



NORTH PARK PLANNING COMMITTEE

DRAFT MINUTES: January 18, 2011

<http://www.northparkplanning.org>

2901 NORTH PARK WAY, 2ND FLOOR

Mailing address: 3939 ARIZONA ST., SAN DIEGO, CA 92104

I. Called to Order: 6:32 p.m.

II. Members in attendance (13): Robert Barry, Kitty Callen, Dionne Carlson, Brandon Cohen, Cheryl Dye, Lynn Elliott, Vicki Granowitz, Lucky Morrison, Judi O'Boyle, Christy Scannell, Rob Steppke, Liz Studebaker, Rene Vidales (left at 8:20 p.m.).

III. Modifications to & Adoption of the 1/18/11 Agenda. Steppke said he would reopen public comment for someone who arriving late. Audience member requested moving Consent Agenda Item C: "Proposal for Pilot Head-in Parking project on Kansas Street between El Cajon Blvd. & Meade, and between Meade & Monroe" to Action item. **MOTION: Approved as modified. O'Boyle/Studebaker. (13-0-0)**

IV. Chair's Report/CPC

A. Neighborhood Code Compliance training, 1/27.

B. Appointment of March 2011 NPPC election subcommittee. Granowitz will head as vice-chair. Morrison and Carlson agreed to serve on subcommittee.

C. Two vacant seats due to resignations plus several members up for reelection.

D. "Thanks" to North Park Main Street for years of allowing subcommittees to meet at their office.

E. "Thanks" from Steppke to board and public for gracious conduct during recent meetings.

V. Approval of Previous Minutes: 11/16/2010. Add motion failed to third motion in Action Item/Bluefoot Bar. **MOTION: To approve. Barry/Elliott (12-0-1, O'Boyle abstained)**

VI. Treasurer's Report. Steppke reported a \$93 deposit from funds gathered at the 11/16/10 meeting brings the total to \$659.22.

VII. Planner's Report/Marlon Pangilinan.

Reminder of CPU on 1/19.

VIII. Non Agenda Public Comment

A. Donna Byrd. Concerns about NPPC representation in northern area of North Park, specifically regarding conduct of bars such as Kadan. Wants NPPC to put the issue on notice.

B. Joyce Summer/CCDC. City Council approved Horton Plaza park, which will be finished by 2014. Cap meeting for District 3 on 3/8/11 from 6-7:30 p.m. at North Park Recreation Center.

IX. Elected Official Reports

A. Katherine Fortner, Hon. Susan Davis/US Congressional District 53. Moved office from City Heights to North Park at 2700 Adams Ave., Ste 102. Committed to continuing town halls.

- B. Anthony Bernal, Hon. Todd Gloria/City Councilmember District 3. Gloria is now chair of budget and finance and redevelopment agency ad hoc committees. Unveiling of North Park garage art on 1/18. Thorn Street median groundbreaking will be week after.
- C. Lindsey Masukawa, Hon. Toni Atkins/State Assembly District 76. Concerns about redevelopment and the governor's cuts to general fund programs including mental health. Office phone is 645-3090 and new office is 2445 Fifth Ave.

X. Liaisons Reports

- A. Alcohol and Entertainment Working Group/Granowitz. Did not meet.
- B. Balboa Park Committee/Steppe. Public hearing regarding Jacobs' bridge proposal.
- C. Maintenance Assessment District/Morrison/Steppe. Met 1/10/11. Report from city staff on streetscape and related maintenance issues. Also reported on creating three MAD sub-districts for tree trimming that would service each district once every three years. Next meeting: 3/14/11.
- D. North Park Main Street/Studebaker. Working on ballot to provide additional services with new assessment structure. New tree grates (25) installed. Next CDBG project will be bike racks and bike corrals. Arts festival, 5/15/11.
- E. North Park Parking Management Working Group/Vidales. No report.
- F. Project Area Committee/O'Boyle. Approved projects will move forward if they've been approved by City Council regardless of Redevelopment changes.

XI. Consent Agenda: (January 3 UD/PR: Voting Members attended Cheryl Dye, Robert Barry, Judi O'Boyle, Kitty Callen, Rene Vidales, Ernie Bonn; In audience: Lynn Elliott, Vicki Granowitz, Rob Steppe, Dionne Carlson.)

