

**NORTH PARK PLANNING COMMITTEE**  
**(Greater North Park Community Planning Committee)**  
**2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR**  
**P.O. BOX 4825, SAN DIEGO, CA 92164**  
**DRAFT MINUTES: May 20, 2008**

- I. Called to Order:** 6:35 pm.
- II. In Attendance:** Rob Steppke, Steve Chipp, Judith O'Boyle, Dean Petersen, Keoni Rosa, Elizabeth Studebaker, Rene Vidales, Stephen Whitburn, Kitty Callen, Jessica Kellett, Christy Scannell, Salvador Arechiga, Gayle Richardson, John Feher.  
**Absent:** Carl Moczydlowsky.
- III. Chair's Report**
1. Motion to move Balboa Park Committee Liaison report to front of agenda. **Rosa/Arechiga 14/0/0**
  2. Historic Resources Board meeting on June 6, 2008 at 6 p.m.
  3. Bylaws tentatively approved by the City Attorney's office- it will prepare an upcoming memo.
- IV. Approval of April 15, 2008 minutes**
1. Include NPPC bank account reference.
  2. Add Vicki Granowitz as Balboa Park Committee liaison.
  3. Motion to approve April 15, 2008 minutes. **Chipp/Petersen 12/0/2.**
- V. Treasurer's Report:** NPPC bank address changed to Steppke's address.
- VI. Announcements**
1. North Park parking garage art selection process narrowed to 5 individuals.
  2. Summer concerts begin June 21. Need volunteers. Check NPCA website for more details (www.northparksd.org).
- VII. Balboa Park Committee Report**
1. Upcoming joint powers authority City planning talks. June 5: speakers include representatives from Mission Trails Regional Park and San Dieguito River Valley Conservancy. June 18: speakers include representatives from Forest Park Conservancy and San Diego River Conservancy.
- VIII. Planner's Report.** Marlin Pangilinan, 619-235-5293, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov). Regarding the City's General Plan Update, the first stakeholder meetings are scheduled for the summer/fall 2008, and this is a two-year process. Also, amendments to CUP come before the planning group as a discretionary process.
- IX. Non Agenda Public Comment**
1. Larry Westfall emphasized importance of knowing the history of NPPC's prior positions and stressed that the traffic issues become more important to the committee.
- X. Officials' Report**
1. Nick Norvell (rep for Susan Davis, US Congressional District 53): Nick discussed a forthcoming bill to address the mortgage crisis, the co-sponsoring of a bill addressing gas mileage standards to decrease dependence on foreign oil, and discussion about Daniel Beard discussion re: greenhouse initiatives and greening the White House.
  2. Jason Weisz (rep for Christine Kehoe, CA State Senate District 39): Jason absent.
  3. Kirsten Clemons (rep for Lori Saldana, CA State Assembly District 76): Kirsten announced the following: new California assembly speaker Karen Bass and Ms. Saldana as Assistant Speaker Pro-Tem; Co-host of non-profit meeting on June 7, 9 a.m.- 5 p.m. at USD; Governor announced

revised budget with a \$17.2 billion deficit, cuts in education spending, reduced public transit funds, cuts to social security and reduction to in-house services funding.

4. Monica Pelaez (rep for Toni Atkins, City Council District 3): Ms. Pelaez announced a land use committee at City Hall on May 21 at 2 p.m., the State of the 3<sup>rd</sup> District address (with priority of addressing parking behind NP Theater issues), sidewalk improvement project along 30<sup>th</sup> and North Park Way, and water conservation.

## **XI. Consent Agenda**

1. **2436 Adams Avenue- Casa Verde.** PTS 131189. Site development permit/tentative map to construct 15 residential condominiums with increased building height on 2.75 acres in MR-1750, R-S 1-1 and RM 1-1 zones of the Mid-City CPD within the Greater North Park Community Plan. Existing residential housing to be demolished. Applicant-Drew Hubbell. **Motion: Approve project as presented. Petersen/Steppe 14-0.**
2. **3918 Mississippi.** PTS 95317. Tentative map to convert 8 residential units to condominiums and waiver of underground utilities on .16 acre site in the MR 800B zone of the Mid-City CPD within the Greater North Park Community Plan, transit overlay zone. **Motion: Deny the project as it is under parked. Petersen/Rosa 14-0.**

