

**GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE
MINUTES
October 18, 2005**

Called to order at 6:36 p.m.

Attendance

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

Absent: Keoni Rosa (not excused)

Subcommittees, liaisons, and leadership roles since previous meeting

Between the September 20 and October 18 Planning Committee meetings, Planning Committee members attended the following subcommittee and other meetings.

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

Announcements

- John Stewart McGaughy introduced North Park Main Street's new Executive Director, Jeannie Paddison Tidy. Tidy explained some of her extensive experience with neighborhood revitalization.
- Mike Petrogeorge announced an October 24 meeting regarding a HUD 108 loan to be used for North Park improvements.

Approval of Minutes

Mike Petrogeorge noted that he did not attend the UD/PR Subcommittee meeting.

MOTION: APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MINUTES OF SEPTEMBER 20, 2005, WITH THE REMOVAL OF URBAN DESIGN/PROJECT REVIEW FROM MIKE PETROGEORGE'S ATTENDANCE RECORD.

(Petrogeorge/Franck). Motion passed 11-0-2. McGaughy and Longley abstained.

Treasurer's Report

The bank balance on August 31, 2005, was \$406.03. The cash balance on September 30, 2005, was also \$406.03.

Official's Report

- Kirsten Clemons from State Assembly District 76 (Assemblymember Lori Saldaña) distributed the September/October 2005 edition of *The Saldaña Sun*, which included an update of this year's legislation. October is Domestic Violence Awareness Month. There is a "Home Buying 101" workshop on November 2 presented by Saldaña. A 32nd Street Canyon Beautification Day is scheduled for November 19.

- Monica Pelaez from City Council District 3 (Deputy Mayor/Councilmember Toni Atkins) distributed the October 2005 edition of *The Toni Times*. Deputy Mayor Atkins was proud to participate in the opening dedication of the North Park Theatre. The Bud Kearns Pool is temporarily closed due to a failed pump. Atkins asked that, once open again, the pool stay open longer to make up for the time in which it was closed. There are 42 new streetlights along Adams Avenue, including some in North Park. A special commendation was given to Michael Powers for his work on the Altadena Neighborhood Association. Powers is moving to Palm Springs at the end of the month.
- Todd Gloria from U.S. Congressional District 53 (Congresswoman Susan Davis) distributed the October 2005 edition of *The Davis Dispatch*. A new drug plan through Medicare will begin January 1. Questions can be directed to Medicare via website or phone. The *Medicare And You* publication has an error in it about the "Extra Help" program for low-income persons. The publication says that one could pick from any plan through "Extra Help," but one actually cannot select the highest plan.
- Jason Weisz from State Senate District 39 (Senator Christine Kehoe) distributed the September 15 edition of *Kehoe's Corner*. The newsletter features a legislative update. Hearings about eminent domain will be held in October and November.
- Lara Gates from the City of San Diego Planning Department will now be working on the housing element of the City's General Plan. Changes to Council Policy 600-24 were approved yesterday, and the Planning Committee bylaws will soon be brought into compliance. A Community Orientation Workshop is scheduled for October 27. The CPC will vote on the condo conversion policies and procedures on October 25. Maxx Stalheim, the new Planner for North Park, was introduced. Stalheim was Chair of the Planning Committee when he moved to San Diego in 1989. Stalheim's number is (619) 236-6153.
- Bertha Klann gave the Law Enforcement Committee report. Officer Ed LaValle wants people to call him at (619) 284-2211 with problems. He will be in the office 30 hours per week. There have been a lot of arrests this month. R.S.V.P. will help check for speeders. The police will be going after truant students. The Adult Center is expected to move to Renaissance North Park.
- Roger Lewis reported that there was no Redevelopment PAC meeting this month.

Reordering of the Agenda

- 3613-3617 Fir St. (Project #50385) was tabled.
- It was proposed that 4146 Hamilton St. (Project #71366) be moved to the Consent Agenda because they have met all the requirements. Roger Lewis advised against this, and the Committee agreed. It remained as an Action Item.

Public Comment

- Bertha Klann requested an update on the status of the Drowsy Maggies building. John Stewart McGaughey said he called the Children's Museum representative about the pending murals. The proposal should come before the Committee soon. Jeannie Tidy has put pressure on Code Compliance for all the property on that block. Monica Pelaez, Jeannie Tidy, Dan Liewer, and Mike Jenkins will be meeting tomorrow. A notice about the need to remove dumped furniture was given to the property owner at Grim and University. A neighborhood clean-up is scheduled for November 19.

