

GREATER NORTH PARK PLANNING COMMITTEE
P.O. BOX 4825, SAN DIEGO, CA 92164
MINUTES: JUNE 20, 2006

Meeting called to order 6:35pm

- A. **Attendance:** Jeremy Cowan, Vernon Franck, Vicki Granowitz, Dan Holsenback, James Longley, Brenda Martin, Judi O'Boyle, Rob Steppke, Rene Vidales, Stephen Whitburn
Absent: Sal Arechiga, Elaine Boyd, John Stewart McGaughy, Shane Pliskin, Keoni Rosa.

B. Subcommittees liaisons and leadership roles since previous meeting

Salvador Arechiga: Absent, None reported.
Elaine Boyd: Absent, None reported.
Jeremy Cowan: Urban Design/Project Review, Policy/Housing/Community Relations, General Plan Update
Vernon Franck: Urban Design/Project Review
Vicki Granowitz: Chair, Balboa Park Committee, Rec Council, NPCA
Dan Holsenback: Public Facilities/Public Art
James Longley: None reported.
Brenda Martin: Secretary, Maintenance Assessment, Altadena Neighborhood Association
John Stewart McGaughy: Absent, None reported.
Judith O'Boyle: Vice Chair Urban Design/Project Review
Shane Pliskin: Absent, None reported.
Keoni Rosa: Absent, None reported.
Rob Steppke: Urban Design/Project Review, Policy/Housing/Community Relations
Rene Vidales: Public Facilities/Public Art
Stephen Whitburn: Urban Design/Project Review, Law Enforcement, NPCA

C. Reordering of the Agenda

Move 3150 Maple from Consent to Action
Move Arbor Crest North from Consent to Action
Move Arbor Crest South from Consent to Action

D. Adoption of the Agenda

Motion to Adopt Agenda Steppke/Holsenback 10/0/0

E. Announcements

Development Services Department "What to Know When Reviewing Projects Advanced Workshop June 29
Regional Transportation System, Alan Hoffman June 22
North Park Community Association. Bird Park Concerts begin July 1, 6-8pm.

F. Approval of Minutes

Motion: To Approve Minutes Cowan/Whitburn 9/0/1

G. Treasurers Report

Vicki Granowitz submit signature card to Union Bank of California with Keoni Rosa and Brenda Martin as signers.

H. Project Area Committee

Steppeke gave report in R Lewis's absence
Election delays due to lack of quorum. Reduction in affordable housing component at La Boehme due to cost overruns per Rob Steppke (see May 2006 minutes).

I. Planners Report

This was last Agenda City will be sending out. Monthly agendas will be posted at www.sandiego.gov/planning/ If you are interested in City sending you Agendas via email please email sdplanninggroups@sandiego.gov indicating which planning group's agenda you would like to receive
Maxx Stalheim 619/236-6153

J. Non-Agenda Public Comment

- Dan Cruz, San Diego Regional Airport Authority open meeting Tuesday, June 27, details on handout.
- Sheila Hardin, CCDC Downtown Parks Tours monthly, Saturdays, 10am and Noon see www.ccdc.com for details; Office located 225 Broadway @ Horton Square, Monday-Saturday 9am-5pm.

K. Elected Officials & Representative Announcements

- Todd Gloria, Susan Davis Congressional District 53, 619/280-5353.
Davis Dispatch, Reauthorization of Voting Rights Act.
- Kristen Clemons, Lori Saldana, State Assembly District 76, 619/645-3090.
State Budget not submitted; Renters Assistance applications available July 1; due July 1-October 1.
- Monica Pelaez, Toni Atkins, City Council, District 3, 619/533-4068.
Budget adopted, key points 59% increase in graffiti control, 2x increase in street repair, eg, 50m in 2006, 100m in 2007. North Park Clean Up Saturday, July 8, 9am-12pm, Meet at 32nd and University.

L. Information Items

- Chair reaffirms Urban Design will take lead on Historic Preservation issues passed on past practices.
- Planning Commission denied 2309 30th St due to being under parked. Bungalow Court should get a waiver to the parking requirements for condo conversions. During City council meeting on Condo Conversions regulations Toni Atkins made sure to ask Mayor's staff about waiver for Bungalow Courts.
- North Park historic district survey is not finished, not approved by City Council is on City website. In process of setting up a Community meeting to review process for granting demo permits of properties 45 yrs and

older, in historic district or potential districts. Chair and Monica Peleaz in process of setting up a meeting to include Planning Dept, Development Services, Historic Resource Board CD3.. This is a citywide problem.

