IN THE NORTH PARK COMMUNITY PLAN.**  
(Rosa/O'Boyle). Motion passed 13-0-0.

### **Subcommittee Reports/Liaisons**

Urban Design/Project Review Subcommittee (UD/PR)

- There was a second workshop last Thursday to discuss items of concern. Lara Gates was present. It was difficult to react quickly to information from Gates. Less than one-half of the UD/PR Subcommittee was present. Decisions were made based on consensus versus exact votes. The City Manager's report on condo conversions was reviewed. Downzoning did not have consensus, but incentives and disincentives to accomplish the same goals was approved. This included incentives for development in commercial corridors and disincentives for development in residential areas. Reviewing multifamily construction may prove difficult, but the Committee is willing to review multi-family construction because reviewing they are reviewing these projects anyway when the owners convert them to condominiums. Review of demolition permits was supported. Maintaining the affordable rental stock was also part of the discussion.
- The next UD/PR meeting is August 29 since the first Monday of September is Labor Day

#### Community Planners Committee (CPC)

- There was no meeting because of Election Day.

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

- There was no meeting because of the UD/PR workshop.
- The Thorn St. median project is an issue that will require much discussion.

#### Transportation

- Nobody attended the last meeting.

#### Public Relations (PR)

- There was no meeting.

#### Bylaws

- There was no meeting.
- Elections will be discussed at the next meeting.

#### Library Task Force

- A Library Task Force meeting will be scheduled for the end of September.

#### Balboa Park Committee

- The Balboa Park Committee is dealing with issues of parades because the Port District has restricted downtown parades due to issues with street closures when ships are in port. The park is easier to close than downtown streets.

#### Clean Needle Exchange Program

- There was a Clean Needle Exchange Program meeting. City Council is no longer supporting the emergency ordinance that is necessary to keep the program going because two of the remaining councilmembers voted against it. It is now illegal to operate the program. The Clean Needle Exchange buses are still going out and distributing information and condoms. Drug users are no longer coming to the bus. Those downtown were no longer as supportive of the program, anyway.

#### **Unfinished Business**

- None.

#### **New Business**

- None.

#### **Future Agenda Items**

- None were announced.

#### **Meeting adjourned at 8:16 p.m.**

Respectfully submitted,  
Richard Kurylo, Secretary