

**GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE
CORRECTED MINUTES
November 15, 2005**

Called to order at 6:35 p.m.

Attendance

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

Absent: Shelley Anderson (not excused), Elaine Boyd (excused), Jason DeFay (not excused), Vicki Granowitz (not excused)

Subcommittees, liaisons, and leadership roles since previous meeting

Between the October 18 and November 15 Planning Committee meetings, Planning Committee members attended the following subcommittee and other meetings.

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

Announcements

- Beth Swersie from the North Park Community Association (1) announced that the Renaissance Awards were presented at Ray At Night; and (2) distributed information cards featuring important City of San Diego phone numbers.
- Richard Kurylo announced December Nights scheduled for December 2 and 3.
- A presentation on Development Impact Fees will be made by Vicki Burgess in the January meeting.

Treasurer's Report

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

Officials' Report

- Deputy Mayor and Councilmember Toni Atkins presented a commendation to Scott Love, branch manager of the North Park Library. Love is moving to another branch after three years in North Park. He has been instrumental with the Council District 3 Flagship Library Task Force. He has been a City employee for 20 years. Love thanked Atkins for her support. Atkins will be back in the Council District 3 office on December 5.
- Maxx Stalheim with the City of San Diego's Planning Department announced a Planning Commission workshop about the housing element of the General Plan. Also, there will be a Development Services workshop on November 30 about what to know when reviewing projects. Copies of Council Policy 600-24 were distributed to the Committee. Changes in the Planning Committee bylaws may be necessary to conform to changes in 600-24.

- Kirsten Clemons from State Assembly District 76 (Assemblymember Lori Saldaña) distributed a flyer about the 32nd Street Canyon Beautification Day scheduled for November 19. Saldaña's Holiday Party is scheduled for December 14. All are invited.
- Officer Ed LaValle gave the Law Enforcement Committee report. He is back in North Park, but is the only officer in the North Park Police Storefront. The crime rate is down in North Park. Four males were arrested today for burglary. The Neighborhood Watch program is still active. LaValle's number is (619) 284-2211 and his e-mail is sdpd630@hotmail.com.
- Roger Lewis gave a report on the North Park Redevelopment PAC. The PAC reviewed the Five Star Parking lease agreement for the North Park Parking Garage. The city will incur a cost of \$2,000 per month for five years for operation of the garage. The proposed park behind the North Park Theatre was discussed at the PAC meeting, as was the proposed community space in the Renaissance project at 30th & El Cajon. A parking policy for the North Park commercial district is being developed.

Reordering of the Agenda

- John Stewart McGaughy assisted the owner of 4033 Florida Street (Project #80410) with design elements, specifically the Japanese/Craftsman orientation of the building. The Planning Committee approved the project last month. The updated design will be presented to the Committee at this meeting for review.
- 3613-3617 Fir Street (Project #50385) was added to the Consent Agenda. The UD/PR Subcommittee approved this project in October. It was tabled last month and inadvertently left off the agenda this month.

MOTION: ADD 3613-3617 FIR STREET (PROJECT #50385) TO THE CONSENT AGENDA.
(Franck/Longley). Motion passed 9-2-0. Kurylo and O'Boyle opposed.

Public Comment

- Mary Evans has two parking meters in front of her building on the 4400 block of 30th Street. She would appreciate having them removed. The Transportation Subcommittee will review this.
- Craddock Stropes (La Jolla Music Society) presented information about the organization. There will be performances at the North Park Theatre in January and April 2006.
- Chris Christiansen informed the Planning Committee that several citizens wrote a letter of opinion to the City about condo conversions. He urged that no action be made to halt condo conversions and allow the condo conversion ordinance to proceed.

Consent Items

Montessori School at Benbough Mortuary Building (El Cajon Blvd.)

Montessori School is being proposed for the former Benbough Mortuary Building on El Cajon Blvd. The proposal would maintain the historic buildings. There is adequate parking. There would be a total of 200 students. A motion would be for conceptual support of the project.

MOTION: APPROVE IN CONCEPT MONTESSORI SCHOOL AT THE BENBOUGH MORTUARY BUILDING ON EL CAJON BOULEVARD.

(Franck/O'Boyle). Motion passed 9-0-2 as a consent item. McGaughy and Rosa abstained.

4146 Hamilton St. (Project #71366)

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 20 EXISTING RESIDENTIAL UNITS AT 4146 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.

(Franck/O'Boyle). Motion passed 9-0-2 as a consent item. McGaughy and Rosa abstained.

4469 Ohio St. (Project #73427)

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 31 EXISTING RESIDENTIAL UNITS AT 4469 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/O'Boyle). Motion passed 9-0-2 as a consent item. McGaughy and Rosa abstained.

3695 Texas St. (Project #77181)

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 3695 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.
(Franck/O'Boyle). Motion passed 9-0-2 as a consent item. McGaughy and Rosa abstained.

4657 Oregon St. (Project #78882)

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 4657 OREGON 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/O'Boyle). Motion passed 9-0-2 as a consent item. McGaughy and Rosa abstained.

