

**GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE
CORRECTED MINUTES
March 21, 2006**

Called to order at 6:36 p.m.

Attendance

Present: Elaine Boyd, Jason DeFay, Vernon Franck, Vicki Granowitz, Lan Jefferson, Richard Kurylo, James Longley, John Stewart McGaughy, Judith O'Boyle, Mike Petrogeorge, Keoni Rosa, Rob Steppeke, Maureen Westfall

Absent: Shelley Anderson (not excused), Shane Pliskin (excused)

Subcommittees, liaisons, and leadership roles since previous meeting

Between the February 21 and March 21 Planning Committee meetings, Planning Committee members attended the following subcommittee and other meetings.

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

Announcements

- Kirsten Clemons with the North Park Community Association (NPCA) announced the Rebuilding Together project. NPCA will refurbish the house of Pat McLaughlin. A kickoff party is scheduled for tomorrow.
- Vicki Granowitz with the Balboa Park Committee announced a Girl Scouts Camp open house on April 11. RSVP to (619) 610-0735.
- Andy Hamilton with Walk San Diego announced a Pedestrian Master Plan public workshop on April 1.

Approval of Minutes

Judith O'Boyle's absence was excused at the February 21, 2006, meeting.

MOTION: APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MINUTES OF FEBRUARY 21, 2006, SHOWING JUDITH O'BOYLE'S ABSENCE AS EXCUSED. (Franck/Boyd). Motion passed 12-0-1. O'Boyle abstained due to absence.

Treasurer's Report

The bank balance on January 31, 2006, was \$406.03. The cash balance on February 28, 2006, was also \$406.03. There was an outstanding debt of \$100.81 for Planning Committee brochures. A collection container was distributed around the room to solicit donations. A total of \$77 was collected.

Officials' Report

- Todd Gloria from U.S. Congressional District 53 (Congresswoman Susan Davis) distributed an e-newsletter sign-up sheet for *The Davis Dispatch*. There is a student art competition in D.C. Congresswoman Davis is looking for local students to participate. Call (619) 280-5353 for more information. The Neighborhood Day in Normal Heights was

cancelled due to injury by Congresswoman Davis. Vicki Granowitz said that mail delivery has improved. An informal poll of attendees confirmed improved mail delivery.

- Kirsten Clemons from State Assembly District 76 (Assemblymember Lori Saldaña) reported that the State Assembly did not agree with the Governor on the proposed infrastructure bond, so it will not be on the June ballot. There was agreement on two smaller bonds: (1) a \$10.4 billion education bond and (2) a flood bond. April 7 is Emergency Preparedness Day. Clemons can be reached at (619) 645-3090.
- Monica Pelaez from City Council District 3 (Councilmember Toni Atkins) distributed the March 2006 edition of *The Toni Times*. A North Park Town Hall Meeting is scheduled for April 8. The budget process calendar for 2006-2007 is available. A citywide budget hearing is scheduled for April 26. Dedication of the North Park Parking Garage was February 15. The garage is now open. Rates are reasonable. Walgreens is now under construction at 32nd and University. It will be completed in 6-7 months, and will be open by Thanksgiving. The manager of the Walgreens project can be contacted at (619) 584-2858.
- Jason Weisz from State Senate District 39 (State Senator Christine Kehoe) distributed the March 2006 edition of *Kehoe's Corner*. The newsletter contains contact information and a legislative update. Senator Kehoe scored 100% from the California League of Conservation Voters based upon votes on important environmental bills during the 2005 legislative session. One of Senator Kehoe's environmental bills was SB 44, which would require cities and counties to add an air quality element to their general plans. The phone number for the San Diego office is (619) 645-3133.
- Dan McAllister, San Diego County Treasurer-Tax Collector, provided information about the recent reformatting of the property tax bill. It is now easier to read and understand. An insert with the tax bill features a pie chart showing where tax dollars go. Nearly 6,000 taxpayers were due property tax refunds of \$1.1 million. The list of refunds are listed on the County's website. Tax payments are due on April 10 and December 10. McAllister said that May 10 and November 10 might be better. Payment options would be ideal. For more information, call (877) 829-4732.
- Amy Benjamin from the Housing Commission discussed the Commission's FY 2007 Action Plan. This is the third year in the City's Five-Year (2005-2009) Consolidated Plan. The Action Plan serves as the planning and application tool for five formula-based federal housing and community development programs: Community Development Block Grant (CDBG), Home Investment Partnership Program, American Dream Downpayment Initiative, Emergency Shelter Grant, and Housing Opportunities for Person with AIDS. Public comment is sought up to the March 29 deadline. Shirley Reid with the City of San Diego gave a brief presentation on CDBG. It was cut 10 percent this year. There is no plan should the Bush administration cut CDBG even more severely.
- For the North Park Law Enforcement Committee report, John Stewart McGaughy announced that the Police Department and Police Historical Association are presenting the first annual "Cops and Rodders" car show on April 15 featuring vintage police vehicles. Bertha Klann said there has not been a Law Enforcement Committee meeting for several months. There are a number of "head shops" selling drug paraphernalia. A meeting tomorrow will address this issue.
- The North Park Project Area Committee (PAC) had elections in February. One of 3 community organization seats is still vacant. There was no PAC meeting this month.

