

**GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE
MINUTES
February 21, 2006**

Called to order at 6:32 p.m.

Attendance

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

Absent: Shelley Anderson (not excused), James Longley (not excused), Judith O'Boyle (not excused)

Subcommittees, liaisons, and leadership roles since previous meeting

Between the January 17 and February 21 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, North Park Library Task Force, Balboa Park Committee, Rec Council, Vice Chair.
Lan Jefferson:	UD/PR, Public Facilities/Parks/Housing (PF/P/H).
Richard Kurylo:	UD/PR, Public Relations (PR), Bylaws, Community Planners Committee (CPC), Opening of North Park Parking Garage, Secretary.
James Longley:	None reported.
John Stewart McGaughy:	UD/PR, CPC, North Park Library Task Force, North Park Main Street (NPMS), Ray At Night, Chair.
Judith O'Boyle:	UD/PR.
Mike Petrogeorge	North Park Maintenance Assessment District (MAD), NPMS.
Shane Pliskin	None reported.
Keoni Rosa:	UD/PR.
Rob Steppke	UD/PR, PF/P/H, North Park Redevelopment Project Area Committee, Opening of North Park Parking Garage.
Maureen Westfall:	UD/PR, Transportation, PF/P/H, PR, Bylaws, Opening of North Park Parking Garage, Treasurer.

Announcements

- Richard Kurylo reminded all attendees to sign the attendance sheet.
- Elections for the Planning Committee are next month. Anyone interested in running should contact Jason DeFay.
- The North Park Parking Garage is now open. The view from the top is great.
- John Stewart McGaughy announced that he would not run again as Chair of the Planning Committee when his term as Chair is up next month. He has been very busy with work, including much traveling. McGaughy would continue to serve as a Board member on the Planning Committee.

Approval of Minutes

MOTION: APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MINUTES OF JANUARY 17, 2006.

(DeFay/Petrogeorge). Motion passed 11-0-1. Boyd abstained due to absence.

Treasurer's Report

The bank balance on December 31, 2005, was \$406.03. The cash balance on January 31, 2006, was also \$406.03.

Officials' Report

- Todd Gloria from U.S. Congressional District 53 (Congresswoman Susan Davis) distributed the February 2006 edition of *The Davis Dispatch*. The Federal budget was unveiled. It is a \$2.7 trillion budget with a \$230 billion deficit. The deficit will be closed partially with cuts to social programs. The Community Development Block Grant

(CDBG) program is threatened again. Neighborhoods like North Park need to rally in support of CDBG. The Post Office is now allowing letter carriers to start at 7:00 a.m. versus 8:00 a.m. There are not enough carriers in the North Park area. Seven new carriers were hired and are presently being trained.

- Kirsten Clemons from State Assembly District 76 (Assemblymember Lori Saldaña) distributed the most recent edition of *The Saldaña Sun*. There is a new column highlighting communities. North Park is highlighted in this edition. Events are listed on the back of the newsletter. Three versions of legislation about California's infrastructure have been proposed. The legislature and Governor must come to agreement in order for this to qualify for the November election.
- Maxx Stalheim with the City of San Diego's Planning Department announced that the Community Forest Advisory Board is soliciting nominations for trees to preserve. Drew Potocki, Urban Forester, has nomination forms. His number is (619) 527-3145.
- Vicki Granowitz gave a report on the North Park Redevelopment PAC. She said that Roger Lewis was the only person running for the community seat. She voted for Lewis on behalf of the Planning Committee.
- Sheila Hardin with the Centre City Development Corporation (CCDC) announced a public hearing on February 28 regarding the long-range (2030) strategic plan. The plan is on CCDC's website (www.ccdc.com). Free bus tours are available on the first and third Saturdays at 10:00 a.m. and 12:00 p.m. Call (619) 235-2222 for more information.

Public Comment

- Terry Coyre with Community Housing Works provided information about a proposed rehab of the senior apartments on Alabama St. one block south of University Ave. They will be preserving and even reducing rents despite \$1 million in improvements. It will remain housing for seniors. This project will be brought before the UD/PR Subcommittee.
- Brian Newcomer and Mary Jane Evans with the Center for Personal Growth at 4656 30th St. have parking meters in front of their business that they would like removed. Their building owner wouldn't mind having the meters removed, but another tenant of the building does not want them removed. Newcomer and Evans presented their case before the Transportation Subcommittee, supported the removal of the meters. This will be on the Planning Committee agenda next month.
- Vicki Granowitz announced a library workshop on March 4.