4224 Florida St. (Project #76942)

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 10 EXISTING RESIDENTIAL UNITS AT 4224 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.
(Franck/O'Boyle). Motion passed 9-0-2 as a consent item. McGaughy and Rosa abstained.

4409 Utah St. (Project #81269)

MOTION: APPROVE A MAP WAIVER TO WAIVE THE REQUIREMENTS OF A TENTATIVE MAP TO CONVERT 4 EXISTING RESIDENTIAL UNITS AT 4409 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.
(Franck/O'Boyle). Motion passed 9-0-2 as a consent item. McGaughy and Rosa abstained.

Information Items

None.

Action Items

North Park BID Public Right-of-Way (PROW) Enhancement Program

Richard Kurylo recused himself and made a presentation to the Planning Committee on behalf of the Business Improvement District (BID) Council. The purpose of the PROW Program is to optimize the growth and income of retail businesses and restaurants by allowing and encouraging the use of portions of the PROW between the curb and the adjacent property line. The Program allows outdoor displays of merchandise, outdoor dining areas without railings, and freestanding signs. The North Park BID was one of 3 areas that piloted this program for the past 2 years, along with Normal Heights and Ocean Beach. The Program was extremely successful. The PROW Program requires that businesses apply for a permit, adhere to 30 pages of regulations, and have \$1 million liability insurance naming the City and the North Park BID as additional insured. The regulations resulted in a more pedestrian-friendly environment than current City regulations, as North Park Main Street required a 5-foot clear path of travel for pedestrians. Current City regulations cause pedestrians to weave between railings and objects in the sidewalk such as trees, with a straight path of travel of about one foot in many cases. Plus, the City does not have adequate staff for code compliance, so businesses routinely put items on the sidewalk without any regulations or enforcement. With the PROW Program, permitting and enforcement is done by North Park Main Street. The City has been very pleased with the Program and has given all 17 BIDs the option to participate.

MOTION: APPROVE THE CONTINUATION OF THE PUBLIC RIGHT-OF-WAY ENHANCEMENT/USE PROGRAM IN THE NORTH PARK BUSINESS IMPROVEMENT DISTRICT WITH THE ADDED REQUIREMENT OF A MINIMUM 5-FOOT CLEAR PATH OF TRAVEL FOR PEDESTRIANS.
(Franck/Pliskin). Motion passed 10-0-0 as a consent item.

3151 Lincoln Ave. (Project #77792)

A representative from Floit Homes presented a proposal for a tentative map to convert 10 existing residential units at 3151 Lincoln Ave. to condominiums. The availability of only 6 parking spaces was viewed as problematic. The Planning Committee nearly always advocates for a minimum of one parking space per unit. All units proposed were one-bedroom. The applicant would offer the units without parking for about \$180,000, which was "affordable." Attendee Terry Moore asked the developer whether units could be combined to create four 2-bedroom units and two 1-bedroom units. The applicant said no, because re-doing plans was not the path of least resistance. Judith O'Boyle opposed the project due to insufficient parking. She said if the applicant couldn't sell the units, he would have to raise rents to compensate for money invested in the project. The City would allow the condo conversion because parking is a pre-conforming condition. Vernon Franck supported the project because it would improve the neighborhood. He is a proponent of density and not necessarily supportive of excessive property dedicated to the car. O'Boyle said that inadequate parking would not force the city to develop better public transit. A new building built on site could have 8.7 units versus the current 10, but John Stewart McGaughy said that there is no financial incentive to tear down derelict buildings. James Longley did not think the Committee should disapprove of projects when the City's rules allow them to go forward. ~~Rob Steppke recommended a whole new building.~~

MOTION: DENY A TENTATIVE MAP TO CONVERT 10 EXISTING RESIDENTIAL UNITS AT 3151 LINCOLN AVE. TO CONDOMINIUMS DUE TO INSUFFICIENT PARKING.

(O'Boyle/Petrogeorge). Motion passed 7-3-1. Longley, Franck, and Westfall opposed; McGaughy abstained.

4329 Alabama St. (Project #79419)

A representative from Floit Homes presented a proposal for a tentative map to convert 12 existing residential units at 4329 Alabama St. to condominiums. Eight of the units were 2-bedroom; four of the units were 1-bedroom. Only 8 parking spaces were available for all 12 units. A total of 16 units could be constructed on the parcel today. The design was discussed. John Stewart McGaughy suggested a hip roof versus the present flat roof on the south building. He felt this project resembled an historic bungalow court. In the CPC meeting, he advocated for less restrictive parking requirements so we don't lose historic buildings. The applicant agreed to install a hip roof.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 12 EXISTING RESIDENTIAL UNITS AT 4329 ALABAMA ST. TO CONDOMINIUMS WITH THE ADDITION OF HIP ROOFS TO THE ENTIRE PROJECT, 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.

(Westfall/Longley). Motion passed 6-5-0 with McGaughy providing the tie-breaking vote.