Reordering of Agenda

- 3975 Mississippi St. (Project #67420) was moved from Consent to Action.
- ~~4365~~ 4366 Utah St. (Project #85096) —~~incorrectly listed on the agenda as 4366 Utah St.~~— was continued to a future meeting.

Elections

- John Stewart McGaughy thanked those on the Planning Committee who were not running for re-election: Jason DeFay, Lan Jefferson, Richard Kurylo, Mike Petrogeorge, and Maureen Westfall.
- Planning Committee members up for re-election were Vicki Granowitz, Shane Pliskin, and Keoni Rosa.
- Candidates were given 2 minutes to make a presentation about their candidacy. Shane Pliskin and Jeremy Cowan, both absent, did not give presentations nor have presentation made on their behalf.

Public Comment/Guest Speaker

Maxx Stalheim said that bylaws for the Planning Committee need to be updated to conform to new City regulations.

Consent Items

Richard Kurylo pulled from Consent Arbor Crest South – 3701 Florida St. (Project #90318).

Alabama Manor Senior & Disabled Housing – 3822-3836 Alabama St.

MOTION: SUPPORT THE PROPOSED RENOVATION OF 67 EXISTING SENIOR AND DISABLED RENTAL UNITS AT ALABAMA MANOR LOCATED AT 3822-3836 ALABAMA ST. (O’Boyle/UD/PR Subcommittee). Motion passed 11-0-0 as a consent item.

4158 Alabama St. (Project #82346)

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 7 EXISTING RESIDENTIAL UNITS AT 4158 ALABAMA ST. TO CONDOMINIUMS WITH THE CONDITION THAT LANDSCAPING BE EXTENDED TO PRECLUDE PARKING WHERE THERE IS NO CURB CUT, 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). Motion passed 11-0-0 as a consent item.

4674 Utah St. (Project #82975)

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 10 EXISTING RESIDENTIAL UNITS AT 4674 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. (O’Boyle/UD/PR Subcommittee). Motion passed 11-0-0 as a consent item.

4665 Louisiana St. (Project #86045)

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 TENTATIVE MAP TO CONVERT 4 EXISTING RESIDENTIAL UNITS AT 4665 LOUISIANA 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). Motion passed 10-1-0 as a consent item. Kurylo opposed.

3521 Nile St. (Project #86347)

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 TENTATIVE MAP TO CONVERT 2 EXISTING RESIDENTIAL UNITS AT 3521 NILE 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). Motion passed 10-1-0 as a consent item. Kurylo opposed.

4368 Ohio St. (Project #86838)

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 7 EXISTING RESIDENTIAL UNITS AT 4368 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. (O’Boyle/UD/PR Subcommittee). Motion passed 11-0-0 as a consent item.

Action Items

4133 Florida St. (Project #89306)

This was a proposal for a Tentative Map to convert 7 existing residential units at 4133 Florida St. to condominium units. The UD/PR Subcommittee requested that the applicants provide 7 versus 6 non-tandem parking spaces. The presenter said that it was physically impossible to provide 7 non-tandem spaces. Including tandem spaces, there were 14 off-site parking spaces. Judith O'Boyle asked whether it might be possible to create fewer units so there is one non-tandem space per unit. The presenter said that the building has previously conforming rights regarding parking. Two of the 14 parking spaces are substandard.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 7 EXISTING RESIDENTIAL UNITS AT 4133 FLORIDA ST. TO CONDOMINIUMS BECAUSE PARKING IS ADEQUATE PER CITY REQUIREMENTS AND THERE IS A SURPLUS OF PARKING BY TODAY'S STANDARDS (TRANSIT AREA). THE FOLLOWING 5 STANDARD SET OF CONDITIONS APPLY: 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 6-5-0. McGaughy provided the tie-breaking vote.

3975 Mississippi St. (Project #67420)

Keoni Rosa recused himself, as he was involved with the project. This was a proposal for a Tentative Map to convert 8 existing residential units at 3975 Mississippi St. to condominium units. The UD/PR Subcommittee's support for the project was weak due to insufficient parking (Planning Committee's standard is one non-tandem parking space per unit). There are 5 parking spaces for 8 units, but this was the requirement when it was constructed in 1959. Zoning is MR-800B, and it is on a 7,000 sq. ft. lot, so more units (9 versus 8) could be built today if the building were razed. A new structure could have one more unit AND completely conform to the Planning Committee's parking standard. Several members complemented the project's design.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 3975 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.

(Boyd/Westfall). Motion passed 10-2-0. McGaughy and Kurylo opposed.

