

GREATER NORTH PARK PLANNING COMMITTEE
P.O. BOX 4825, SAN DIEGO, CA 92164
MINUTES: May 16, 2006

Called to order 6:35 pm

A. Attendance

Present: Sal Arechiga, Elaine Boyd, Jeremy Cowan, Vicki Granowitz, Dan Holsenback, James Longley , Brenda Martin, Judi O'Boyle, Rob Steppke, John Stewart McGaughy, Rene Vidales, Stephen Whitburn.

Absent: Shane Pliskin, Keoni Rosa, Vernon Franck (1st absence counting towards 3 consecutive or 4 in a year, starting with April 2006 meeting ending March 2007 meeting, leading to loss of seat on Committee per Administrative Guidelines for 600-24).

B. Subcommittees Liaisons and leadership roles since previous meeting:

Between April 18 & May 16 Planning Committee members attended the following subcommittee and other meetings:

- Sal Arechiga: Urban Design/Project Review (UDPR), Public Facilities/Public Art (PFPA), MAD
- Elaine Boyd: None reported
- Jeremy Cowan: UDPR, Policy/Housing/Community Relations (PHCR) (Co-Chair)
- Vernon Franck: UDPR (Co-Chair), **Absent**.
- Vicki Granowitz: UDPR, Retreat, Rec. Council, NPCA, Budget Hearing, Balboa Park Committee, PHCR, PFPA
- Dan Holsenback: PFPA (Co-Chair)
- James Longley: None reported
- Brenda Martin: MAD, PHCR
- Judith O'Boyle: UDPR (Co-Chair), SANDAG
- Shane Pliskin: **Absent**
- Keoni Rosa: **Absent**
- Rob Steppke: UDPR, NP PAC, PFPA, PHCR (Chair), SANDAG
- John Stewart McGaughy: Clean Syringe Exchange, Main Street Design Committee, Main Street Board of Directors
- Rene Vidales: UDPR, PFPA
- Stephen Whitburn: None reported

C. Reordering of the Agenda

To move 3152 University Ave from Consent to Action

D. Adoption of Agenda

Motion to adoption of May 16, 2006 Agenda*?/? 12-0-0

E. Announcements

- General Plan Update: Land Use & Housing Committee Workshop May 17, 2006 2pm, 202 C St Council Committee Room, 12th Floor
- North Park Festival of Arts, Sunday May 21, 9am-6pm per R. Kurylo

F. Approval of Minutes

- **Motion: To approve the GNPCPC April 18, Meeting Minutes. O'Boyle/Steppke. 9-0-3**

- Action Item: Robert’s Rules of Order formatting of minutes. **Motion: To approve documentation of minutes as prescribed by Robert’s Rules of Order. Steppke/PHCR. 12-0-0. (*Bibliographical citation)**

G. Treasurer’s Report: Presented by Chair; Balance as of April 28, 2006: \$378.22. Due to the Patriot Act Union Bank cannot send Bank Statements to PO Boxes. Statements will be sent to Chair’s home and she has received April Statement. Bank Statements for January, February and March 2006 have been ordered.

H. Project Area Committee: Roger Lewis absent, Rob Steppke reported Renaissance project request an additional \$575,000 due to cost of material increase. Affordable housing component reduced from 14 units to 9 units @ 100% AMI.*

I. Planners Report: No report, Maxx Stalheim excused.

J. Non-Agenda Public Comment:

Drowsy Maggie’s (corner University Ave. and 31st) shomeless living inside abandoned shell of building per Bertha Klann

K. Elected Official’s & Representative Announcements

- Todd Gloria, Honorable Susan Davis, Congressional District 53; 619/280-5353. Planned remodel of both North Park and Normal Heights Post Offices
- Kirsten Clemons Honorable Lori Saldana, State Assemble District 76; 619/645 3090. Budget review, additional dollars to seniors, education.
- Monica Palaez Honorable. Toni Atkins, City Council District 3, 619/533-4068.
 1. Budget still under review, accepting public input until May 30.
 2. Additionally, trees still available from People For Trees www.peoplefortrees.org or 619/222-8733.
 3. Undergrounding utilities Master Plan being re-written. Contact Carol Drummond 619/533-3872 or City of San Diego website use search feature - Department of Engineering & Capital Improvements Projects<Underground
 4. Lessee of University Ave. and 32nd St. evicted. Continue to report specific activity to proper public entities per Drowsy Maggie’s.

