

GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE
2901 NORTH PARK WAY, 2ND FLOOR
P.O. BOX 4825, SAN DIEGO, CA 92164
APPROVED MINUTES: NOVEMBER 20, 2007

- I. Called to Order:** 6:34 pm.
- II. In Attendance:** Sal Arechiga, Ed Cronan, Vernon Franck, Vicki Granowitz, Judith O'Boyle, Dean Petersen, Keoni Rosa, Rob Steppke, Rene Vidales, Stephen Whitburn: Brenda Martin (7:01). Mike Forbes and Liz Studebaker were seated as new members after the Election.
Absent: Ravin Armelin, Carol Gonzales.
Secretary Report on Attendance: Ms. Armelin has been absent four times and Ms. Gonzales has been absent at five meetings.
- III. Motion to Adopt November 20, 2007 Agenda: Petersen/Whitburn 10-0-0**
- IV. Action Item Part 1- ELECTION**
A. Candidates are Liz Studebaker and Mike Forbes. Rob Steppke also nominated Steve Chipp to fill Carol Gonzales's vacated seat. Balloting was conducted.
- V. Chair's Report/CPC**
A. NPCA website will not be available for posting at the beginning of Dec ember while they are switching over to the new system.
B. The Bluefoot Lounge will be before the UDPR in January.
C. The General Plan passed out of the CPC on a vote of 13-3-3.
D. Mr. Pangilinan informed the Chair that the bylaws of the GNPCPC will go to the City Council for approval in January.
- VI. Motion to approve Corrected October 16, 2007 minutes: O'Boyle/Cronan 8-0-2** (Franck and Petersen abstained due to their absence at the prior meeting.) Corrections pertained to Non-Agenda Public Comment regarding alleged Brown Act violation and Liaison reports on Public Safety and MAD.
- VII. Treasurer's Report:** Balance unchanged- remains at \$345.22
- VIII. Announcements**
1. Liz Studebaker announced: that the NPCA History Committee in conjunction with NPMS will be conducting a "dry run" on December 1, 2007 of their Historic Walking Tour of North Park. NPMS will have an entry in the December 8, 2007 Toyland Parade. On December 14, 2007 from 6pm-10pm NPMS and NPCA will host a Holiday Party at the Lions Club. There will be no Farmers Market on Thursday, November 22, 2007. It will continue on the following Thursdays from 2pm until dark.
2. Lynn Elliott announced that NPCA will have a mixer on December 6, 2007 at Urban Solace starting at 6pm.
- IX. Elected Officials Report**
1. Kirsten Clemons (rep for Lori Saldana, CA State Assembly District 76): Assemblywoman Saldana is hosting a Holiday Party on December 13, 2007 from 5:30pm-7: 30pm in the Santa Fe Room at the Balboa Park Club. The Green Innovation Award nominations are still ongoing.
- X. Consent Agenda**
1. **4070 Iowa TM (PTS# 115824, Process 4).** To convert 9 existing residential units to condominiums on 0.16 acre in the MR-1250B Zone of Mid City Communities PDO. Transit Area

Overlay. **Motion to Approve project with the following conditions: 1. Implement proposed Site Plan/Landscape Plan as presented including converting tandem parking space (front of site) to landscape entry area and maintain the nine non-tandem parking spaces. 2. Abandon proposed building redesign; rather refresh and rehab as necessary the existing building style. On Consent: Rosa/UDPR 9-1-0 (Whitburn dissenting)**

2. **Guard Residence Guest Unit 3547 Laurel St. (PTS# 135884).** Neighborhood Use Permit to allow the construction of a 494 square foot guest quarters on top of an existing 367 square foot detached garage on a 7,158 square foot site containing an existing 1,085 square foot single dwelling unit. The project site is located in the RS-1-7 Zone of the Greater North Park Community Plan area and is within the FAA Part 77 Notification area and the 300 foot Brush Buffer Zone. **Motion to Approve On Consent Rosa/UDPR 10-0-0**

XI. Election Results.

1. Liz Studebaker was elected to fill the seat until March '09.
2. Mike Forbes was elected to fill a seat until March '08.
3. Steve Chipp was elected to fill a seat until March '08.