M. Consent Agenda

- **Nextel Myrtle CA 6444B (#88085)**
Motion: Deny project based on design and use of materials [can take action when a code violation is pending per M. Stalheim]. Longley/UDPR 9/0/0 (Cowan recused.)

- **2309 30th Street Bungalow Court**
Motion: Prepare a letter of support for the appeal of the denial of proposed project to be presented by the Chair of the Greater North Park Community Planning Committee on behalf of the committee for presentation to the City Council. Longley/UDPR 9-0-0 (Cowen recused)

Action Items

- **North Park Parking Garage/Comprehensive Sign Program** for the retail element of the North Park Parking Facility at 3829 29th Street. The proposed plan, which provides for lettering of no greater than twelve inches in height on the front edge of each retail awning as well as projecting signs of uniform size (4 feet, 9 inches in height by 28 inches in width) and placement (10 to 11 feet above the sidewalk and below the awnings).
Motion: To approve plan as presented Franck/Cowen 9/1/0

- **Phase III Draft Final Report District 3 Sidewalk Study** Jerry McKee City staff had worked with former Chair Subcommittee over last 2 years. Plan has been approved by Golden Hill & Normal Heights Planning Committees.
Motion: Send to Public Facilities subcommittee to review in committee. Arechiga/Steppke 10/0/0.

- **4133 Kansas Tentative Map (#83998)** Applicant requests item be pulled and added to July 18 Agenda.

- **3150 Maple Street Demolition of home in a historic district.** Approximately 20 residents in attendance, 9 spoke, Burlingame residents protested the demolition of home and plans for a 2400 sq ft two story replacement structure. The issue on demo's is a citywide issue and not just a Burlingame issue and is a long standing problem. There is also a difference of opinions on what the process should be. There will be a Community meeting/workshop for the entire 3rd District Council area. Area residents appeared to address committee on this issue, documented in June Public Comment. Residents support creation of guidelines to ensure consultation before action in future.

Motion: City planning and Historic Resources Board (HRB) review of demolition permits of properties 45 years and older and properties located within historical districts, voluntary and traditional, shall require review by cognizant community planning groups to conform with the goals articulated in the Greater North Park Community Plan and Historical Districts. Whitburn/UDPR 7/1/2

Motion: City planning shall require design review by cognizant community groups of all new construction of replacement structures located in existing and historic districts. Whitburn/UDPR 9/0/1

- **Arbor Crest North (#89239)** 3783-3825 Florida Street Request to transfer eight (8) planned inclusionary housing condominium units to Arbor Crest South as a part of a revised plan for a 71 unit low income apartment development

Motion: Approve the transfer of eight (8) previously approved inclusionary condominium units from Arbor Crest North to Arbor Crest South to be constructed as part of a 71 unit low income apartment development. Holsenback/UD/PR. 9/0/1

- **Arbor Crest South (#90318)** 3701 Florida Street. To revise plans that would construct 52 residential condominium units to instead construct 71 low income/workforce residential apartment units.

Motion: Approve the project to construct 71 low income/workforce apartment units at 3701 Florida Street, a project previously approved for construction of 52 residential condominiums, with the condition that the project is constructed with the design as presented. Cowan/UDPR 9/0/1

Area residents appeared to address committee on this issue, documented in June Public Comment. Residents support project since concerns regarding construction process were addressed, specifically regarding noise and dirt.

N. Sub-Committee Reports

- Urban Design/Project Review.
Parking Symposium on July 14th for more information see San Diego APA site: <http://sdapa.org/rsvp/rsvp.php?form>
UDPR meeting moved to 6/26 6pm to accommodate July 4 holiday.
- Public Facilities/Public Art review of draft Sidewalk plan.
- Policy/Housing/Community Relations Alternatives to reaching public given notice of city to discontinue notifying public of meetings via USPS mail, working on by-laws

O. Liaisons Reports

- CPC: elections to be held June 27, no meeting in May.
- Law Enforcement Committee: El Cajon Blvd security cameras, slow response to graffiti removal (see notes submitted by Stephen Whitburn).
- Maintenance Assessment District: Lights designated by current MAD cost more than original estimate due to increased level of trenching. Three proposals presented to board to complete lighting plan within budget. See NPCA website for minutes.
- North Park Library. Nothing to report
- Balboa Park: Traffic & safety issues at Plaza de Panama by the Prado Restaurant & the Museum of Art being addressed by increasing visibility of pedestrian walkway adding Valet lanes, moving tram stop by the Timken Museum
- Clean Needle Exchange: Meeting in July

Meeting adjourned 9pm
Submitted 26 June 2006
Brenda Martin, Secretary