4173 Ohio St. (Project #74857)

The UD/PR Subcommittee requested that the applicant present renderings of this project for a tentative map to convert 8 existing residential units at 4173 Ohio St. to condominiums. The project has 8 units and 9 parking spaces. The design shown was the Mission style. Judith O'Boyle objected to parking in the front of the building. Richard Kurylo said that the Planning Committee has consistently approved many such projects with parking in the front.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 4173 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/Pliskin). Motion passed 8-2-1. Bubb and O'Boyle opposed; McGaughy abstained.

3959 Idaho St. (Project #77453)

An updated rendering was shown for this project for a tentative map to convert 9 existing residential units at 3959 Idaho St. to condominiums. Parking spaces have been shifted to match the curb cut. Balconies were different than originally proposed. A landscaping plan was shown. There would be drought-tolerant plants. Vernon Franck said that the project would benefit from a landscape plan done by a professional landscape architect. The applicant said the plan was just conceptual. Judy opposed the project because of parking in the front of the building.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 9 EXISTING RESIDENTIAL UNITS AT 3959 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.
(Bubb/Longley). Motion passed 6-5-0 with McGaughy providing the tie-breaking vote.

4165 Mississippi St. (Project #83377)

Vernon Franck recused himself for this project for a tentative map to convert 10 existing residential units at 4165 Mississippi St. to condominiums. A rendering was shown. The building has sweeping horizontal lines with an attractive courtyard, which creates a community feeling among the residents. It's an L-shaped footprint on a 10,000 sq. foot lot. It features a cabana and a community fireplace. The building would be cleaned up. Windows would be replaced. The paint scheme would be soft earth tones. New landscaping would be included. Interiors, electric, and plumbing would be improved. Judith O'Boyle could not support the project due to parking in front. The Committee questioned the front "stick-on" paneling, especially since it was not on the side. Many Committee members felt it would be better if the front and side matched. The applicant said the design would look better with different colors.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 10 EXISTING RESIDENTIAL UNITS AT 4165 MISSISSIPPI 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.
(Westfall/Pliskin). Motion passed 9-1-1. O'Boyle opposed; McGaughy abstained.

Moratorium on Condo Conversions/ Community Planners Committee (CPC) Report

The Planning Committee made a motion last month that our chair raise as a concept and discussion item at the CPC meeting the possibility of a condo conversion moratorium until the new city ordinance on condo conversions is in place. John Stewart McGaughy did this at the CPC meeting, and the item became an action item. Action to support the moratorium was seconded by another community, although it was recognized that the City wouldn't support it. The motion failed 10-12, but it was very close. Those that supported the motion were central and southeast neighborhoods. The CPC did pass a separate motion to support the Manager's Report on condo conversions/condo conversion ordinance. The CPC also discussed a Mobility Plan. North Park still ranked high with regards to receiving funds for transportation improvements.

Subcommittee Reports/Liaisons

Urban Design/Project Review Subcommittee (UD/PR)

- As of this meeting, there were 45 condo conversion applications representing 358 units. The number of projects reviewed by UD/PR will be limited. There might also be limitations to the number of projects heard by the Planning Committee. Backlogged projects may claim to the City that seeing the Planning Committee is immitigable. Roger Lewis suggested that the most egregious projects be reviewed over the acceptable projects. Design improvements are the ultimate goal. Perhaps information for applicants could be posted on a website. Committee expectations should be clear. Projects rejected due to design should specific reasons noted from the Community Plan.
- City Attorney Mike Agguire had a press conference about the problem with condo conversions being exempt from CEQA. A 25-page ruling explains this stance.
- A UD/PR meeting is scheduled in December.

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

- The Maintenance Assessment District (MAD) will increase cleaning from 3 times a week to daily. The MAD is limited to what it can do because of the limited scope in the Manager's Report. The MAD budget will be discussed in January. Maintenance of new trees on side streets in the business district will also be discussed in January. In the commercial core, 36 of 160 streetlamps are not working. Funds are being sought to improve streetlamps.
- Undergrounding of utilities has resulted in problems with excessive utility boxes and other objects that are installed without community input.

Transportation

- The Transportation Subcommittee will review the request to remove parking meters in the 4400 block of 30th St.
- A traffic study for the Upas/Redwood/Palm/28th area is being done.

Public Relations (PR)

- Public comment from the May 2005 Spring Festival were compiled and distributed for review. The proposed park behind the North Park Theatre was a separate issue that received strong support from Festival attendees.
- Notification of March 2006 Planning Committee elections will be on the top of the January and February agendas.
- More Planning Committee brochures will be printed.
- The name of the North Park Spring Festival has been changed to the North Park Festival of the Arts.
- Lan Bubb is getting married Saturday. Her new surname will be Jefferson.

Bylaws

- No report.

Library Task Force

- No report.

Balboa Park Committee

- No report.

Clean Needle Exchange Program

- There will be a meeting next Wednesday.

Unfinished and New Business

- None.

Future Agenda Items

- None specified.

Approval of Minutes

MOTION: APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MINUTES OF OCTOBER 18, 2005.

(Longley/O'Boyle). Motion passed 10-0-1.

Meeting adjourned at 9:25 p.m.

Respectfully submitted,
Richard Kurylo, Secretary