L. Information Item:

Administrative Guidelines: Motion: To expand reference to “direct economic interest” to include “direct economic interest, potential future direct economic interest” used in Council Policy 600-24 Administrative Guidelines for GNPCPC purposes. Cowen/PHCR 12-0-0

M. Consent Agenda:

**The motions below include the following 5 conditions (i.e. maximize parking, maximize landscaping, right of first refusal, save historic sidewalk stamps and scoring, and denial of request to waive undergrounding of utilities) where applicable.

1. 2305 University Ave., University Landing North Park SDP (#87459)

Motion: To approve the site development permit and deviation from street wall over-height to construct the University Landing North Park project at 2305 University Street. Stewart/UDPR 12-0-0 (On Consent)
2. 4669-75 Idaho Villas Map Waiver (#95755)

Motion: To deny the project because it does not contribute to the architectural diversity of the community as described in the North Park Community Plan and because the subcommittee and GNPCPC did not have and opportunity to review the project before demolitions and

construction was initiated. It is one of many nearly identical projects constructed throughout North Park in recent years. Stewart/UDPR 12-0-0 (On Consent)

N. Action Items:

1. Intersection Madison Ave at Oregon St All-Way Stop **Motion: To approve proposed all-way stop per request and proper input of community. 12-0-0 Holsenback/PFPA**

**The motions below include the following 5 conditions (i.e. maximize parking, maximize landscaping, right of first refusal, save historic sidewalk stamps and scoring, and denial of request to waive undergrounding of utilities) where applicable.

2. 4625 Kansas TM (#87003) **Motion: To approve the tentative map to convert 7 existing residential units to condominiums. Cowan/UDPR 12-0-0**
3. 4133 Kansas TM (#83998) **Motion: To differ action until the June 20, 2006 meeting so the applicant can present a landscaping and color plan to the GNPCPC. Stewart/O'Boyle 12-0-0**
4. 4522 Utah TM (#91143) **Motion: To approve a tentative map to convert 8 existing residential units to condominiums. Cowan/UDPR 11-0-0 (R Vidales recused).**
5. 4020 Kansas TM (#82766) **Motion: To approve the tentative map to convert 8 existing residential units to condominiums. Boyd/UDPR 12-0-0**
6. 3152 University Ave, Iowa Mixed Used Vesting VM/SDP (#88598) **Motion: To approve the vesting tentative map, including deviations to floor area ratio and setbacks, to construct a mixed use project of 5 commercial condominiums and 135 residential condominiums. Stewart/UDPR 12-0-0**

O. Subcommittee Reports/Liaisons

- Urban Design/Project Review: No further report
- Public Facilities/Public Art: Each member of the Subcommittee will take a topic to research and report on at the June meeting. Meets 1st Wednesday of month 6:30 pm Mississippi Room, Lafayette Hotel, 2223 El Cajon Blvd, 6:30 pm
- Policy/Housing/Community Relations: Planning Dept. By-Law "Shell" passed out and will be working on updating GNPCPC By-Laws over next few months. Meets 2nd Thursday of month Mississippi Room, Lafayette Hotel 2223 El Cajon Blvd, 6:30 pm
- CPC: May meeting was cancelled.
- North Park Law Enforcement: April meeting cancelled. Granowitz meet with Western Division Captain Sarah Creighton and Lieutenant Brian Blagg. She asked the Captain to put Whitburn on Western Division Captain's Advisory Committee.
- Maintenance Assessment District: Results of Community Survey available. Cost overruns on current lighting reduce monies available for re-balloting.
- North Park Library Task Force: Nothing to report
- Balboa Park Committee: A jogger was raped on the west side of the park at 8 am. Make sure to run with a buddy.
- Clean Needle Exchange Program: Name to change to Clean Syringe Exchange, a report can be accessed on City Web Site.

Meeting adjourned 8:45 pm

Submitted 20 May 2006

Brenda Martin, Secretary

*need 1st/2nd to adopt agenda