At 6:58 Ms. Studebaker and Mr. Forbes joined the Board for the duration of the meeting. The new members were advised by the Chair as to their responsibility to attend the mini COW on November 29, 2007.

Brenda Martin arrived at 7:01 pm. As a result, the Board had 13 voting members present.

XII Action Items Part 2

1. NPPC Financing

Vicki Burgess and Pam Bernasconi presented the NPPC Financing Plan for approval. Lengthy questioning by the Board ensued. Numerous questions and inquiries were lodged regarding the large increase in the Developer Impact Fees from \$ 4, 080 to the proposed \$18,456. Staff was asked to compare the cost of the fees to other neighborhoods. Staff explained that this is difficult to, but noted that North City Communities have substantially higher fees. The bulk of the increase in North Park was due to the result of a single appraisal of available open land in North Park that might be purchased for parkland. Concerns were expressed by Board members regarding the timing of the appraisal in light of recent market conditions, as well as the fact that only one appraisal was conducted. Also, staff was questioned about the stated need for 103 additional acres of parkland in North Park and the failure to include more of nearby Balboa Park in the calculations, beyond the 40 acres allotted due to Morley Field. Following this extended discussion; a motion was made to disapprove of the financing plan with direction to staff to consider certain items. Prior to voting on that motion, an amendment was proposed. As it was denied by the original mover, it was considered on its own.

Motion to amend was proposed as: Motion to table the Financing Plan as presented with direction to City Staff to revisit the land valuation and reexamine the park area definition and requirements. Whitburn/Cronan 4-9-0 Motion failed. (Voting yes on the Motion to Amend: Whitburn, Cronan, O'Boyle, Studebaker. Voting no: Sal Arechiga, Vernon Franck, Vicki Granowitz, Dean Petersen, Keoni Rosa, Rob Steppke, Rene Vidales, Brenda Martin, Mike Forbes.)

Motion to disapprove the Financing Plan as presented with direction to City Staff to revisit the land valuation and reexamine the park area definition and requirements. Petersen/Franck 9-4-0 Motion passed. (Voting yes: Sal Arechiga, Vernon Franck, Vicki Granowitz, Dean Petersen, Keoni Rosa, Rob Steppke, Rene Vidales, Brenda Martin, Mike Forbes. Voting no: Whitburn, Cronan, O'Boyle, Studebaker.)

2. NPPC Website

Elaine Boyd presented the new NPPC website. Several Board members had suggestions for changes: Mr. Rosa had suggestions for modifications to his elevation input. Mr. Whitburn and Mr.

Petersen suggested that the Board reach out to the community to notify them of this great website. Mr. Petersen suggested notifying the Union-Tribune to see if it will run a reference in its FYI section. The Chair asked Mr. Petersen to forward the necessary info regarding this to her. Ms. O'Boyle wanted to encourage community members to join the Subcommittees. Mr. Franck suggested that the guidelines for developers be changed to reference "projects" rather than just "developers." He also sought a place for community members to request email notification of agendas of Board meetings. Mr. Arechiga asked that reference be made to the other communities within North Park, such as University Heights. Mr. Vidales asked that City Staff be asked to provide a link to the new NPPC website. He also learned that the records for the subcommittees will be archived for the last year, but the status of those subcommittee websites beyond that was unclear.

Motion to Approve the NPPC website and have it go live: Petersen/Martin 13-0-0

XIII. Information Item

1. **The Linkery.** Jay Porter presented the plans for the new Linkery to be located at the corner of North Park Way and 30th. They are in permitting now. Construction should start in mid-December with a completion date targeted for mid- March of 2008. They will be open for sandwiches from 11am-5pm and dinner from 5pm-11pm. They will be applying for a type 41 beer and wine license.

