



NORTH PARK PLANNING COMMITTEE
Draft Minutes: June 21, 2011 – 6:30 PM
<http://www.northparkplanning.org>
2901 NORTH PARK WAY, 2ND FLOOR

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

II. Members in attendance (14): Robert Barry, Dionne Carlson, David Cohen, Cheryl Dye, Vicki Granowitz, Roger Lewis, Carl Moczydlowsky, Lucky Morrison, Dang Nguyen, Judi O’Boyle, Christy Scannell, Brandon Hilpert (6:32), Liz Studebaker (6:35). Members absent: Peter Hill, Rene Vidales

III. Modifications to & Adoption of the 6/21/11 Agenda. MOTION: To adopt agenda with addition of Quarry Hills Texas Street Enhancements added as Item V. G. (action item), adding North Park Clean & Safe to the Liason Reports, and taking Captain McKinney out of order. O’Boyle/Carlson. (13-0-0)

IV. Chair’s Report/CPC

1. Point of Order – NPPC is having issues with confusing motions that are overly complicated, going forward we will stop, move to the next item in the agenda, write motions and return when the motion is ready.
2. Liz Studebaker resigns seat effective 8/1/ 2011: Election Committee is Lucky Morrison & Dionne Carlson, board vote to fill seat in July, new member seated in August
3. Christy Scannell resigns as Secretary NPPC - Carl Moczydlowsky taking minutes again.
4. Dryden District 1st Hearing at Historic Resource Board ended with a supportive vote, 2nd HRB Hearing June 23, 1 pm 202 C St 12th Flr - Please come and speak, North Park Historical Society is cautiously optimistic.
5. Update on the demolitions memo: CPC, NPPC & Uptown Planners sent a joint memo to CPC on Tuesday for the support of stopping inappropriate demolitions and to reaffirm previous actions.
6. North Park Mini Park Streetscape for info and to give comments, go to:
<http://www.sandiego.gov/engineering-cip/projectsprograms/northparkminipark.shtml> - still taking public comments.

V. Approval of Previous Minutes: March 18, 2011. MOTION: To approve. Barry/Nguyen. (11-0-3, Studebaker, Scannell, Hill abstaining for non-attendance)

VI. Treasurer’s Report. Cohen said the account balance is \$609.22, same balance as last month, signature card needs to be changed

VII. Planner’s Report - Marlon Pangilinan. Community Plan Process update – analysis of Parks and Recreation element in August.

VIII. Announcements & Non Agenda Public Comment

- 1) **Lynn Elliot** - Announcing the Bird Park Summer Concerts, details at NPCA.org
- 2) **Joyce Summer, CCDC:** Connection housing at World trade center permits approved, design concepts for Horton plaza park tonight; must be completed and spent by 2013, need to break ground soon. Governor did not veto trailer bills on redevelopment trailer bills AB26X was to abolish

redevelopment agencies, AB27 to reform redevelopment agencies (CCDC is 40-55 million = no projects for 3 years.

- 3) **Jeff Wergeles, University Heights resident** – requests full and open public hearings on Planning Committees. Objects to University Heights request to be in Uptown Planners.
- 4) **MTS City/Park Streetcar Feasibility Study Open House:** June 29, 4-7 pm, for more info: www.sdmts.com/streetcarstudy.
- 5) **Presentations on the Caltrans retrofit/2014 closing of the Cabrillo Bridge :**
<http://www.hillquest.com/community/images/bridge-flier.jpg>
- 6) **Dionne Carlson** – trolley barn park concerts, demolition permit for fat city at HRB (SOHO), AB1158 – Payday lenders want to raise their limits from \$300-\$500.
- 7) **Judy O'Boyle** - Saint Lukes has requested demolition permits on historic resources.
- 8) **Cheryl Dye** – attended an arts tour for 4 hours in North Park, community gaining reputation for the arts

IX. Elected Official Reports

- 1) **Katherine Fortner, Hon. Susan Davis, US Congressional District 53:** Universal right to vote by mail – removes state restrictions for absentee balloting. Elizabeth Warren to consumer financial protection agency, consumer advocate.
- 2) **Lindsey Masukawa, Hon. Toni Atkins, State Assembly District 76:** Car trouble, did not attend.
- 3) **Anthony Bernal, Hon. Todd Gloria, Councilmember District 3.** CMG – As chair of the budget finance committee, Councilmember Gloria was able restore library hours, and parks and rec hours as well as fire station hours. Memo from CMG to the Mayors office to establish process for residents to change planning groups. Waiting for a response. Community coffee, Saturday at Bode Vet Clinic 10-12 2200 University, 9:30 ribbon cutting. **Comment : Jay Schumaker** – what is the next step for Balboa Park and the Centennial Celebration? **A:** Still scheduled, forwarded to Council with no recommendation, MOU at council in July.

X. Consent Agenda

Urban Design Project Review Actions (Members Present: Barry, Dye, Bonn, Callen, Carlson, Cohen, Granowitz, Hill, Pyles, Steppke)

A. Glenn's Market - 2861 University Ave (Project No. 236205): Owner needs to move existing convenience store due to rent increase, proposes a move to a smaller site, 60 ft to the east & with 10 parking spaces (no parking at current site). Process 3 CUP required for Type 21 off sale Alcohol License in an existing 1,536 sq-ft commercial building within the CN-1 Zone of the Mid-City PDO because the project site is located within a census tract where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professional Code section 23958.4; is within an adopted Redevelopment Project Area; and is within 600 ft of an accredited public school (Jefferson Elementary). The San Diego Police Department has conditionally approved the issuance of the Type 21 liquor license for the new location.

