

GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE
2901 NORTH PARK WAY, 2ND FLOOR
P.O. BOX 4825, SAN DIEGO, CA 92164
CORRECTED DRAFT MINUTES: MARCH 18, 2008

- I. Called to Order:** 6:35 pm.
- II. In Attendance:** Salvador Aréchiga, Steve Chipp, Vicki Granowitz, Judith O'Boyle, Dean Petersen, Keoni Rosa, Rob Steppke, Elizabeth Studebaker, Rene Vidales, Stephen Whitburn, Mike Forbes (6:50 PM).
Absent: Brenda Martin.
- III. Motion to Adopt March 18, 2008 Agenda: Petersen/Vidales 10/0/0**
- IV. Chair's Report**
This is the Chair's last Board Meeting. She has served eight years.
- V. Motion to approve February 19, 2008 minutes as modified** (Ms. Studebaker noted that the following names should read Surwilo, Shooterz and Hawthorn): **Vidales/Aréchiga 9/0/1** (Whitburn abstained as absent last meeting.)
- VI. Treasurer's Report:** Balance as of February 29, 2008 is \$391.72.
- VII. Announcements**
1. Ronald Lacey (619.236.7168), from Mayor Sanders' office announced that there will be a Budget Forum on April 29, 2008 from 6:00 PM- 7:00 PM at the City Heights Weingart Branch Library Annex.
 2. Ms. Studebaker announced that there will a presentation on Parking Issues and Recommendations on March 25, 2008 from 6:00 PM-8:00 PM at the North Park Birch Theater. Ms. Studebaker also noted that the RFQ was out for the Art on the North Park Parking Garage.
- IX. Planner's Report:** Marlin Pangilinan, 619-235-5293, mpangilinan@saniego.gov. Mr. Pangilinan announced that the City's General Plan Update had been completed. It was eight years in the making.
- X. Non Agenda Public Comment**
1. Bertha Klann asked what was happening at the site of the old Drowsy Maggie's. Ms. Studebaker stated that the new owners were doing a total renovation. They are planning on either one large space for lease, or to split the building into two spaces.
 2. Donna Dow expressed her concerns regarding the placement of the needle exchange. She feels that the needle exchange should be on the Agenda of the GNPCPC. She noted that a new site in North Park is being sought due to the proposed new library.
 3. Rene Vidales noted that the Taco Bell on El Cajon Blvd had been demolished. He expressed concern that this was another project that the GNPCPC had not been given an opportunity to review.
- (Mike Forbes arrived at 6:50 PM.)
4. Martin Chevalier claimed that the PR firm for the company running the needle exchange gave inadequate notice regarding the exchange relocation. He wants better notice. He does not want the exchange in his neighborhood.

XI. Action Item Part 1-ELECTIONS

Candidates were-

1. Sal Aréchiga
2. Dennis Byrne
3. Kitty Callen
4. Steve Chipp
5. Lynn Elliot
6. John Feher
7. Mike Forbes
8. Daniel Gebreselassie
9. Jessica Kellett
10. Carl Moczydlowsky
11. Colin Parent
12. Gayle Richardson
13. Keoni Rosa
14. Christy Scannell
15. Don Skolnik
16. Rene Vidales
17. Stephen Whitburn

Short speeches were given by all the candidates (except Colin Parent who did not attend). Thereafter all in attendance voted.

XII. Officials' Report

1. Nick Norvell (rep for Susan Davis, US Congressional District 53): Congresswoman Davis is moving to block the HHS's plan to move the warehouse of emergency supplies out of San Diego to the L.A. area. HHS has said it will reconsider. Nick encouraged those eligible for the rebate to be sure and file their taxes. Congresswoman Davis is planning a Neighborhood Day on March 25, 2008 from 6:00 PM-7:00 PM at the Normal Heights Community Center and a Neighborhood Day on March 27, 2008 from 4:30 PM- 5:30PM at the College-Rolando Branch Library.
2. Kirsten Clemons (rep for Lori Saldana, CA State Assembly District 76): Kirsten embraced Ms. O'Boyle's suggestion at the last GNPCP meeting regarding reducing the quantity of newsletters from the representatives of the public officials. Anyone who would like the newsletter from Assemblywoman Saldana could request it by email. Kirsten noted the problems with the State budget deficit and the ongoing efforts to establish a state HOA Bureau.
3. Monica Pelaez (rep for Toni Atkins, City Council District 3): Ms. Atkins is planning a Town Hall Meeting for the Budget. More details will be provided later. Ms. Atkins will also be holding her State of District 3 Meeting on April 24, 2008 at 6:30 PM at the War Memorial Building in Balboa Park. The Land Use Committee had a hearing on January 23, 2008 regarding demolition permits concerning historic homes. There were no recommendations from staff, but information was gathered. Its next meeting is April 16, 2008. Also, Monica presented a Commendation to the Chair, Vicki Granowitz, for her long public service

