

**GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE  
MINUTES  
January 17, 2006**

**Called to order at 6:34 p.m.**

**Attendance**

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

Absent: Shelley Anderson (not excused), Elaine Boyd (excused), James Longley (not excused)

Subcommittees, liaisons, and leadership roles since previous meeting

Between the November 15 and January 17 Planning Committee meetings, Planning Committee members attended the following subcommittee and other meetings.

Shelley Anderson	None reported.
Elaine Boyd:	None reported.
Jason DeFay:	None reported.
Vernon Franck:	Urban Design/Project Review (UD/PR) (Co-Chair).
Vicki Granowitz:	UD/PR, Balboa Park Committee, OSCAC, Vice Chair.
Lan Jefferson:	UD/PR.
Richard Kurylo:	UD/PR, North Park Main Street (NPMS), Secretary.
James Longley:	None reported.
John Stewart McGaughy:	UD/PR, Clean Needle Exchange Program, NPMS, North Park Maintenance Assessment District (MAD), Chair.
Judith O'Boyle:	UD/PR.
Mike Petrogeorge	North Park (MAD), NPMS.
Shane Pliskin	None reported.
Keoni Rosa:	UD/PR.
Rob Steppke	UD/PR, North Park Redevelopment Project Area Committee (PAC).
Maureen Westfall:	UD/PR, Treasurer.

**Announcements**

- John Stewart McGaughy announced that the Rebuilding Together program is looking for a derelict house in North Park to repair/rehabilitate in one day in April. Information is on the North Park Community Association's website ([www.northparksd.org](http://www.northparksd.org)).
- Maureen Westfall announced that *Westways Magazine* featured North Park in a one-page "Day Tripper" feature in the most recent edition.

**Approval of Minutes**

- It was suggested that the November minutes reflect December attendance [Secretary's note: January's minutes will reflect December attendance].
- Rob Steppke requested that for 3151 Lincoln Ave., the statement attributed to him that the structure should be replaced by a new building be struck from the minutes.

***MOTION: APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MINUTES OF NOVEMBER 15, 2005, WITH REMOVAL OF THE STATEMENT THAT THE PRESENT BUILDING AT 3151 LINCOLN AVE. SHOULD BE REPLACED BY A NEW ONE.***

**(Franck/Petrogeorge). Motion passed 9-0-1. Granowitz abstained due to absence.**

**Treasurer's Report**

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

**Elections Committee**

Planning Committee elections are in March. Eight people are up for election: Jason DeFay, Vicki Granowitz, Lan Jefferson, Richard Kurylo, Mike Petrogeorge, Shane Pliskin, Keoni Rosa, and Maureen Westfall. To date, those

running again are Granowitz, Pliskin, and Rosa. DeFay will be in charge of the election process, with assistance from Westfall, Kurylo, and Conni Musser assisting. Dan Holsenback in the audience would like to run for the Board.

### **Officials' Report**

- Todd Gloria from U.S. Congressional District 53 (Congresswoman Susan Davis) distributed the January 2006 edition of *The Davis Dispatch*. The House of Representatives approved an affordable housing trust fund for the construction and preservation of affordable housing. Congresswoman Davis supported the legislation. The *San Diego Union-Tribune* printed an article about problems with mail delivery service. Congresswoman Davis brought the problems to the attention of the Postmaster General. San Diego – and perhaps North Park – may get additional mail carriers. The newsletter includes phone numbers to call with questions about Medicare.
- Kirsten Clemons from State Assembly District 76 (Assemblymember Lori Saldaña) distributed the most recent edition of *The Saldaña Sun*. Cleanup opportunities were highlighted. Saldaña sponsored a bill regarding tracking for residential, homeowners, and other insurance (except health and auto). Information was distributed about the 2006-2007 Assembly Fellowship program. The State of the District address will be Jan. 20. California is covering some people that Medicare is no longer covering and is seeking reimbursement from the Federal government.
- Monica Pelaez from City Council District 3 (Councilmember Toni Atkins) said that City Council is back in session after a one month legislative recess. A financing plan to purchase the land behind the North Park Theatre is coming before City Council January 24. For streetlights that are out, call (619) 527-7500. Atkins is Chair of the Budget & Finance Committee. Daisy Gordon-Crompton has been hired in Council District 3 as the committee consultant for the Budget & Finance Committee. Bud Kearns Pool pipe was fixed and additional maintenance was done. The pool will be open in March or April.
- Maxx Stalheim with the City of San Diego's Planning Department said that the strong mayor form of government began on January 1. Jim Waring is the new department head, which includes the Planning Department. Top Planner Gale Goldberg accepted a position in Los Angeles. The Planning Department only has 12 Planners remaining due to a hiring freeze and budget problems. The department may reorganize North Park in a "South Central" area.
- Bertha Klann gave the Law Enforcement Committee report. The last meeting was November 30. Business owners are the individuals who must call the police to complain about homeless people. Crime is down. The new lieutenant is Lieutenant Blagg. The police are reviewing the 11 smoke shops in the area. The phone number to report drug activity will be posted on the North Park Community Association website: [www.northparksd.org](http://www.northparksd.org).
- Roger Lewis gave a report on the North Park Redevelopment PAC. The Redevelopment Agency is seeking a line of credit with local banks to help refinance debt of the North Park Redevelopment Project Area. Reorganization of the Redevelopment Agency is being studied. PAC elections are in February. Nine of 12 positions are up for election. Lewis occupies a Community Set on behalf of the Planning Committee. He was interested in running again. Nobody else expressed interest in the position.