Election

- There was an election to fill one vacancy on the Committee. The person elected will serve through March 2007. Jason DeFay announced that one of the three people running for the vacant seat withdrew. There were no nominations from the floor. Shelley Anderson introduced herself; David Ray Brown was not present. Jason DeFay and Larry Westfall counted the ballots.

Consent Items

3365 29th St. (Project #76650)

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 3365 29TH ST. TO CONDOMINIUMS WITH THE STIPULATION THAT ALL PARKING ISSUES BE RESOLVED, 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.

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

4135 Texas St. (Project #77644)

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 6 EXISTING RESIDENTIAL UNITS AT 4135 TEXAS ST. TO CONDOMINIUMS WITH RE-STRIPED PARKING SPACES AND RELOCATED TRASH RECEPTACLE ENCLOSURE, 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. (Judith O'Boyle/UD/PR Subcommittee Recommendation). Motion passed 13-0-0 as a consent item.

4365 Idaho St. (Project #76106)

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 6 EXISTING RESIDENTIAL UNITS AT 4365 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. (Judith O'Boyle/UD/PR Subcommittee Recommendation). Motion passed 13-0-0 as a consent item.

Action Items

Notice Regarding Proposed HUD 108 Loan

Tom Romstad made the presentation. The Redevelopment Agency has been asked to keep the property south of the North Park Theatre in public hands and turn it into a park. Money is owned to developer Bud Fischer. If the property can't be sold, then additional funds must be sought. The Redevelopment PAC suggested applying for a HUD 108 loan. Normally, these loans are paid through CDBG funds. Instead, it would be paid through tax increment funds. Other options are possible, but these will be addressed later. Included in the loan would be the community center at the Renaissance North Park project. The Police Storefront would also be located there. This 3,000 square-foot space would be condominiumized and owned by the City. \$2.1 million is available through Special Park Fees. The amount of DIF is unknown. Monica Pelaez could research availability of DIF funds. No more funds will be spent on the present Adult Center. Elaine Boyd said that attendees at the Spring Festival in a survey supported the proposed park overwhelmingly.

Election Results

- It was announced that Shelley Anderson was elected to the Planning Committee. Anderson received 15 votes; David Ray Brown received 3 votes; there was one invalid vote. Anderson joined the Committee in the front of the room.

Action Items (Continued)

Thorn Street Median Improvement (Project #62437)

Abi Palaseyed and Mark Weis presented a proposal to construct a raised center median between 33rd and Felton streets. The proposed median is 18 ft. by 250 ft. Four bulb-outs are proposed at the four corners, but funding (\$25,000 each) has not been identified. The total budget is \$315,000. The median would have its own water and electric service. There would be an Altadena sign on each end. Streetlights were not included in this project because an undergrounding project in this area in 2007 or 2008 would include streetlights. Stop signs are optional at both intersections. They are required if landscaping is over 30 inches tall. The Altadena Neighborhood Association would like landscaping, so they reluctantly approved the stop signs. The Transportation Subcommittee recommended the project without stop signs. Trees could be planted in the median without adding stop signs, as long as the space between 30 inches and 8 feet high is clear space. Once stop signs are installed, they cannot be removed. The project would be constructed by mid-2006 and should not be delayed or funding may be lost. Jason DeFay suggested Park & Rec maintain the median as they did before it was removed in 1978. The Planning Committee wasn't hopeful. Amy Perez was concerned with limitations on the landscaping with the exclusion of stop signs. The Planning Committee felt that stop signs could be added later if necessary.

MOTION: APPROVE THE THORN STREET MEDIAN IMPROVEMENT AS SUBMITTED WITH NO STOP SIGNS AND WITH A LANDSCAPE RESTRICTION WITHIN THE 30-INCH TO 8-FOOT HEIGHT RANGE. (Granowitz/Petrogeorge). Motion passed 14-0-0.