XIII. Consent Agenda

1. **T-Mobile at Upas and Arizona.** Replace light standard with wireless antenna, underground vault in right of way (adjacent to Morley Field). Applicant-James Kennedy. **Motion: Deny the project due to its location adjacent to the park and proximity to proposed historical district; impediment to view corridor to park; pedestrian access and safety in participating in park activities, using par course, and cross-country events. Petersen/UDPR 11/0/0 On Consent**

XIV. Information Item

1. **Update on Uptown Planners' Proposal to Annex Parts of North Park Planning** The Chair reported that she had asked that the CPC consider this matter, but the Chair of the CPC, Leo

Wilson, who is also the Chair of Uptown Planners, refused to put it on the agenda. This apparently is the fourth time that the annexation of part of a pre-existing planning area has been attempted in San Diego. The City staff is putting research together on the issue. It was noted that the current status is that Uptown Planners has approved the annexation of the portions of University Heights currently in the Greater North Park Planning area. Any further action is put off until the Community Plan (Uptown/North Park/Golden Hill) is updated. That process begins later this year.

XV. Action Items Part 2

1. Approval of Annual Report- Motion to Approve Annual Report as Prepared by Chair Granowitz: Petersen/Studebaker 10/0/1 (Steppke absent during vote.)

2. Fresh & Easy 3201 University Avenue (Fresh and Easy).

Project will demolish existing structures, construct three commercial buildings with a deviation to increase the maximum floor area to 21, 414 sqf on a .67 acre site in the CL-1 Zone of the Mid-City PDO. Applicant-Michael Kalscheur presented project to NPMS-Design Committee who are in support of project, patio area needs to be ADA compliant & provide mitigation of skateboarding. NPMS Design Committee is against City requirement for widening 32nd Street. Mr. Kalscheur presented his proposal to the GNPCPC, explaining the placement and plans for the Fresh & Easy store and other commercial entities in the other locations on the site. Questions were posed by the Board Members and by members of the audience. Mr. Kalscheur and the Representative for Fresh & Easy indicated that there was an intent to incorporate solar technology. Also, in response to an audience member's concern regarding opening day traffic, the Fresh & Easy rep stated that there would be no problem with an opening day crowd for the new Fresh & Easy store. Following discussion, a motion to approve the project was voted on.

Motion: Approve the project with the recommendation that solar panels are used and incorporated in design. Petersen/Forbes 7/4/0 (Those voting in favor: Petersen, Forbes, Aréchiga, Chipp, Steppke, Vidales, Whitburn.) (Those voting against the motion: O'Boyle, Granowitz, Rosa, Studebaker. Votes in opposition do not support the City's requirement that the applicant release 2.5 feet of property frontage along 32nd Street, but are supportive of the project as presented.)

3. Proposed Change to Draft NPPC Bylaws regarding Candidate Qualifications—

City Staff has advised the Chair that if the Draft NPPC Bylaws are changed to reflect candidate qualifications to read that a candidate is eligible to run if they have attended 1 meeting in the last 12 meetings, instead of 1 meeting in the last 6 meetings, then the Bylaws can be approved as an administrative matter. This would avoid the wait to have it heard by the City Council. Following discussion, the Motion was made to have the qualifications read 2 meetings in the last 12 meetings. The Motion was made by Ms. O'Boyle and seconded by Mr. Aréchiga. (This was an option in the Bylaws Shell.) Before that could be voted on, a Motion to Amend was proposed to have the qualifications changed to 1 out of the last 12 meetings. The Motion to Amend was proffered by Mr. Rosa and seconded by Ms. Granowitz. Following discussion, the Motion to Amend was voted on first. **Motion to Amend to Change the GNPCPC Draft Bylaws to read the eligibility requirement for a candidate for the NPPC to be “attend 1 meeting out of the last 12 meetings” rather than 2 out of the last 12 meetings Rosa/Granowitz 8/3/0** (Those voting in favor: Rosa, Granowitz, Chipp, Forbes, Steppke, Studebaker, Vidales, Whitburn.) (Those voting in opposition: O'Boyle, Aréchiga, Petersen.)