- A. **Jack in the Box, 2959 Upas Street.** Dan Hom, for applicant. A request for a Planned Development Permit (Project number 213093) on a 0.29-acre site located in the CN1-2 zone. The project applicant proposes to demolish the existing 1,944 sq. ft. restaurant and construct a new 2,491 sq. ft. restaurant with deviations to the current development regulations: 12 parking spaces where 37 are required; operation of a drive-thru where the CN1-2 zone does not allow such development; 24-hour operation of a drive-thru where the hours of operation are limited in the CN1-2 zone to 6:00am to 12:00 midnight. The decision to approve, conditionally approve, or deny the project will be made by the San Diego Planning Commission with appeal rights to the City Council (Process Four). **Motion: To recommend denial of a Planned Development Permit to the proposed Jack in the Box demolition/construction project located at Upas and 30th streets, Project Number 213093, because the project does not conform to the findings that must be made to allow such a permit as outlined in Municipal Code 126.0604 (a). Barry/Callen. (6-0-0)**
- B. **Neighborhood Development Permit, 3000 block of Nile Street (APN 453-801-13-00)** Landowner proposes development of a three-story, 2710-square-foot single family residence on a 7,500-square-foot vacant lot located within the RS1-1/RS1-7 Zone with steep hillside and sensitive vegetation. **Motion: To approve the project as presented. O'Boyle/Dye. (6-0-0)**
MOTION: To approve. Elliott. (13-0-0)

XII. Action Items

- A. **Proposal for Pilot Head-in Parking project on Kansas Street between El Cajon Blvd. & Meade, and between Meade & Monroe.** Steve Aldana, El Cajon BID. **Motion: To recommend implementation of head-in parking of the pilot (project) presented today to include striping for stalls, centerline, and driving lanes, in addition to striping for parallel handicapped parking spaces, one space located at the northeast corner of El Cajon Boulevard and Kansas Street, and another space located at the northwest corner of Meade and Kansas streets with the provision that the project is evaluated within six months of installation and the ability to have it removed with a vote from the (North Park) Planning Committee and without a City Council action. The pilot project is to include a City-funded program through the Mid-City Parking**

District for the installation of screening landscaping to mitigate headlight glare if determined necessary at the end of the six-month evaluation period. (January 12 PF/PA; Voting Members attended Dionne Carlson, Rene Vidales, Lynn Elliott, Lucky Morrison, Kitty Callen, Cheryl Dye; In audience: Rob Steppke) Vidales/Callen. (7-0-0)

Audience member suggested that parking be “back-in” only. Alan Hoffman, consultant for Mid-City parking district, said “back-in” is a good suggestion but this project is too far along to use that method.

MOTION: To approve. O’Boyle/Studebaker. (13-0-0)

- B. Nomination of NPPC voting rep for community organization seat at PAC election. MOTION: To authorize the chair to sign a letter naming Judy O’Boyle as NPPC voting representative for community organization seat at PAC election. Granowitz/Callen. (13-0-0)**
- C. Discussion of 7th Update to Land Development Code.** Many issues within each category of processes, measurements, setbacks, landscape and parking plus minor corrections. Steppke shared his position on a number of these issues. Voting on this at the next CPCI meeting.
- D. Discussion of Liaison Reports for non-Brown Act compliant groups.** Should liaison reports be heard by NPPC if those liaison groups are not subject to the Brown Act? Steppke said part of NPPC’s responsibility is to communicate what is going on in the community as a service to the public. Audience member suggested liaison reports be moved to public comment since those people are not elected. Barry said the reports are informational but NPPC does not take action; any action goes to subcommittees to be vetted. Granowitz said A&E group doesn’t make decisions. Audience member said it is nice to be able to come to one committee meeting and hear what everyone is doing without having to go to every meeting. Audience member asked what are the criteria for being a liaison report. Steppke said NPPC members are required to go to two other committees per month and they report to board. Audience member asked if the liaison report speaker has to be on NPPC board. Steppke referred the question to the policy subcommittee.
- E. NPCF Donation for 11/16 NPPC meeting sound system set-up and management. MOTION: To donate \$50 to North Park Christian Fellowship in thanks for all they do for us. Carlson/Callen. (13-0-0)**

XIII. Information Items

A. Brief discussion on Brown Act and Council Policy 600-24 regarding serial communication.

Steppke said when in conflict the more restrictive policy applies, which the NPPC has interpreted as having minimal discussion – with each other or with proponents of an issue – outside publicly noticed meetings. Dye said she asked for the item on the agenda because she wanted the policy clarified. Pangilinan said he would get a clarification from the city attorney for NPPC.

XIV. Subcommittee Reports

- A. Urban Design/Project Review,** Barry/Dye - NP Adult Community Center, 6 p.m. 1st Monday. Next meeting 2/7/11. Both of today’s action items were at January meeting.
- B. Public Facilities/Public Art,** Carlson/Vidales – NP Adult Community Center, 6 p.m., 2ND Wednesday. Next meeting 2/9/11. Heard head-in project. Working on Texas Street improvements; will get acorn lights.
- C. Utility Boxes,** Barry/Dye. No report.

XV. Next Meeting Date: 2/15/11.

XVI. MOTION: To adjourn. Granowitz/O’Boyle. (12-0-0)

Meeting adjourned at 8:31 p.m.