

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: August 19, 2008

- I. Called to Order:** 6:31 pm.
- II. In Attendance:** Rob Steppke, Steve Chipp, Rene Vidales, Judith O'Boyle, Elizabeth Studebaker, Stephen Whitburn, Kitty Callen, Carl Moczydlowski, Salvador Arechiga, Keoni Rosa, Christy Scannell, John Feher.
Absent: Jessica Kellett, Gayle Richardson.
- III. Chair's Report**
1. Election to fill vacant board position.
- IV. Approval of July 15, 2008 minutes**
1. Motion to approve July 15, 2008 minutes. **O'Boyle/Studebaker 9-0-2** (Carl & Rene abstained)
- V. Treasurer's Report:** None.
- VI. Balboa Park Committee Report**
1. Recommendation by Balboa Park Committee to the City to locate an Atlas 2E Mercury Launch Vehicle (a rocket/space ship) in Balboa Park in the vicinity of the Hall of Champions and the Air & Space Museum. Handout.
- VII. Planner's Report.** Marlin Pangilinan, 619-235-5293, mpangilinan@sandiego.gov. City hired a transportation consultant for urban design issues.
- VIII. Special Election Appointment for one seat with term expiring March 2009**
1. Candidates Lynn Elliott and Jason Martin. Short speeches followed by board vote.
 2. Election results- Lynn Elliott, 8 votes; Jason Martin, 3 votes. Lynn Elliott appointed to Board.
- IX. Officials' Report**
1. Nick Norvell (rep for Susan Davis, US Congressional District 53): Nick discussed the following: 1) Proposed veterans education and benefits bill to ensure school tuition reimbursement upon deployment; 2) No cuts proposed to Medicare package.
 2. Jason Weisz (rep for Christine Kehoe, CA State Senate District 39): None.
 3. Kirsten Clemons (rep for Lori Saldana, CA State Assembly District 76): Kirsten announced the following: 1) No state budget- 50 days overdue; 2) AB 567 to establish HOA bureau to provide training and education to HOA's for dispute resolution purposes; 3) Events- 9/6, car safety seat day, Clairemont; 9/20, Coastal Cleanup Day, Mission Valley Preserve, 9am to noon.
 4. Monica Pelaez (rep for Toni Atkins, City Council District 3): Monica announced the following: 1) Open House Forum, 9/11, 3-7pm, Lafayette Hotel re: mid-city rapid bus, from SDSU to downtown; 2) Engineering- 11 curb ramps replaced in North Park and sidewalk project continuing in 30th Street/University Ave. area.
- X. Consent Agenda-**
- A. Request for a 4-way Stop Sign at the intersection of Florida Street and Cypress Avenue.**
 - B. Request for a 4-way Stop Sign at the intersection of Florida Street and Myrtle Avenue.** There are concerns from the neighbors regarding the safety of these two dangerous intersections, speeding along Florida Street. There is also concern that the Arbor Crest North and Arbor Crest South projects will generate addition traffic even though the City did not require a traffic study. are 184 signatures in support of the stop signs at both intersections. Additionally, a SANDAG Average Daily Trips report for Florida Street, a recent San Diego Police citations report, an coninformation for Arbor Terrace Alliance were also submitted to the subcommittee. **Motion: To request the City to evaluate the intersection of Florida**

Street and Cypress Avenue and the intersection of Florida Street and Myrtle Avenue for traffic management and calming measures along Florida street, and evaluate vehicular and pedestrian safety at these locations. Two analyses should be conducted; one with existing conditions, and another with proposed conditions incorporating the following project information: Average Daily Trips generated by Arbor Crest North, filed as Project Number 89239 located at 3783-3825 Florida Street; and Average Daily Trips generated by Arbor Crest South, filed as Project Number 90318 located at 3701 --3741 Florida street. Vidales/Studebaker 6-0-0.

C. Consent Agenda Approved. Callen/O'Boyle 12-0-0.

XI. Action Items

1. **Facilities Financing Plan and Park "Equivalencies."** Proposed letter to City staff recommending a tutorial for NPPC board about equivalencies to understand nexus between North Park and Morley Field regarding each identified project in the Financing Plan. Proposed letter is a handout. **Motion: Forward letter to City. Callen/Archiga 12-0-0.**
2. **Texas Street Mitigation Measures as Conditions of Approval, Quarry Falls Master Plan**– Marco Sessa. Proposed Texas Street improvements discussed, including possible sidewalks, streetlights, traffic calming, street widening, replacement of center median, I-8 improvements, underground utilities, remove parking on Texas Street to widen street, safer bike/pedestrian access, drainage issues. Main concern is that further discussion re: potential improvements along Texas Street is required. Possible workshops. **Motion:**

"Whereas the 1986 Community Plan called for the widening of Texas St.. The 2002 North Park Public Facilities Plan contains language that the North Park Planning Committee feels the widening of streets produces more traffic which is not desired in the community.