Guest Speakers

Bird Park Concert Series

Beth Swersie with the North Park Community Association reported that six Bird Park concerts are scheduled this year: July 1, 15, 29; August 5, 19; and September 2. She asked the Planning Committee for a letter of support for the Special Events permit.

MOTION: THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE SUPPORTS THE BIRD PARK CONCERT SERIES BY THE NORTH PARK COMMUNITY ASSOCIATION AND AGREES TO WRITE A LETTER OF SUPPORT FOR THE SPECIAL EVENTS PERMIT.

(Franck/Boyd). Motion passed 12-0-0.

Pedestrian Master Plan

Maureen Gardiner with the City of San Diego presented the Pedestrian Master Plan being developed by the City. The first phase of the plan will be paid by a \$150,000 grant from SANDAG. North Park is the first community that will be completed. North Park was selected because it ranked second after downtown based upon pedestrian attractors, generators, and detractors. Consultants KTU+A are working with Walk San Diego, with input from the public. A series of workshops and outreach efforts will be conducted. There are four primary goals: (1) safety; (2) accessibility; (3) connectivity; and (4) walkability. The University Avenue Mobility Plan has been taken into consideration. The website is www.sandiegopmp.org. To download the PDF version, visit www.ftp.ktua.com (login = sdpmp; password = sdpmp). For more information, e-mail Mike Singleton from KTU+A at mike@ktua.com or call (619) 294-4477. Improvement projects will be identified and prioritized. The Pedestrian Master Plan would allow projects to be funded through the Facility Financing Master Plan without going through a Community Plan update. Projects could also be added to the list and re-prioritized.

MTS Route 965

Denis Desmond from MTS made a presentation about Route 965 being discontinued. A comprehensive review of the entire system is currently underway. A series of proposals – including the discontinuation of 965 – are being presented after 1½ years of study. MTS has a \$50 million deficit on capital spending needs. Maintenance is being

deferred just to pay for ongoing operations. Route 965 is a shuttle route implemented about 5 years ago because residents complained about Route 6 bus running in residential areas. Ridership on Route 965 is extremely low – only 12 passengers per hour in the North Park/City Heights segment. The minimum number desired is 25-30 passengers per hour. There were some concerns about the elderly and the disabled that use Route 965. MTS Access exists as a lifeline for those customers. Other changes possible include changing Route 908 to limited stop service, introducing limited stop service along Route 15 or 115, and limiting service at the southern end of Route 6.

Consent Items

Elaine Boyd considered pulling Solune Condominiums (30th and Upas streets) from the Consent Agenda. The applicants were not present. Boyd was informed that the UD/PR Subcommittee provided support only for the height deviation. Boyd decided not to pull the item from Consent.

St. Augustine High School SCR – 3266 Nutmeg St. (Project #86159)

MOTION: APPROVE A SUBSTANTIAL CONFORMANCE REVIEW FOR PROPOSED REDESIGNED ELEMENTS (TOWER ELEMENTS AND A SOUTH GATE PORTAL) FOR THE EXPANSION OF THE ST. AUGUSTINE CAMPUS AT 3266 NUTMEG ST.

(Granowitz/UD/PR Subcommittee). Motion passed 12-0-0 as a consent item.

Solune Condominiums – 30th & Upas

MOTION: SUPPORT HEIGHT DEVIATIONS FOR SOLUNE CONDOMINIUMS AT 30TH AND UPAS STREETS AS SHOWN, AND ENCOURAGE THE APPLICANT TO WORK WITH THE TRANSPORTATION SUBCOMMITTEE TO EXPLORE WAYS TO MORE FULLY ENGAGE 30TH ST.

(Granowitz/UD/PR Subcommittee). Motion passed 12-0-0 as a consent item.

