

**NORTH PARK PLANNING COMMITTEE**  
**2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR**  
**Mailing Address: 3939 Arizona Street, San Diego, CA 92104**  
**DRAFT MINUTES: September 16, 2008**

- I. Called to Order:** 6:32 pm.
- II. In Attendance:** Rob Steppke, Steve Chipp, Rene Vidales, Judith O'Boyle, Elizabeth Studebaker, Kitty Callen, Carl Moczydlowsky, Salvador Arechiga, Keoni Rosa, Christy Scannell, John Feher.  
**Absent:** Stephen Whitburn
- III. Chair's Report**
1. Gayle Richardson and Jessica Kellett resigned. Election will be held in January 2009 to fill 2 vacant positions.
  2. Walk San Diego pedestrian plan meeting on November 8, from 9am-12 noon.
  3. Forthcoming discussion of Texas Street/Quarry Falls and OLP issues/presentation.
- IV. Approval of August 19, 2008 minutes**
1. Motion to approve August 19, 2008 minutes. **O'Boyle/Vidales 12-0-0.**
- V. Treasurer's Report:** None.
- VI. Announcements**
1. Community Housing Works workshop, September 13 & 17. Lafayette Hotel
  2. North Park Garage Art. Oct. 16-Nov.2, Art Produce, 3139 University. Meet the artists in person, October 16, 6-8 pm.
  3. NPMS Cleanup, 32<sup>nd</sup>/Univ. Sept.20, 9am-noon.  
Community Vision awards reception, Sept. 18, Oliver McMillan DDR, 733 8<sup>th</sup> Ave., 5:30pm, to present \$25,000 award, Hamilton Row one of 4 finalists.
  4. North Park Nights begin Oct.11.
  5. Toyland Parade, Dec 6. Volunteers sign up now!
- VII. Balboa Park Committee Report**
1. Workshop scheduled September 18, 5:30 to 7:30pm, Santa Fe Room in Balboa Park to discuss organizational changes and structure re: governance.
- VIII. Planner's Report.** Marlin Pangilinan, 619-235-5293, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov). None.
- IX. Non-Agenda Public Comment**
1. Sheila Hardin announced the CCDC is looking for a new president. September 16 meeting to discuss. [www.ccdc.com](http://www.ccdc.com)
- X. Officials' Report**
1. Nick Norvell (rep for Susan Davis, US Congressional District 53): Nick discussed the following: 1) Congress in recess; 2) Ensure that state environmental laws apply to proposed toll roads; 3) Vote to end gender pay gap; 4) Protect yourself from ID theft.
  2. Jason Weisz (rep for Christine Kehoe, CA State Senate District 39): Jason discussed the following: Proposed state budget completed, but Governor will likely veto it; support for SB1357 re: reimbursements for response/recovery costs incurred while fighting October 2007 wildfires.
  3. Joe Kocurek (rep for Lori Saldana, CA State Assembly District 76): Joe announced the following: 1) AB 567 to establish HOA bureau to provide training and education to HOA's for dispute resolution purposes.

4. Steve Hill (rep for Toni Atkins, City Council District 3): Steve announced the following: 1) Water shortage public forum, October 2, 6pm-8:30pm, San Diego Natural History Museum, 3-7pm; 2) Proposed oversized vehicle ordinance- prohibits trailers/RV's from parking on streets.

## **XI. Consent Agenda-**

**A. Davenport's Supper Club, 3067 University** – Dawn Griffin, applicant. (7:25 p.m.) In the evening, the Club will offer live music, a full bar and restaurant on each level and the rooftop. During the day, the facility will offer a training school for restaurant customer service for youth, and music and dance appreciation course for school children. The later will be operated as a 501(c) 3 non-profit corporation. The club is a C corporation. Action will be focused on the concept, community benefit, and consistency with the Greater North Park Community Plan **Motion:** **Support the project concept because it is consistent with the Greater North Park Community Plan and would benefit the community. 9-0-0**

**B. Consent Agenda Approved. Moczyłowski, 12-0-0.**

## **XII. Action Items**

**1. Academy of Our Lady of Peace Expansion and Modernization, 4860 Collier, 2710 & 2746 Copley, 4910 Ulvada Place.** PTS 130619. Trish Butler, Megan Turney rep. the applicant. A PDP, SDP, and CUP to amend CUP/Resource Protection Ordinance Permit 92-0769. The project involves an update to the Master Plan, an EIR, and an amended CUP allowing enrollment to 750. The initial project proposed that AOLP would construct a two-story classroom and lab building and parking structure. Deviations are sought for setback, parking, building height. RS 1-7 and RS 1-1 zones in transit overlay zone within the Greater North Park Community Plan.