Whereas the traffic volume impact of the Quarry Falls Master Plan will result in approximately an 11 percent increase that was not anticipated in the 1986 Community Plan and the 2002 North Park Public Facilities Plan.

Whereas the existing "k-rail" median is visually unappealing and detracts from the historic architectural character of North Park when better aesthetically pleasing options exist.

Therefore, the current North Park Planning Committee updates its modification to include, but is not limited to, "k-rail" median replacement along with streetlights, underground utilities and sidewalks. The design and location of said "k-rail" median replacement, street lighting, and sidewalks will be the result of input from community workshops and appropriate stakeholders, and at an amount not less than six million dollars (\$6,000,000).

Therefore, Be It Resolved the current North Park Planning Committee requests the Planning Commission and City Council to incorporate the updated modifications as Conditions of Approval to be installed at Quarry Falls at developer expense in addition to a 500,000 dollar contribution for miscellaneous traffic calming and related measures as mitigation for project related traffic volume increases in North Park."

Carl/Rene. 9-3-0 (Steppke, Chipp, Feher against).

3. **Community Request - Arbor Crest North Affordable Housing Concept.** – Dave Gatzke. A request for a motion to support Community Housing Works (CHW) request for funding from the SD Housing Commission and the (San Diego/North Park) Redevelopment Agency for the acquisition and development of the site at 3783-3825 Florida St. (FKA Arbor Crest North) as family-oriented rental housing affordable to residents earning from 35 to 60 percent Area Median Income. This site is currently entitled for the construction of 72 units. Employing the provisions of the City's affordable housing density bonus program

would allow the construction of up to 97 units. CHW's funding request is for approximately 83 units. Any modifications to the entitlement to allow the additional units will be a part of a later subsequent application and action by the City with the advice of the NPPC. Lengthy public comment included the following concerns: increased affordable housing units not needed, project will create parking issues, the community does not need another affordable housing project, overcrowding, increased traffic, notice issues, increased noise. **Motion: Deny applicant's request based on density of affordability housing on Florida Street. Rosa/Whitburn 7-5-0.**

4. **Academy of Our Lady of Peace Draft EIR.** Discussion of NPPC formal position/comment in response to draft EIR. Public comment limited to 10 min. and only on EIR. Public comments included the following concerns: lack of concern by OLP, OLP not willing to address problems, possible demolition of historic homes, placing high density parking structures in low density areas, OLP's alleged lack of respect for community, unified plan desired, promises allegedly made by OLP not kept. Compromise might include reconfiguring existing area to accommodate OLP expansion and retain historic homes. Possible to construct new facilities and parking lot without expanding footprint. Possible adaptive re-use. Neil Hyytinen, counsel for OLP, explained that OLP is not trying to circumvent the proper expansion process. Handout- explaining concerns with proposed OLP expansion. **Motion: "Move to submit the concern paper as the official position of the NPPC and recommend that planning commission deny certification of the EIR based on unmitigated impacts to land use, aesthetics, neighborhood character, historical resources, traffic & circulation, and cumulative impacts to hydrology & water quality, as well as inadequate preventative of alternatives." Carl/Liz 12-0-0**

XII. Information Item

1. **CPC Community Plan Subcommittee.** Rob will forward Chapters 3 and 4 in near future.

XIII. Urgent Non-Agenda Action Items. None.

XIV. Subcommittee Reports

1. **Urban Design/Project Review,** Judith O'Boyle/Jessica Kellett. OLP draft EIR discussion.
2. **Public Facilities/Public Art,** Sal Arechiga/Rene Vidales. Arbor Crest discussion.
3. **Policy/Community Relations.** No report.

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. None.
4. **North Park Parking Management Working Group-**Rene Vidales. None.
5. **NP Parking Garage/Art Selection Working Group-** Keoni Rosa. Art on display, 10/13-11/2.
6. **North Park Main Street-** Liz Studebaker. None.

XVI. Unfinished, New Business and Future Agenda Items

1. Pay Day Lending on future agenda.

XVII. Next Meeting: September 16, 2008.

XVIII. Motion to Adjourn: Studebaker/Elliott 12-0-0 Meeting adjourned 9:54 p.m.

Submitted by:

John D. Feher, Secretary