

NORTH PARK PLANNING COMMITTEE
DRAFT MINUTES: April 21, 2009
<http://www.northparkplanning.org>
2901 NORTH PARK WAY, 2ND FLOOR
Mailing address: 3939 ARIZONA ST., SAN DIEGO, CA 92104

I. Called to order: 6:30 p.m.

II. Members in attendance (13): Rob Steppke, Cheryl Dye, Ryan Silva, Steve Chipp, Vicki Granowitz, Keoni Rosa, Judi O'Boyle, Kitty Callen, Stephen Whitburn, Rene Vidales, Liz Studebaker, Lynn Elliott, Christy Scannell
Members absent (2): Sal Arechiga, Hanson Wood

III. MOTION: Modify the agenda to move Items C (Community Planners Committee) and D (Memorandum of Understanding) to A and B, and Items A (Hawthorn's Restaurant) and B (Community HousingWorks) to D and E, respectively, and add Item C (Signatory). Granowitz/Callen 13-0-0.

IV. Chair's Report

- A. Indemnification status was approved on 3/23 but Council wanted additional language to cover subcommittees.
- B. The Community Plan Manual subcommittee from CPC is working on the manual and has agreed on all sections but a few. Working with senior staff on amending language.
- C. Sustainable Building Policy
- D. Model Drought Response Ordinance
- E. Airport Land Use Compatibility Project
- F. Oversize Vehicle Ordinance
- G. All new members are encouraged to take the COW, as are those who haven't taken it in a few years.

V. Approval of Minutes

MOTION: Approve February minutes. Whitburn/Elliott. 10-1-2.

MOTION: Approval March minutes. (Item 4: add Sal's last name.) Whitburn/O'Boyle. 10-1-2.

VI. Treasurer's Report: \$571.72 account balance as of 3/31.

VII. Announcements

- A. HUD Consolidated Plan. Scheduled for adoption by City Council on 4/28 at 2 p.m.
- B. Arbor Day celebration at Balboa Park, 4/23, 11 a.m.
- C. NPCA elections 4/22 6-8 p.m.
- D. Boulevard Apartments, ribbon cutting, 4/22, 10 a.m.
- E. Congratulations to Judi O'Boyle, who was elected vice chair of the PAC
- F. The North Park Festival of the Arts will be 5/17. The PAC has invited the NPPC to join them at their booth to help with staffing.
- G. Main Street is sponsoring a cleanup 4/25 at 9 a.m. behind North Park Theatre.

VIII. Non-Agenda Public Comment

CCDC's new rep is Joyce Summer, 232-6651, jgsummer@cox.net. Civic Center complex financial peer review completed—assesses whether developer proposals were treated equally and fairly. Assembling land to build new parks downtown.

IX. Action Items

A. Community Planners Committee.

MOTION: Appoint Vicki Granowitz as alternate to Rob Steppke. Studebaker/Callen. 13-0-0.

B. Memorandum of Understanding. Document between NPPC, Vitality San Diego, Main Street and the North Park Alcohol Entertainment Working Group that ensures greater transparency and communication between all groups with specific agreements on how they work together.

MOTION: Support the MOU. Whitburn/Callen. 13-0-0.

C. Treasurer Signatory. Add Steve Chipp as signatory to the NPPC bank account.

MOTION: Approve Chipp as signatory. Callen/Granowitz. 13-0-0.

D. Hawthorns Restaurant Lounge. David Cohen, applicant. Change of Condition, modification from one unamplified musician to amplified ensemble. (North Park Alcohol Entertainment Working Group recommended approval of request). Item was scheduled to be heard at April's Urban Design subcommittee but meeting was cancelled so came to NPPC instead due to time sensitivity. **MOTION: To support a change of condition for Hawthorns restaurant to allow for amplified ensembles. O'Boyle/Cox. 13-0-0.**