## **XII. Action Items**

1. **Pershing Drive Restriping.**  
Ty Palusky, Engineering & Capital Projects Division, presented information regarding recent (one year ago) vehicle fatality accident along stretch of Pershing Drive at issue and visibility concerns. Proposal to restripe street to increase visibility and safety. Comments included additional concerns re: inadequate lighting and excessive speed limit (50 mph) that contribute to safety concerns. **Motion: Support restriping concept as a temporary measure to promote public safety. O'Boyle/Studebaker 13-1-0 (Rosa opposed).**
2. **Quarry Falls.**  
Marco Sessa, Seth Korma, Stephen Hass and Tom Sudberry presented mitigation measures for increase in traffic within Greater North Park on Texas Street from I-8 to El Cajon Blvd. as presented in the Draft EIR. Proposed Texas Street improvements include new lighting, gateway element, sidewalk enhancements from Texas Street at top of Hill to Mission Valley, narrowing of lanes and addition of landscaping improvements. Comments included concerns that proposed improvements will not calm traffic. Currently, 28,000 to 30,000 average daily vehicles along route. By 2020, 30,000 to 33,000 average daily vehicles are expected. Approximate 3,000 daily increase in vehicles planned. Several traffic calming concerns. Walk San Diego supports project. Right turn lane when travelling up Texas Street suggested. Recommendation to underground utilities on Texas Street. Whitburn proposes motion to deny due to increased traffic concerns. Members requested more information. Amended motion suggested to table issue for undetermined period of time. EIR results expected soon. **Motion: to accept proposal as information and move to informational item. Whitburn/Kellett 14-0-0.**
3. **Cinevelo.**  
20 Saturdays of night movies during Summer 2008 at Velodrome proposed. Applicant Joel Martin did not appear. Concerns included loud PA, probable alcohol sales, traffic concerns, inadequate research into impact of event, inappropriate use of the Velodrome bicycle facility, environmentally sensitive area, bird breeding interference, lighting concerns, crime concerns, parking issues. **Motion: Deny approval of project. Petersen/Callen 14-0.**
4. **4075 Park Blvd. -Park Terrace**  
Tentative map/site development permit to construct 36 residential condominiums with 7,000 sq. ft. of commercial space on a 0.48 acre site in the CL-2 zone of the Mid-City CPD within the Greater North Park Community Plan, FAA Part 88, transit area. 35 residential units and 1

commercial unit proposed. Applicant Mark Freed. Site previously used as a church but is vacant now. Pedestrian friendly intent, plan to install solar panels, permeable pavers to absorb water, bike storage room, 17 parking spaces for retail, residential parking below grade, off setting plans, transparency requirement met, deviation of height limit approved by City, drought tolerant landscaping, awnings, limestone elements. Mary Wendorf concerned about height limit exceeded, traffic concerns, requested more commercial space and requested pedestrian pathway/more green space. Ernie Bonn voiced parking concerns and requested angled street parking. Board commented on good sustainability improvements, notice concerns (300 ft. notice requirement), and diagonal parking recommended. **Motion: Approve project as proposed and recommendation to continue including environmental and energy efficient elements. Kellett/Vidales 12-1-0 (Whitburn opposed, Arechiga absent for vote).**

**XIII. Information Item**

1. **Community Orientation Workshop.** Plenty of useful information presented.
2. **Organization Name.** North Park Planning Committee, with temporary additional reference to GNPCPC.
3. **Standing Rules.** Steppke handout.

**XIV. Subcommittee Reports**

1. **Urban Design/Project Review,** Judith O'Boyle/Jessica Kellett. None.
2. **Public Facilities/Public Art,** Sal Arechiga/Rene Vidales. Focus on street sweeping and utilization of undergrounding of utilities.

**XV. Liaison Reports**

1. **Project Area Committee-** Judith O'Boyle. None.
2. **Public Safety and Neighborhood Services.** Stephen Whitburn. None.
3. **Maintenance Assessment District.** Carl Moczydlowsky. Discussion of trash cans and birds.
4. **North Park Parking Management Working Group-**Rene Vidales. Upcoming meeting to discuss public parking presentation.
5. **NP Parking Garage/Art Selection Working Group-** Judi O'Boyle/Keoni Rosa. Meeting with artist candidates and art display forthcoming.
6. **Balboa Park Committee Liaison-** Vicki Granowitz. None.
7. **North Park Main Street-** Jessica Kellett. BID expansion passed and North Park Main Street board is expanding.

**XVI. Next Meeting: June 17, 2008.**

**XVII. Motion to Adjourn: Callen/Vidales 13/0/0  
Meeting adjourned 9:35 p.m.**

**Submitted by:**

**John D. Feher, Secretary**