***MOTION: NOMINATE ROGER LEWIS TO RUN FOR THE NORTH PARK REDEVELOPMENT PROJECT AREA COMMITTEE AS THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE REPRESENTATIVE.***

**(Kurylo/McGaughy). Motion passed 11-0-0.**

***MOTION: NOMINATE VICKI GRANOWITZ TO VOTE ON BEHALF OF THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE IN THE NORTH PARK REDEVELOPMENT PROJECT AREA COMMITTEE ELECTION OF FEBRUARY 15, 2006.***

**(McGaughy/Westfall). Motion passed 11-0-0.**

### **Reordering of the Agenda**

- 1919 Mission Ave. (Project #86852) was continued to the February meeting.
- Arbor Crest North at 3783 Florida St. (Project 89239) was pulled from the Consent Agenda.
- John Stewart McGaughy recused himself from 4450 Boundary St. (Project 78968) and placed it on a separate Consent Agenda.

### **Public Comment**

- Kirsten Clemons distributed flyers about North Park Rebuilding Together Day on April 29.
- Justin Beore announced interest in organizing a 2-day bicycle race in the North Park area. It would be one weekend between April and September, probably between 6:00 a.m. and 12:00 p.m. A special event permit would be needed. It would be best if this occurred on a different weekend from the soccer tournament.

- Steve Chipp from St. Augustine High School announced a January 30 meeting to provide the community with an update on latest design elements of the school's expansion plans.
- Lee Chase, property owner, is considering opening a beer bar featuring specialty beers. Richard Kurylo suggested contacting North Park Main Street.

## Guest Speakers

### Development Impact Fees (DIF)

Vicki Burgess with the City's Facilities Finance Department made a presentation about DIF. Every community has different fees based on needs. Current fees for North Park are \$4,080 per dwelling unit. Developers get credit for units that are demolished. The DIF program started in 1987. The North Park account has accumulated \$268,000, which sits in an interest earning account. It can only be spent in North Park for projects on the Public Facilities Financing Plan (PFFP). PFFP is based on the Community Plan and was updated for North Park a few years ago. Condo conversions citywide are not charged DIF because they do not add additional dwelling units. There is a proposal to have DIF raised annually to account for inflation. In North Park, there is also a Special Park Fee. The Parks & Recreation Dept. has oversight of these funds. La Boheme paid over \$1 million into the Special Park Fee.

### North Park Maintenance Assessment District (MAD)

Phyllis Shess, Chair of the North Park MAD, made a presentation. The MAD is an assessment district that property owners pay into. Community groups and one homeowner are representatives on the MAD Committee. In fiscal year 2004-2005, \$348,002 was collected, with 74 percent (\$257,520) from residents and 24 percent (\$83,520) from businesses. The original engineers report specifies projects that the MAD is empowered to do. The projects are essentially done. In the absence of workable projects, there is a reserve of \$433,000. University Ave. sidewalks are now being cleaned daily. Two undesirable options are (1) suspend assessments or (2) decrease assessments, but why do either one of these when the real problem is the inability to do work in the neighborhood that is needed. Re-balloting is the option that the MAD would like to pursue. This would require a new engineers report with updated goals. New possible projects include maintenance of the Altadena median and the Pershing Portal Project. The commercial areas are considering a separation from the residential area. A re-ballot would occur in autumn 2006 at the earliest. If it got voted down, it would not affect the present district.

***MOTION: THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE SUPPORTS THE NORTH PARK MAINTENANCE ASSESSMENT DISTRICT CITIZEN ADVISORY COMMITTEE IN ITS EFFORTS TO RE-EVALUATE AND BETTER ALLOCATE HOW MONEY IS ASSESSED AND USED FOR COMMUNITY IMPROVEMENTS AND MAINTENANCE IN THE RESIDENTIAL AND COMMERCIAL AREA, INCLUDING THE POSSIBILITY OF A NEW ENGINEERS REPORT AND COMMUNITY RE-BALLOT.***

(McGaughy/DeFay). Motion passed 12-0-0.