As Amended the new Motion was voted on: **Motion to Change the GNPCPC Draft Bylaws to read the eligibility requirement for a candidate for the NPPC to be “attend 1 meeting out of the last 12 meetings” O'Boyle/Aréchiga 8/3/0** (Those voting in favor: Rosa, Granowitz, Chipp, Forbes, Steppke, Studebaker, Vidales, Whitburn.) (Those voting in opposition: O'Boyle, Aréchiga, Petersen.)

**4. Election Runoff-
Lynn Elliot vs. Kitty Callen.**

5. ELECTION RESULTS-

The following to serve two-year terms on the GNPCPC Board:

- 1. Rene Vidales**
- 2. Keoni Rosa**
- 3. Sal Aréchiga**
- 4. Steve Chipp**
- 5. Stephen Whitburn**
- 6. Christy Scannell**
- 7. Carl Moczydlowsky**
- 8. Gayle Richardson**

The following to serve one-year terms on the Board:

- 9. Jessica Kellett**
- 10. John Feher**
- 11. Kitty Callen**

XVI. Subcommittee Reports

- 1. Urban Design/Project Review**, Judith O'Boyle. No definite plans to meet. Still looking for a meeting site. The Community Church where the Board meets has made another room available, but the night would have to change. Ms. O'Boyle will send out a notice as to time and place.
- 2. Public Facilities/Public Art**, Sal Arechiga/Rene Vidales. They are considering changing the day of the month for their meetings. They will coordinate with Ms. O'Boyle.
- 3. Public Policy/Community Relations**, Rob Steppke. Did not meet this month. Will meet in the future as needed.

XVII. Liaison Reports

- 1. Project Area Committee-** Rob Steppke. Judith O'Boyle was elected and seated. Main topic was a proposal for a 50/50 match for storefront improvement.
- 2. North Park Parking Management Working Group-**Sal Aréchiga. Need to select a member for the Art Selection Committee.
- 3. Balboa Park Committee Liaison-** Vicki Granowitz. Public presentation of the Balboa Park Report was held on Saturday March 8, 2008 from 8:30AM-12:00PM at the Balboa Park Palisades Building Recital Hall. Also, Resumes of Mr. Steppke and Mr. Petersen were forwarded to the Third City Council District for consideration for appointment to the Balboa Park Committee.
- 4. North Park Main Street-** Elizabeth Studebaker. Balloting to increase the assessment and expand the BID.

XVIII. Result of Request for Contributions- Collected \$97.00

XIX. Seating of new members. Board Members unanimously elected the following new officers:

CHAIR: ROB STEPPKE
VICE-CHAIR: STEVE CHIPP
SECRETARY: JOHN FEHER
TREASURER: KEONI ROSA

XX. Chair Rob Steppke appointed the following Subcommittee Chairs and Liaison:

A. Subcommittees:

- 1. Urban Design/Project Review: Judi O'Boyle**
- 2. Public Facilities/Public Art: Sal Aréchiga/ Rene Vidales**
- 3. Public Policy/ Dean Petersen/Gayle Richardson**

A. Liaisons:

- 1. Public Safety: Stephen Whitburn**
- 2. MAD: Carl Moczydlowsky**
- 3. North Park Parking Management Working Group: Rene Vidales**
- 4. NP Parking Garage/Art Selection Working Group: Sal Aréchiga**
- 5. NPMS: Jessica Kellett**

XXI. Next Meeting: April 15, 2008.

XXII. Motion to Adjourn: Petersen/Aréchiga 15/0/0
Meeting adjourned at 9:27 pm.

Submitted by:

John D. Feher, Secretary.