

NORTH PARK PLANNING COMMITTEE
(Greater North Park Community Planning Committee)
2901 NORTH PARK WAY, 2ND FLOOR
P.O. BOX 4825, SAN DIEGO, CA 92164
DRAFT MINUTES: July 15, 2008

- I. Called to Order:** 6:34 pm.
- II. In Attendance:** Rob Steppke, Steve Chipp, Judith O'Boyle, Elizabeth Studebaker, Stephen Whitburn, Kitty Callen, Carl Moczyldowski, Salvador Arechiga, Keoni Rosa, Christy Scannell, John Feher.
Absent: Jessica Kellett, Gayle Richardson, Rene Vidales.
- III. Chair's Report**
1. Upcoming election to fill vacant board position.
 2. Bylaws approved, but we are still waiting for the document from the City.
 3. LEED (Leadership in Energy and Environmental Design) allows for building "green", lowers water use, lowers energy use, reusable materials, worker productivity increases. Although building green costs more initially, property values and rental income increases offset increased costs.
- IV. Approval of May 20, 2008 and June 17, 2008 minutes**
1. Date of next meeting in June 20 minutes changed to July 15, 2008.
 2. The correct spelling of Carl's last name is Moczyldowski.
 3. Delete Historic Resources Board Meeting referenced in May minutes.
 4. Motion to approve May 20, 2008 minutes. **O'Boyle/Callen 9-0-1** (Carl abstained)
 5. Motion to approve June 17, 2008 minutes. **Callen/Studebaker 8-0-2** (Christy & Sal abstained).
- V. Treasurer's Report:** None.
- VI. Announcements**
1. Omar Passions- NPCA & NPMS Graffiti Abatement Program. Documentation Day (8/2), Paint Out (8/9), volunteers sought, contact opassons@gmail.com.
 2. Host a Korean teacher, 7/26-8/23, host receives a \$650 stipend, contact Karen Harris, 619.321.8122, www.azhomestay.com.
- VII. Balboa Park Committee Report**
1. Cinevelo pulled application for movie theater concept at the velodrome.
 2. Upcoming 7/24 workshop to address Parks and Recreation permits and lease issues.
- VIII. Planner's Report.** Marlin Pangilinan, 619-235-5293, mpangilinan@sandiego.gov. No report.
- IX. Non Agenda Public Comment**
1. Lynn Elliott announced continued Summer concerts in the bird park Saturdays at 5:30pm.
 2. Member expressed concerns re: construction noise early in morning near properties and alley access issues during construction
 3. Connie Musser discussed 72-hour street parking code; that owners with antique vehicles should be allowed to park on the street and should not be ticketed.
- X. Officials' Report**
1. Nick Norvell (rep for Susan Davis, US Congressional District 53): Nick discussed the following: vote to override presidential veto for Medicare funding; veterans bill; stimulus payments checks and upcoming events (handout).
 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: legislators are in recess, the budget has not been passed yet and AB1282 that addresses affordable housing is in process.
4. Steve Hill (rep for Toni Atkins, City Council District 3): Steve announced that the City Council passed the 2008-2009 budget; support for restoration of cuts to Parks and Recreation; land use and housing meeting on 7/16 at 2pm re: the demo permit process; and Mills Act meeting on 7/24 at 4pm.

XI. Consent Agenda-

1. **AWASH Market.** Paul Le. PTS 150548. Conditional Use Permit for alcohol sales in a market/café on a .08 acre site in the CN-1 zone of Mid-City Communities Planned District within the Greater North Park Community Plan. **Motion: Approve the CUP. Granowitz/Studebaker 8-0-0.**
2. **4736 Oregon.** Applicant, John Pizzato. PTS 156577. Map Waiver application to waive the requirements of a Tentative Map and underground of utilities to convert 1 existing residential unit to condominium and create a residential condominium (under construction) on a .16 acre site in the MR-3000 Zone of Mid-City Communities Planned District within the Greater North Park Community Plan. **Motion: Deny this project as it fails to preserve or contribute to the architectural variety and residential character of North Park as set forth in the Greater North Park Community Plan; There was no forethought given to the architectural design; The structure was permitted and completely constructed without review or input from the community, which would have been required had it been permitted as a condominium development. Steppke/Callen 8-0-0.**
3. **Request for Stop Sign on Mission Ave. at Georgia St.** This location is between the traffic signal at Park Blvd. and the stop sign at Florida St., a few blocks from the previously approved V-Calm Sign on Mission Ave. at Alabama St.. Mission Ave. runs east one-way from Park Blvd. to Madison Ave., in a mostly residential neighborhood. **Motion: To request the City to install a Stop Sign on Mission Ave. at the intersection with Georgia St. Steppke/Aréchiga 4-0-0.**
4. **Request for Stop Sign on Meade Ave. at Georgia St.** The topography of this location results in poor visibility for drivers to detect pedestrians, and Meade Ave. is heavily used by cars heading west, the opposite direction as Mission Ave. **Motion: To request the City install a Stop Sign on Meade Ave. at the intersection with Georgia St. to address pedestrian safety due to poor visibility and speeding traffic. Vidales/Wergeles 4-0-0.**
5. **Consent Agenda approved. Arechiga 10-0.**

