

**NORTH PARK PLANNING COMMITTEE**  
**2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR**  
**Mailing Address: 3939 Arizona Street, San Diego, CA 92104**  
**DRAFT MINUTES: October 21, 2008**

- I. Called to Order:** 6:30 pm.
- II. In Attendance:** Rob Steppke, Rene Vidales, Judith O'Boyle, Stephen Whitburn, Kitty Callen, Carl Moczydlowsky, Salvador Arechiga, Christy Scannell, Keoni Rosa, Lynn Elliott, John Feher.  
**Absent:** Steve Chipp, Elizabeth Studabaker
- III. Chair's Report**
1. Hamilton Row wins \$25,000 Arch Foundation community vision award.
- IV. Approval of September 16, 2008 minutes**
1. Motion to approve September 16, 2008 minutes. **Arechiga/O'Boyle 9-0-1 (Moczydlowsky)**
- V. Treasurer's Report:** \$488.72 in account.
- VI. Announcements**
1. Please fill out pedestrian master plan handout, indicating sidewalk areas of concern.
- VII. Balboa Park Committee Report**
1. Meetings scheduled the first and third Thursdays of the month.
- VIII. Planner's Report.** Marlin Pangilinan, 619-235-5293, [mpangilinan@saniego.gov](mailto:mpangilinan@saniego.gov). None.
- IX. Non-Agenda Public Comment**
1. Sheila Hardin (CCDC) announced Broadway Pier development project from Seaport Village to the airport over the next 2 years. Currently in design review process.
  2. Darby's Auto proposed installation of canopy. Ed Badrak expressed concern that the proposed canopy is too large and presents paint spray concerns. Project no. 153142.
- X. Officials' Report**
1. Nick Norvell (rep for Susan Davis, US Congressional District 53): None.
  2. Jason Weisz (rep for Christine Kehoe, CA State Senate District 39): None.
  3. Joe Kocurek (rep for Lori Saldana, CA State Assembly District 76): None.
  4. Steve Hill (rep for Toni Atkins, City Council District 3): Steve announced the following upcoming events: 1) October 30, 3pm, unveiling of sign behind North Park Theater, future site of North Park mini-park; 1) October 30, 4pm, Georgia Street bridge on-site testing for structural integrity.
- XI. Consent Agenda-**
- A. Pathfinder of San Diego, Inc.** Permanent location for Shelter Care Plus, a program that addresses the special needs of men with addictions and who have a medical diagnosis of mental illness at properties located at 2621 and 2625 University Avenue (current location of North Park Inn).  
**MOTION: Endorse the program proposal and support project funding from the Redevelopment Agency and Housing Commission 6-0-0 (Studebaker/Elliott)**
- B. St. Augustine High School Campus Redevelopment at 3266 Nutmeg St, CUP 8110 and PDP 34245.** Presentation of design for completion of final phases of campus redevelopment. **MOTION: Endorse additional improvements to St. Augustine High School as presented. The committee appreciates continued open dialogue that the school has had with the community, which has been**

**reflected by incorporation of suggested changes in construction plans. 6-0-0 (Bonn/Callen)**

Stephen Whitburn expressed concern that the proposed St. Augustine expansion project continues to grow, including increased ground level space. St. Augustine's responded that the bulk and scale of the proposed structures have been reduced, and that the proposed articulation will reduce impact of increased building footprint. Also, the project will result in 145 parking spaces, which exceeds the minimum required, and less dirt will be excavated due to elimination of proposed pool.

**Motion: Approve consent agenda as to Pathfinder of San Diego, Inc. Rosa 9-1-1 (Moczydlowsky abstained)**

**Secondary Motion: Approve consent agenda as to St. Augustine campus redevelopment. O'Boyle 11-0-0.**

## **XII. Action Items**

- A. Community Housing Works, 3783-3825 Florida St. – Dave Gatzke, applicant.** Looking at feasibility to construct up to 97 units targeted as affordable family housing. Seeking approval for affordable housing at the project- not a request for design approval. 83 units requested, and 97 units allowed by the City. No re-zone required. Planned increased setbacks, reduction of bulk of building, sidewalk lighting, sustainability elements, reduction of square footage.

Public comments in support of applicant: proposed structure is better than existing structure; applicant is best run local non-profit in County; project will provide great training; project will benefit area; project will be close to public transportation; applicant has a great reputation; similar project (Alabama Manor) a success; dire need for affordable housing.

Public comments in opposition to applicant: Increased traffic concerns; parking concerns; safety concerns associated with increased traffic and increased projected vehicular accidents; concerned about what will become of existing tenants; requested setback in rear of property; demolition of potentially historic structures.

Board comments: in support of applicant; any remaining issues will be addressed in design phase (traffic, safety, parking).

**Motion: Approve project concept and support for affordable housing within the proposed project. O'Boyle/Whitburn. 11-0-0**

- B. Texas St. Mitigation Measures in response to Quarry Falls.** Handout describing three potential Texas Street improvement concepts. No motion or presentation.
- C. Appeal of OLP Planning Commission.** Discussion of possible initiation or support of appealing the Oct 9, 2008 Planning Commission regarding the Our Lady of Peace expansion plan. Concern that the Planning Commission ignored NPPC vote against OLP expansion plan. **Motion: to appeal Planning Commission decision, based on amended language of related handout entitled "Appeal: Academy of Our Lady of Peace- Project #130360."** Scannell/Rosa. 10-1-0 (Feher opposed).

## **XIII. Information Item**

- A. Community Workshop – Discussion of Texas Street Mitigation Measures between Camino del Rio South and Madison Avenue as Conditions of Approval, Quarry Falls Master Plan.**  
Because Planning Commission approved project, issue is moot for NPPC.

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

**XV. Subcommittee Reports**

1. **Urban Design/Project Review**, Judith O'Boyle/Jessica Kellett. None. OLP and Community Housing Works issues as discussed above.
2. **Public Facilities/Public Art**, Sal Arechiga/Rene Vidales. Florida Street intersections to be discussed at next meeting.
3. **Policy/Community Relations.** None.

**XVI. Liaison Reports**

1. **Project Area Committee-** Judith O'Boyle. 1) Community Housing Works project; 2) Lafayette Hotel- \$12 million invested by developer, historic building and a treasure to the community; 3) Big Lots building- potential for a library site.
2. **Public Safety and Neighborhood Services.** Stephen Whitburn. From September 2007 – August 2008, crime decreased, violent crime decreased and property crime decreased.
3. **Maintenance Assessment District.** Carl Moczydlowsky. Painting, tree trimming, purchase of street lights 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. Visit display of five finalists at Art Produce gallery, 3139 University Avenue.
6. **North Park Main Street-** None.

**XVII. Next Meeting: November 18, 2008.**

**XVIII. Motion to Adjourn: O'Boyle/Callen 11-0-0**  
Meeting adjourned 8:54 p.m.

**Submitted by:**

**John D. Feher, Secretary**