Comments in support of OLP expansion and modernization: OLP is a school, not a developer; OLP admittedly made some mistakes along the way, but it made substantial modifications to show OLP is committed to being a good neighbor; photos presented to depict increased articulations for proposed structures; previous height deviation eliminated (now within 30 ft. height limit); current plans are more compatible with neighborhood; proposed parking facilities to provide for 104 spaces (no parking deviation); OLP seeks to relocate three historic houses and does not plan to demolish these houses; OLP is committed to installing a significant solar energy array on the roof of the Holy Family Center, reducing energy needs; OLP is willing to enhance landscaping; OLP does extensive outreach in the community; students will suffer if no expansion; OLP has served the people for 126 years; students are productive members of society that give back to the community; OLP desperately needs modernization.

Comments against OLP expansion and modernization: Community does not trust OLP; historic homes should remain where they are located; keep historic resources in place; significant number (30% to 40%) of students come from Tijuana; OLP simply hired consultants but did not meet with homeowners to reach solutions; Applicant is not reliable due to blatant CUP violations; no attempt to mitigate CUP violations; OLP should only have 640 students per '92 expansion, and 704 is beyond the maximum; past brush/landscaping violations; height deviation elimination does not matter if the structure is not wanted in the first place; adaptive re-use should be a focus to maximize square footage; solar panels should have been part of the plans from the beginning; no trust between the community and the school board; concern that the community is not being included in the entire process; plan should be rejected.

**Motion : (Refer to attachment ). Elliott/Callen 10-1-1 (Feher against, Chipp abstained)**

### **XIII. Information Item**

- 1. Community Workshop – Discussion of Texas Street Mitigation Measures between Camino del Rio South and Madison Avenue as Conditions of Approval, Quarry Falls Master Plan.** Pros & cons of street widening (ROW, retaining walls, etc), sidewalks (1 or 2 sides), undergrounding, street lighting (1, 2 sides/center), k-rail median, entry feature, traffic calming, landscaping, etc.

Options discussed: installation of sidewalks, streetlights, road widening, bike lanes, cut/fill implications (portions of cliff may have to be removed), additional traffic lanes.

Consensus agreed: not to widen Texas Street; two bike lanes (one on each side of Texas Street); one sidewalk on the west side.

Suggestions included possible solar lighting, light pole height (possibly 8 to 10 ft.), location of lights (in median or on sides of street), landscaping (trees potentially installed), possible entry monument at top of hill.

### **XIV. Urgent Non-Agenda Action Items.** None.

### **XV. Subcommittee Reports**

- 1. Urban Design/Project Review,** Judith O'Boyle/Jessica Kellett. None.
- 2. Public Facilities/Public Art,** Sal Arechiga/Rene Vidales. None.
- 3. Policy/Community Relations.** None.

### **XVI. Liaison Reports**

- 1. Project Area Committee-** Judith O'Boyle. Starbuck's leaving, which makes rent less expensive for possible City meeting space.
- 2. Public Safety and Neighborhood Services.** Stephen Whitburn. None.
- 3. Maintenance Assessment District.** Carl Moczydlowsky. Trash can emptying, street light painting, utility box cleaning, mulch/weed, tree trimming and maintenance, and replacement of cracked tile on University near 30<sup>th</sup> Street.
- 4. North Park Parking Management Working Group-**Rene Vidales. None.
- 5. NP Parking Garage/Art Selection Working Group-** Keoni Rosa. None.
- 6. North Park Main Street-** Representative needed. New sidewalks and tree grates installed. Discussion re: City increase of BID assessments.

### **XVII. Next Meeting: October 21, 2008.**

### **XVIII. Motion to Adjourn: Callen/O'Boyle 12-0-0 Meeting adjourned 9:25 p.m.**

**Submitted by:**

**John D. Feher, Secretary**