Arbor Crest South – 3701 Florida St. (Project #90318)

This was a proposal for a Site Development Permit and Tentative Map to demolish existing buildings and construct 52 residential condominiums at 3701 Florida St. This is the second of two projects by the same presenters on Florida Street, just one block south of the Arbor Crest North proposal. Height and setback deviations were being sought. An affordable component would be included. Richard Kurylo opposed the project for a number of reasons: (1) it is too large for the residential area – a building of this size would be more appropriate for University Ave. or El Cajon Blvd.; (2) single-family homes would be destroyed, and the neighborhood should be preserving all the remaining single-family structures, as too many have been lost; (3) the architectural style is poor; and (4) this project will produce a canyon effect when coupled with the existing multi-story project across the street. Setback deviations are due to Fire Department requirements. All property has already been acquired. Vicki Granowitz appreciated the affordable housing component and said the area is presently blighted.

MOTION: APPROVE A SITE DEVELOPMENT PERMIT AND TENTATIVE MAP TO DEMOLISH EXISTING BUILDINGS AND CONSTRUCT 52 RESIDENTIAL CONDOMINIUMS AT 3701 FLORIDA ST. (O'Boyle/UD/PR Subcommittee). Motion passed 12-1-0. Kurylo opposed.

Subcommittee Reports/Liaisons

Urban Design/Project Review Subcommittee (UD/PR)

There will be fewer condo conversions in a month or two and greater emphasis will be given to Urban Design issues.

Public Facilities/Parks/Housing (PF/P/H) and North Park Maintenance Assessment District (MAD)

The North Park MAD is working on re-balloting efforts. Mike Petrogeorge will continue to be the liaison to the MAD for the Planning Committee. The North Park MAD report will be early on the agenda.

Transportation

There were no volunteers in attendance at the last meeting.

Public Relations (PR)

Planning Committee T-shirts are available for sale.

Bylaws

The Planning Committee election was the topic of the last meeting.

Community Planners Committee (CPC)

John Stewart McGaughy was unable to attend the last meeting.

Library Task Force

The Library Task Force held a public workshop on March 1. The location of the library at 31st and North Park Way versus 31st and University Ave. met with public approval. Attendees felt the architecture should reflect the style of the business district (especially Art Deco and mid-century) versus the residential areas (bungalows and river rock).

Balboa Park Committee

The Balboa Park Committee's subcommittee on Land Use & Policy is reviewing special events, which have become numerous in the park. Presently, people can drink alcohol in the center portion of the park from 8:00 a.m. to 8:00 p.m., but the Balboa Park Committee may change that. A parking management plan for Balboa Park may alter parking.

Clean Needle Exchange Program

The next meeting is April 3.

Unfinished and New Business

- The Lafayette Hotel is still available for subcommittee meetings.
- It will be confirmed whether UD/PR Subcommittee meetings will continue to be held in the North Park Main Street office.
- Removal of parking meters at 4656 30th St. (30th St. between Adams and Madison) was supposed to be on tonight's agenda. The Transportation Subcommittee supported their removal. Surrounding businesses supported their removal through a petition. The City traffic engineer supported the removal of the meters.

MOTION: ADD TO THE AGENDA THE REMOVAL OF PARKING METERS AT 4656 30TH ST. (Rosa/Longley). Motion passed 13-0-0.

MOTION: SUPPORT THE REMOVAL OF PARKING METERS AT 4656 30TH ST. (O'Boyle/Westfall). Motion passed 13-0-0.

Future Agenda Items

- Balboa Park (Vicki Granowitz's request)
- Park near the PSA crash site.
- Switzer Canyon.
- Park behind the North Park Theatre

Election Results

- Jason DeFay announced the election results. A total of 34 ballots were cast.
 - Vicki Granowitz – 31 votes
 - Keoni Rosa – 30 votes
 - Stephen Whitburn – 30 votes
 - Salvador Arechiga – 28 votes
 - Brenda Martin – 28 votes
 - Rene Vidales – 23 votes
 - Shane Pliskin – 14 votes
 - Jeremy Cowan – 6 votes

- The following individuals each received votes as unwilling write-in candidates:
 - Larry Westfall – 1 vote
 - Maureen Westfall – 1 vote
 - Lori Moore – 1 vote
 - Lan Jefferson – 1 vote
 - Jay Turner – 1 vote
- The top 7 vote getters received the 2006-2008 positions; Jeremy Cowan received the 2005-2007 position, which was vacant at the time of this election. The new Board members were seated. The Bylaws Subcommittee recommended that the new Board elect officers at their retreat versus at this meeting. The Board agreed. A retreat was scheduled for Sunday April 2. Richard Kurylo, former Secretary, will hand over the database in a few months pending training of the new Secretary.

MOTION: NOMINATE AND ELECT KEONI ROSA AS TEMPORARY CHAIR UNTIL A PERMANENT CHAIR IS ELECTED AT THE PLANNING COMMITTEE BOARD RETREAT.

(Unknown Maker). Motion passed 13-0-0.

Meeting adjourned at 9:52 p.m.

Respectfully submitted,
Richard Kurylo, Secretary