4670 Arizona St. (Project #86558)

Richard Kurylo opposed the project because there were no street-facing windows resulting in the project being too closed off from the street.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 10 EXISTING RESIDENTIAL UNITS AT 4670 ARIZONA ST. TO CONDOMINIUMS WITH THE CONDITION THAT THE PROJECT INCORPORATES THE COLORS SHOWN IN THE RENDERING, TILES AND GARAGE STORAGE, 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). Motion passed 11-0-1 as a consent item. Kurylo opposed.

4054 Illinois St. (Project #84341)

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 4054 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.

(Granowitz/UD/PR Subcommittee). Motion passed 12-0-0 as a consent item.

Nextel Myrtle/CA 644B – 3030 Thorn St. (Project #88085)

The church at 3030 Thorn St. was the proposed site for cell phone antennae. Architectural changes to the building were part of the proposal.

MOTION: DENY THE APPLICATION BY NEXTEL FOR CELL PHONE ANTENNAE AT 3030 THORN ST. DUE TO PROPOSED ARCHITECTURAL CHANGES TO THE BUILDING.

(Granowitz/UD/PR Subcommittee). Motion passed 12-0-0 as a consent item.

3227 Lincoln Ave. (Project #87119)

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 3227 LINCOLN AVE. 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). Motion passed 12-0-0 as a consent item.

4010 Texas St. (Project #87744)

Richard Kurylo opposed the project due to inadequate parking.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 5 EXISTING RESIDENTIAL UNITS AT 4010 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.
(Granowitz/UD/PR Subcommittee). Motion passed 11-0-1 as a consent item. Kurylo opposed.

3959 30th St. (Project #90641)

MOTION: APPROVE A MAP WAIVER TO WAIVE THE REQUIREMENTS OF A TENTATIVE MAP AT 3959 30TH ST. RESULTING FROM THE INADVERTANT EXCLUSION OF “6 COMMERCIAL UNITS” ON THE ORIGINAL MAP.
(Granowitz/UD/PR Subcommittee). Motion passed 12-0-0 as a consent item.

Action Items

4128 Oregon St. (Project #86757)

This project was for a Map Waiver to waive the requirements of a Tentative Map and undergrounding overhead utilities for 4 existing residential units at 4128 Oregon St. The UD/PR Subcommittee requested that the applicants show the wall in front was not in violation of city codes. It was thought that the upper sections of the wall between the metal portions might be in violation. Richard Kurylo opposed this project because he opposes the “condominiumization” of houses. Since so many houses have separate residences in their back yards, Kurylo feared that approval of this project would set a bad precedence leading to the conversion of nearly the entire neighborhood of North Park to condominiums, which is not an ideal land ownership model.

MOTION: APPROVE A MAP WAIVER TO WAIVE THE REQUIREMENTS OF A TENTATIVE MAP FOR 4 EXISTING RESIDENTIAL UNITS AT 4128 OREGON 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.
(Franck/Boyd). Motion passed 11-1-0. Kurylo opposed.

3747 32nd St. (Project #90852)

This was a proposal for a Tentative Map to convert 9 existing residential units at 3747 32nd St. to condominium units. The UD/PR Subcommittee requested elevations from the applicants. A rendering was shown to the Planning Committee. A wood fence in the alley would be removed. There would be an Encroachment Maintenance Removal Agreement (EMRA) on the wood fence on the 32nd St. side. City’s comments were mandated and would be adhered to by the applicant.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 9 EXISTING RESIDENTIAL UNITS AT 3747 32ND 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/Jefferson). Motion passed 12-0-0.

Subcommittee Reports/Liaisons

Urban Design/Project Review Subcommittee (UD/PR)

Communication methods by the UD/PR Subcommittee will be reviewed.

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

A number of streetlights on University Avenue that were out have been repaired.

Transportation

No report.

Public Relations (PR)

Prior to Planning Committee elections, a new flyer and brochures with the new logo will be printed.

Bylaws

The present procedures for Planning Committee elections has been deemed acceptable.

Community Planners Committee (CPC)

CPC did a review of General Plan elements Noise, Recreations, and Public Facilities & Safety. Barry Shultz, Chair of the Planning Commission, was introduced to the CPC.

Library Task Force

The Library Task Force will host a public workshop on Saturday, March 1.

Balboa Park Committee

No report.

Clean Needle Exchange Program

There were no meetings last month.

Meeting adjourned at 8:27 p.m.

Respectfully submitted,
Richard Kurylo, Secretary