## Consent Items

### 4545 Georgia St. (Project #78971)

***MOTION: APPROVE A TENTATIVE MAP TO CONVERT 19 EXISTING RESIDENTIAL UNITS AT 4545 GEORGIA 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). Motion passed 11-0-1 as a consent item. McGaughy abstained.

### 4458 Louisiana St. (Project #81717)

***MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 4458 LOUISIANA ST. TO CONDOMINIUMS WITH THE CONDITION THAT 8 PARKING SPACES ARE PROVIDED AND LANDSCAPING IS MAXIMIZED, 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). Motion passed 11-0-1 as a consent item. McGaughy abstained.

4052 Oregon St. (Project #78863)

**MOTION: DENY A TENTATIVE MAP TO CONVERT 9 EXISTING RESIDENTIAL UNITS AT 4052 OREGON ST. TO CONDOMINIUMS BECAUSE NO RENDERINGS WERE PRESENTED TO THE COMMITTEE AND THE BUILDING IS NOT COMPLIANT WITH THE GREATER NORTH PARK COMMUNITY PLAN.**

(Franck/UD/PR Subcommittee). Motion passed 11-0-1 as a consent item. McGaughy abstained.

4176 Oregon St. (Project #78873)

**MOTION: DENY A TENTATIVE MAP TO CONVERT 9 EXISTING RESIDENTIAL UNITS AT 4176 OREGON ST. TO CONDOMINIUMS BECAUSE NO RENDERINGS WERE PRESENTED TO THE COMMITTEE AND THE BUILDING DOES NOT CONFORM WITH THE GREATER NORTH PARK COMMUNITY PLAN.**

(Franck/UD/PR Subcommittee). Motion passed 11-0-1 as a consent item. McGaughy abstained.

3650 Florida St. (Project #82092)

**MOTION: DENY A TENTATIVE MAP TO CONVERT 24 EXISTING RESIDENTIAL UNITS AT 3650 FLORIDA ST. TO CONDOMINIUMS BECAUSE THERE IS INSUFFICIENT PARKING AND NO RENDERINGS WERE PRESENTED TO THE COMMITTEE.**

(Franck/UD/PR Subcommittee). Motion passed 11-0-1 as a consent item. McGaughy abstained.

4611 Ohio St. (Project #83623)

**MOTION: DENY A TENTATIVE MAP TO CONVERT 36 EXISTING RESIDENTIAL UNITS AT 4611 OHIO ST. TO CONDOMINIUMS BECAUSE NO RENDERINGS WERE PRESENTED TO THE COMMITTEE, THE BUILDING DOES NOT CONFORM WITH THE GREATER NORTH PARK COMMUNITY PLAN, AND THERE IS TANDEM PARKING IN FRONT.**

(Franck/UD/PR Subcommittee). Motion passed 11-0-1 as a consent item. McGaughy abstained.

4450 Boundary St. (Project #78968)

John Stewart McGaughy recused himself.

**MOTION: APPROVE A TENTATIVE MAP TO CONVERT 12 EXISTING RESIDENTIAL UNITS AT 4450 BOUNDARY ST. TO CONDOMINIUMS WITH THE CONDITION THAT THE DESIGN PRESENTED TO THE COMMITTEE BE SUBSTANTIALLY INCORPORATED FOR PROJECT APPROVAL BY 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/UD/PR Subcommittee). Motion passed 11-0-0 as a consent item. McGaughy was recused from the discussion and not included in the vote.

4526 Arizona St. (Project #62343)

**MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 4526 BOUNDARY 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.**

(Pliskin/UD/PR Subcommittee). Motion passed 11-0-1 as a consent item. McGaughy abstained.

4037 Idaho St. (Project #74806)

**MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 4037 IDAHO ST. TO CONDOMINIUMS WITH THE CONDITION THAT THE DESIGN PRESENTED TO THE COMMITTEE BE SUBSTANTIALLY INCORPORATED FOR PROJECT APPROVAL BY 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.**

(Pliskin/UD/PR Subcommittee). Motion passed 11-0-1 as a consent item. McGaughy abstained.

4330 Kansas St. (Project #88060)

***MOTION: APPROVE A TENTATIVE MAP TO CONVERT 16 EXISTING RESIDENTIAL UNITS AT 4330 KANSAS 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.***  
(Pliskin/UD/PR Subcommittee). Motion passed 11-0-1 as a consent item. McGaughy abstained.

**Action Items**

4545 Ohio St. (Project #87709)

This project was for a Tentative Map Waiver to waive the requirements of a Tentative Map to create 2 residential condominium units. It is a modern-style project on a corner lot. Richard Kurylo pulled this project from the Consent Agenda because he was concerned about the continued loss of single-family houses in North Park. He wished the Planning Committee supported the downzoning of residential areas of the neighborhood.