E. Community HousingWorks, Florida Street Apartments, (formerly known as Arbor Crest North) 3783-3825 Florida St. PTS # 175288. Dave Gatzke, applicant. Dan Stricker, project manager. Mark Steele presenting for recommendations on preliminary design. New plans call for an E-shaped building intended to break down the mass of the three-story structure on the one-acre site, which will be graded from Florida Street down to the alley. Structured parking is below the building. Visitor parking can be accessed off the alley. The main pedestrian entrance is off Florida Street. Open-ended corridors and balconies are intended to provide natural ventilation—no A/C. A green parkway will enhance the Florida Street side with 10 trees and paving from the project to the street edge and low planter walls featuring greenery on the sidewalk side. An artist will be asked to create an entry gate. Design includes simple arches, flat roofs, and color to break up façade. The interior courtyards are 40 feet across. Architects are LEED accredited and working with Global Green. Exterior color will be studied and brought back to NPPC for comment. Building includes community and public space with plans for structured children's activities. There are 110 parking spaces on site (code is 106). Using native plants and artificial turf to curb water needs, plus high efficiency fixtures and smart controllers. Project does not trigger a traffic study.

Public comment concerns: Loss of views from adjacent buildings, parking, landscaping, new design includes elevator shaft that brings it above three stories, color of buildings, noise due to open balconies since no A/C, construction noise, property values, parking in alley, blocked light and sun for adjacent buildings, noise from kids playing.

NPPC comment/concerns: Traffic needs to be addressed, perhaps at issue-specific level. Addition of stop sign helpful but does not mitigate traffic. Consider suggestions to city for traffic calming, such as speed bumps. Address traffic concerns now so neighbors don't return with problems after the project is complete. (Gatzke agreed to visit subcommittee to address traffic impacts.) Programming for kids important. Minimizing construction noise. Florida Street traffic needs at rush hour. Achieving a model LEED rating for the community. Proximity to bus lines hopefully will help parking.

MOTION: To approve the project as presented with the conditions that the project provide continued dialogue with the community for mitigation of traffic impacts as well as provide traffic calming along Florida Street between University and Cypress and that plans indicate recreation areas in the courtyard that are intended for children. Keoni/Granowitz. 12-0-0. (Chipp left the meeting prior to vote.)

X. Information Items:

A. Land Use and Housing – Payday lending. NPPC wanted to cap amount of annual interest that could be charged and have a temporary moratorium on additional predatory lending (check cashing) facilities. Unanimous vote from subcommittee that they want further study and also to consult with the city attorney on the viability of having a moratorium or CUPs to regulate these businesses.

B. Community Plan Update: Steppke appointed O'Boyle, Granowitz, Rosa, Scannell, Steppke, Studebaker and Vidales.

XI. Planner's Report - Marlon Pangilinan.

The Planning Department will be looking at all areas of planning in writing the new community plan update. The last plan was 20 years ago. Wants NPPC to decide from which categories the six members from the public should belong (discussion pushed to May meeting). Lottery will be used select those in each category.

XII. Subcommittee Reports

A. Urban Design/Project Review. Rosa. Next meeting May 4. No April meeting due to agenda not posted to community. Has map that shows high fire zones in city.

B. Public Facilities/Public Art. Vidales/Arechiga. Next meeting May 7. Public forum held at Balboa Park for Pershing and Redwood. Once input is gathered the item will go back to the subcommittee. Vacation of Gunn Street between 28th and Utah. Received request for stop sign at Alabama and Madison.

XIII. Liaisons Reports

A. Alcohol and Entertainment Working Group. Granowitz. Growing pains with True North. No meeting this month.

B. Balboa Park Committee. Steppke. No meeting because of lack of quorum.

C. Project Area Committee. O'Boyle. North Park Theatre didn't do proper inspection of property; formed a committee to make recommendations. Library planning committee didn't talk to PAC about plans. Don't know what art on NP garage because redevelopment agency wouldn't tell them.

- D. Public Safety and Neighborhood Services.** Whitburn. The owner of Up in Smoke was sentenced to three years probation for selling methamphetamines and crack.
- E. Maintenance Assessment District.** Steppke.
- F. North Park Parking Management Working Group.** Vidales.
- G. NP Parking Garage/Art Selection Working Group.** Rosa.
- H. North Park Main Street.** Studebaker.

XIV. Next Meeting Date: May 19, 2009.

XV. MOTION: To adjourn. Granowitz/Elliott. 12-0-0.
Meeting adjourned.

Submitted by: Christy Scannell, Secretary