3907 Georgia St. (Project #66700)

David Parot presented a proposal for a tentative map to convert 27 existing residential units at 3907 Georgia St. to condominiums. The City identified encroachment issues regarding parking and a gate on the Georgia St. side of the project. Eliminating the parking would reduce the total number of off street spaces to 24, so the applicants are

applying for an Encroachment Maintenance and Removal Agreement. The UD/PR Subcommittee made a strong statement to deny the request to waive undergrounding of utilities.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 27 EXISTING RESIDENTIAL UNITS AT 3907 GEORGIA ST. TO CONDOMINIUMS WITH SUPPORT FOR AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT REGARDING PARKING ON THE GEORGIA ST. SIDE AND WITH STRONG OPPOSITION TO THE REQUEST TO WAIVE UNDERGROUNDING OF UTILITIES, 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/UD/PR Subcommittee Recommendation). Motion passed 13-0-1. Bubb abstained.

4677 Idaho St. (Project #72966)

This was a proposal for a tentative map to convert 5 existing residential units at 4677 Idaho St. to condominiums. As proposed, there would be only 3 parking spaces for 5 units. Inasmuch as the Planning Committee requires one parking space per unit, the UD/PR Subcommittee recommended the removal of the lower unit of the back building to make room for 2 parking spaces. The applicant did not agree with the recommendation and refused to make that change. The applicant’s representative said the project was originally approved with 3 parking spaces. An option for the Planning Committee is to table the project. Meeting attendee Brenda Martin said it would be ideal if parking didn’t dominate projects.

MOTION: DENY A TENTATIVE MAP TO CONVERT 5 EXISTING RESIDENTIAL UNITS AT 4677 IDAHO ST. TO CONDOMINIUMS BASED ON INADEQUATE PARKING.
(Kurylo/Franck). Motion passed 11-1-2. Westfall opposed; Pliskin and Longley abstained.

4009 Illinois St. (Project #76894)

Frank Spees presented a proposal to convert 8 existing residential units at 4009 Illinois St. to condominiums. The UD/PR Subcommittee felt that the design went too far in appearing “colonial”. They recommended that the columns be eliminated as well as the “fake” deck. Further, use of smooth/clean stucco and cobbles in paving were encouraged. New renderings incorporating the suggestions were shown.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 4009 ILLINOIS 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/O’Boyle). Motion passed 13-0-1.

4342 Idaho St. (Project #77455)

This is a proposal for a tentative map to convert 9 existing residential units at 4342 Idaho St. to condominiums. The UD/PR Subcommittee requested a new design, which was shown. The balcony was split into 2 separate balconies. Landscaping was added to discourage tandem parking. The Planning Committee felt that the central bathroom window in front looked odd. Also, two mansard roof additions were unappealing. The Committee suggested a square roof without mansard additions.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 9 EXISTING RESIDENTIAL UNITS AT 4342 IDAHO ST. TO CONDOMINIUMS WITH THE CONDITION THAT THE ORIGINAL ROOFLINE BE RETAINED, 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.
(Steppke/McGaughy). Motion passed 12-1-1. DeFay opposed; Anderson abstained.

4144 32nd St. (Project #77457)

This is a proposal for a tentative map to convert 18 existing residential units at 4144 32nd St. to condominiums. The UD/PR Subcommittee suggested that the location of trash was too close to parking. It was suggested that a dumpster be located at the back walkway. This could be done with no code violations. The applicants would use a thinner bin and would build an enclosure wall. Aesthetic enhancements of the project include nicer iron security gates than originally proposed.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 18 EXISTING RESIDENTIAL UNITS AT 4144 32nd ST. TO CONDOMINIUMS WITH THE CONDITION THAT THE PROPOSED TRASH AREA COMPLY WITH FIRE, HEALTH, AND SAFETY REGULATIONS TO THE SATISFACTION OF THE CITY, 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/O'Boyle). Motion passed 12-1-1. DeFay opposed; McGaughy abstained.

4033 Florida St. (Project #80410)

Peter Mothander presented a proposal for a tentative map to convert 10 existing residential units at 4033 Florida St. to condominiums. The UD/PR Subcommittee requested design enhancements to complement the Japanese style roof. The design proposed is a Southwestern style. The designer did not make the suggested design changes because the Southwestern style was preferred. They did not feel the Japanese style complemented the Craftsman style in North Park. Richard Kurylo argued that the curved roof be maintained. John Stewart McGaughy said that Craftsman was a spin-off of architecture from the Orient, so the raked roof is appropriate to the neighborhood. It was agreed that the designer would work with McGaughy or with Vernon Franck.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 10 EXISTING RESIDENTIAL UNITS AT 4033 FLORIDA ST. TO CONDOMINIUMS WITH THE CONDITION THAT THE APPLICANT WORK WITH JOHN STEWART McGAUGHY AND/OR VERNON FRANCK AND RETURN TO THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE TO PRESENT THE PROJECT AS AN INFORMATION ITEM, 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.