XII. Action Items

1. **Fresh and Easy/Meridian Properties** – Applicant Mike Kalscheur PTS 152601. This project was previously approved by the NPPC and the applicant is returning to the committee to request approval of a Type 21 General Off Sale license application to sell a specially selected range of alcoholic beverages to provide a convenient shopping experience for its customers. This item received the support of the North Park Alcohol and Entertainment Working Group at its 7/2/08 meeting. **Motion: fully support applicant’s CUP application for a Type 21 off-sale alcohol license because the enterprise offers a unique full service market that meets the needs of the North Park Community. O’Boyle/Callen 10-0.**
2. **29th Street Townhomes** - Applicant Brett Camack PTS 158775. DSD staff has advised the public that this PROCESS 2 Neighborhood Development Permit “to demolish an existing residence and construct 3 residential for rent units with reduced front, side and rear yard setback, increased height, increased floor area, and a reduced front yard area on a 0.11 acre site”... “decision by City staff will be made **without** a public hearing...”. Item will be heard at August

19 meeting, but board expressed concern that this might be too late due to improper noticing. Treated as an information item.

XIII. Information Item

1. **California Reinvestment Coalition**, Liana Molina. Re: 36% payday loan cap. Fair access to banking for low income residents campaign. Pay day loans are a debt trap, interest rate must be capped at 36% and moratorium on pay day loan businesses proposed. Liz requested that the board follow these issues and to offer continued support for a loan cap and moratorium, as well as a representative to work with the coalition.
2. **CPC Community Plan Preparation Subcommittee**. Rob emailed chapters 1 and 2 to the board for review re: Plan update information and modifications.

XIV. Urgent Non-Agenda Action Items. None.

XV. Subcommittee Reports

1. **Urban Design/Project Review**, Judith O'Boyle/Jessica Kellett. OLP draft EIR re: construction at school and upcoming issues.
2. **Public Facilities/Public Art**, Sal Arechiga/Rene Vidales. Joe Rizzo (619.533.3186) is the new City Transportation Department representative assigned to North Park.
3. **Policy/Community Relations**. No report.

XVI. Liaison Reports

1. **Project Area Committee**- Judith O'Boyle. Construction at Scholari's on 30th near University. Proposals for redevelopment at Big Lots building, including a proposal for a combination of restaurants, coffee shop, deli and wedding reception area.
2. **Public Safety and Neighborhood Services**. Stephen Whitburn. None.
3. **Maintenance Assessment District**. Carl Moczydlowsky. None.
4. **North Park Parking Management Working Group**-Rene Vidales. None.
5. **NP Parking Garage/Art Selection Working Group**- Keoni Rosa. Upcoming formal presentation from 5 final artists, followed by a public display. Dates to be determined.
6. **North Park Main Street**- Liz Studebaker. Discussed: pay day loans issues; Fresh & Easy update; 7/28 public hearing at 2pm to discuss expansion and modification of assessments; Hamilton Row nominated for Arch Foundation award; 2009 "cow" parade coming to San Diego, request for formal support re: \$7,500 cost to have a painted cow in our area on display.

XVII. Unfinished, New Business and Future Agenda Items

1. Pay Day Lending on future agenda.
2. Urban Design meets last Monday of August (8/25) for September meeting.

XVIII. Next Meeting: August 19, 2008.

**XIX. Motion to Adjourn: Arechiga/Callen 10/0/0
Meeting adjourned 8:13 p.m.**

Submitted by:

John D. Feher, Secretary