***MOTION: APPROVE A TENTATIVE MAP WAIVER TO WAIVE THE REQUIREMENTS OF A TENTATIVE MAP TO CREATE 2 EXISTING RESIDENTIAL UNITS AT 4545 OHIO ST. 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/Franck). Motion passed 9-2-1. Kurylo and O'Boyle opposed. McGaughy abstained.

4373 Oregon St. (Project #86218)

This was a proposal for a Tentative Map to convert 8 existing residential units at 4373 Oregon St. to condominium units. The UD/PR Subcommittee asked for a redesign. Comments included a preference for stainless steel or stucco rather than a rock façade. Also, they should retain horizontal lines on the building and on fences and gates. Use of awnings, shutters, vertical facades, and vinyl windows were discouraged. Keoni Rosa assisted with the redesign in a modern style, which was shown to the Committee. Railings were streamlined. John Stewart McGaughy suggested smaller address numbers.

***MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 4373 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.***  
(Westfall/Granowitz). Motion passed 11-0-1. McGaughy abstained.

4670 Arizona St. (Project #96558)

This was a proposal for a Tentative Map to convert 10 existing residential units at 4670 Arizona St. to condominium units. The UD/PR Subcommittee approved the project with the condition that front parking spaces are shortened and an updated rendering is shown. The redesign had Spanish elements. A fountain would be installed. There would be no loss of parking spaces. A stone walkway would be added in front. John Stewart McGaughy was concerned that the rendering was out of scale, showing the building as smaller than it actually is. Keoni Rosa was concerned that the unimproved side of the building in a modern style would not match the redesigned front. Vicki Granowitz and Jason DeFay didn't support the project due to inadequate renderings.

***MOTION: TABLE THE PROPOSAL AT 4670 ARIZONA ST. AND SEND THE PROJECT BACK TO THE URBAN DESIGN/PROJECT REVIEW SUBCOMITTEE FOR REVIEW.***  
(McGaughy/Rosa). Motion passed 12-0-0.

Arbor Crest North, 3783 Florida St. (Project #89239)

David Hawkins and Mike Kummer presented the proposal for a Site Development Permit to demolish exiting buildings at 3783 Florida St. The setback encroachment on side pop-outs are 3'6" into the setback versus 1'0" as presented to the UD/PR Subcommittee. The project includes an affordable housing component (10% of the units). The site consists of 4-6 parcels, which will be combined into one large parcel. Eminent domain will not be used. Richard Kurylo said the continued loss of the single-family houses in North Park is deplorable. He said it is inexcusable that houses are still being demolished, even in 2006. He felt the scale of this project is better suited for

University Ave., 30<sup>th</sup> St., or El Cajon Blvd. Vernon Franck said that the surrounding buildings are all high density, so the scale is appropriate

***MOTION: APPROVE A SITE DEVELOPMENT PERMIT TO DEMOLISH EXISTING BUILDINGS AT 3783 FLORIDA ST. 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. (Rosa/O'Boyle). Motion passed 10-1-0. Kurylo opposed. McGaughy abstained.***

Diversionsary Theatre Signage

New signage was proposed for the Diversionsary Theatre. Renderings were shown to the Committee. John Stewart McGaughy said that even though the signage doesn't satisfy City requirements, he felt it was very attractive.

***MOTION: APPROVE THE VARIANCE OR DEVIATION AS APPLICABLE FOR MORE SQUARE FOOTAGE FOR THE BANNER (PERPENDICULAR) SIGN AT THE DIVERSIONARY THEATRE AS PRESENTED TO THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE. (McGaughy/Plisking). Motion passed 12-0-0.***

**Subcommittee Reports/Liaisons**

Urban Design/Project Review Subcommittee (UD/PR)

No report.

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

- The MAD will address maintenance of new trees being planted in North Park by the Business Improvement District Council.

Transportation

No report.

Public Relations (PR)

- The PR Committee has not met since October.
- The Planning Committee brochure will be updated using John Stewart McGaughy's artwork.

Bylaws

The elections in March will be discussed at the next meeting.

Community Planners Committee (CPC)

The CPC did not meet in December.

Library Task Force

The Library Task Force will meet on a Saturday February, pending Toni Atkins' availability.

Balboa Park Committee

A process for special events is being devised.

Clean Needle Exchange Program

The program is no longer functioning as a needle exchange. The Governor made it so that a state of emergency needs to be declared only once a year versus every two weeks in order to operate a clean needle exchange program. The task force does not wish to bring this item before the new City Council as anything different than how the program was before downtown and in North Park. They would like the Council to declare a state of emergency for one year. John Stewart McGaughy would prefer to see an ordinance change.

**Meeting adjourned at 9:16 p.m.**

Respectfully submitted,  
Richard Kurylo, Secretary