(Kurylo/Franck). Motion passed 14-0-0.

4146 Hamilton St. (Project #71366)

Project was tabled because the applicant was not present.

Subcommittee Reports/Liaisons

Urban Design/Project Review Subcommittee (UD/PR)

- The Montessori School is proposing a project on El Cajon Blvd. This will be an information item on the next agenda.
- There were 17 condominium conversion projects last meeting – a record. It was proposed that there be a restriction on the number of projects. Perhaps the maximum number of projects to be heard could be 10 or 12, accepted chronologically. This will be discussed.
- It was proposed that condominium conversion projects be tabled at the UD/PR Subcommittee if the applicant is without a concept or rendering. In Greater Golden Hill, they clearly demonstrate to the applicant what is required. This would be ideal in North Park. This will be discussed.
- John Stewart McGaughy was concerned with the number of renters who call him because they are being displaced by a condominium conversion.

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

- The MAD didn't have a quorum. They are getting a bid to scrub 30th & University sidewalks everyday and clean the business district every week. A lighting inventory is being done. Old lights from the business district may be recycled into the residential areas.
- Bicycle rack installation in the business district is complete.
- Re-balloting of the MAD is still on track.

Transportation

- The Thorn St. Median project was on the last agenda.

Public Relations (PR)

- No report.

Bylaws

- The Subcommittee prepared for elections as that last meeting.

Community Planners Committee (CPC)

- Discussion on the condo conversion ordinance was tabled. The document by the Planning Committee will be helpful. Parking requirements should be addressed community by community, because it would be unfortunate to tear down a bungalow court, for example, to meet parking requirements. Loss of rental units is a concern, as are conversions of apartments under construction and having no time limit for condo sales. A time limit of 3-5 years is being considered. Owners are trying to get projects through before the condo conversion ordinance goes into effect. John Stewart McGaughy suggested that we consider the City declaring a moratorium on conversions until the ordinance is approved. The City is understaffed and underfunded. "Off the shelf" projects (condo conversion projects approved with condos not yet being sold) will flood the market at a later time. The CPC almost made a motion that conversions are allowed only if a majority of the renters approve the conversion. Vernon Franck supports condo conversions because they are a way of accelerating revitalization of derelict apartment buildings. McGaughy supports them too, as long as the building is fit and parking is flexible so we don't lose historic stock.

MOTION: THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE REQUESTS OUR CHAIR TO RAISE AS A CONCEPT AND DISCUSSION ITEM AT THE CPC MEETING(S) THE POSSIBILITY OF A CONDOMINIUM CONVERSION MORATORIUM UNTIL THE NEW CITY ORDINANCE ON CONDOMINIUM CONVERSIONS IS IN PLACE, AND REPORT BACK TO THE BOARD THE RESULTS OF THAT DISCUSSION.

(DeFay/Longley). Motion passed 12-1-1. Franck opposed; Pliskin abstained.

Library Task Force

- The Library Task Force met. The library is no longer proposed for University at Idaho. Instead, it is proposed for the Drowsy Maggies site at University and 31st.

Balboa Park Committee

- The Balboa Park Committee developed a scope of work and got buy-in for a \$150,000 study.

Clean Needle Exchange Program

- There are still not enough votes on the City Council to continue with the Clean Needle Exchange Program. The van provides information, but not needles.

Unfinished and New Business

- Amy Perez said that the business Pat's Corner at 30th and Upas is selling stuff on the sidewalk. John Stewart McGaughy said that a study called the "Mini Mobility Plan" is being done for that area because improvements need to be made at that intersection. Traffic is bad at 30th and Upas. Council District 3 could assist with code compliance issues in terms of helping the Code Compliance Department determine which projects need attention.

Future Agenda Items

- None noted.

Meeting adjourned at 9:03 p.m.

Respectfully submitted,
Richard Kurylo, Secretary