XIV Subcommittee Reports

1. **Urban Design/Project Review.** Vernon Franck 1st Monday. **Next meeting is January 7, 2008.** At the November meeting, the two consent items were discussed and an eight-unit project was tabled. They also discussed Fast Pay and KFC. The Bluefoot NUP is up for discussion in January and OLP maybe discussed in February 2008.
2. **Public Facilities/Public Art,** Sal Arechiga/Rene Vidales, North Park Main Street Office, 3076 University Av, 6:30pm, 1st Thursday. **Next meeting January 3, 2008.** The Subcommittee considered previously approved angled parking, a stop sign and v-calm signs. They also discussed OLP and traffic calming on Kansas St. Only 1 v-calm sign- on Mission at Alabama- will be funded
3. **Policy/Community Relations,** Rob Steppke, North Park Main Street Office, 3076 University Ave., 6:30 pm, 2nd Wednesday. **Next meeting January 9, 2008.** The Subcommittee discussed the website and the Election.

XV. Liaison Reports

1. **Project Area Committee-** Roger Lewis was absent so Rob Steppke gave the report. The residential tenant position was filled and the proposed contract for OLP parking at the North Park Parking Structure was denied. They also had preliminary numbers for their budget. The Bylaws for the PAC were discussed.
2. **Public Safety & Neighborhood Services-** Stephen Whitburn. The Alcohol and Entertainment Working Group meeting was cancelled due to the Wildfires. Mr. Whitburn noted that at the scene of the recent homicide near Interstate 805, it was reassuring to see the number of police units present.
3. **Maintenance Assessment District.** Brenda Martin. The balloting was found to be 113 single-family votes short of passage. MAD is considering a grass roots campaign targeting those voters for a possible July vote. They will not address the out of town apartment owners.
4. **North Park Parking Management Working Group-** Rene Vidales. No meeting. They are trying to put together a presentation Bertha Klann would like the lights in the structure turned off at night.
5. **NP Parking Garage/Art Selection Working Group-** Liz Studebaker. They are finalizing the RFQ and hopefully it will be out by the end of the year. They need people to act as Jurors on the Jury of Community Members for the art selection process.
6. **Balboa Park Committee Liaison-** Vicki Granowitz. In December they will be reviewing a draft proposal to change the alcohol policy. The Mingei wants to propose some landscape changes and changes to the outside of its building. The Balboa Park Foundation is funding the removal of some of the shuffle board area to return it to turf, the portion that is unused, but it will not impact the functionality of the area.

7. **North Park Main Street-** Ed Cronan. They are working hard to expand the BID. If successful, they will increase the fees of the existing members. The NPMS is in need of funds. They met the new Police Lieutenant, John Leas. According to Liz Studebaker, The top front of the Undisputed gym has been painted over.
8. **Needle Facilitation Committee-** Vicki Granowitz. There was a meeting last Friday, but Ms. Granowitz was unable to attend. They were to approve their annual report. The report will go to the Mayor's Office.

XVI Supplemental Elected Officials

1. Monica Pelaez (rep for Toni Atkins, City Council District 3): There is a Public Safety Meeting planned tentatively for January 18, 2008. Last Thursday, November 15, 2007, the NPCA held a protest in North Park regarding the proliferation of Smoke Shops in the area. Ms. Atkins sent a memo to the City Attorney regarding this matter, in reference to how El Cajon has handled these shops. The Second Reading of the Beach Alcohol Ban took place and will take effect the end of December. Ms. Pelaez also clarified Ms. Atkins vote on one of the mini-dorm issues.

XVII Next Meeting on January 15, 2008.

- XVII. Motion to Adjourn Petersen/Archiga 13-0-0
Meeting adjourned at 8:34 pm.**

Submitted by:

Dean Petersen, Secretary.