Motion: Support CUP with the specified SDPD conditions. Dye/UDPR 14-0-0 (on consent)

B. Arco - Texas & El Cajon (Project No. 195449) requires a Process 3 CUP & SDP to remodel an existing convenience store and automobile service station and add an 845-sq ft car wash, at 2340 El Cajon Blvd on a 0.48-acre site within the CN-1 Zone of the Mid-City PDO

Motion: Approve the proposed amendment to the CUP with the deletion of the storage unit from the project, relocation of the car wash to the west side of the property, addition of doors at the entrance and exit to the car wash, 7 ft perimeter walls on the entire west side and potentially a wall on the north property lines as dictated by the noise report and decorative design other than standard masonry wall to soften the aesthetics of the blank wall. **Dye/UDPR 14-0-0 (on consent)**

C. Casa De Luz 2920 University Avenue (Project No. 236482): Proposed Neighborhood Use Permit for a 144 square-foot sidewalk café for an existing restaurant in the CN-1 Zone of the Mid-City Communities Planned District. Process Two (Staff level review/decision with appeal rights to the City’s Planning Commission).

Motion to approve the NUP as proposed Dye/UDPR 14-0-0 (On Consent) (D Cohen recused, owner of adjacent restaurant)

***Public Facilities/Public Art Actions (Members Present June 8, 2011: Carlson, Vidales, Dye, Hill, Steppke, Callen, Bonn, Schneider)**

D. Plaza de Panama - Balboa Park (Project No. 233958). Proposed project includes amendments to the Balboa Park Master & Central Mesa Precise Plan & SDP.

MOTION: The NPPC recommends to City Council that one or more of the Plaza de Panama project EIR alternatives include the following goals and elements:

- 1. Reduce pedestrian vehicle conflicts**
 - 2. Reduce vehicular automotive traffic within the historical central core of Balboa Park**
 - 3. Encourage the use of public transit alternatives within and around Balboa Park**
 - 4. Encourage location of parking structures outside the historical central core of Balboa Park**
 - 5. Ensure that all improvements meet the Secretary of the Interior Standards for Historic Preservation**
 - 6. Ensure equitable access by all and avoid imposition of additional fees**
- Dye/PFPA 14-0-0 (on consent)**

E. San Diego Historic Class 1 Streetcar Restoration Project. Implementation of the historic streetcar in the San Diego; operation to begin in downtown San Diego in mid-July The NPPC endorses and encourages the implementation of class I streetcars (original and reproduction) wherever possible and feasible in the Mid-City area and specifically North Park. **Carlson/Vidales 8-0-0**

MOTION:

Whereas historic class I streetcars were specifically designed for San Diego’s climate and terrain;

Whereas historic class I streetcars do not require a turnaround loop;

Whereas historic class I streetcars are ADA accessible;

Whereas historic class I streetcars integrate well with street traffic, signal & pedestrians;

Whereas streetcars are included in the 2050 RTP The NPPC endorses and encourages the implementation of class I streetcars (original and reproduction) wherever possible and feasible in the Mid-City area and specifically North Park. Carlson/PFPA 14-0-0 (on consent)

F. 2050 Regional Transportation Plan (RTP). The \$196 Billion plan for development of the San Diego region’s transportation system, next 40 years, designed to maximize transit enhancements, provide express lanes, integrate biking and walking, and promote programs to manage demand and increase efficiency.

MOTION: The NPPC recommends revising the list of phased transit services within the revenue constrained plan to give a higher priority of implementation to projects that include the Mid-City area in order to add more transit within the urban core of the city due to future projected densities.

Dye/PFPA 14-0-0

Motion to approve consent agenda: Dye/PFPA or UDPR 14-0-0 (on consent)

XI. Action Items

- 1) **A. SDPD Reorganization Impacts to North Park & South Park - Mid-City Captain Lawrence McKinney** North Park moving to Mid-City Division, Captain McKinney, 25+ years of experience, many

in North Park. Biggest police division. Bicycle team will be continuing, bicycles were procured through the police foundation. Narcotics, crime suppression and all resources will be available. Lieutenant and Community Relations Office will provide weekly reports. Effective September 17th. The boundary will be Greater North Park except for University Heights. Juniper on the south end. Not predicated on the community planning districts, subdivision boundaries instead. **619.516.3035, lmckinney@pd.sandiego.gov**

- 2) **Election for Secretary - Motion to elect Carl Moczydlowsky as Secretary for the NPPC replace Secretary Scannell Barry/Carlson 14-0-0**
- 3) **Utility Box Update** - Action was taken previously to support moving forward to address issue with council land use and housing committee, and the CPC. Meeting with City Staff, utility companies, community planning groups resulted in a consensus for a city-wide task force. CPC voted to endorse the task force and Community Planning Group review. Response from AT&T reasserted their right to install appurtenances within the public right of way and listed their constraints. Looking to reduce total number of installations. Land Use and Housing Committee has taken issue on their priority list. Handout attached. Need to define undergrounding nomenclature to include utility boxes in the process of conversion with respect to the lines and districts. Focus on both existing issues and new undergrounding districts but franchise agreement boxes are the bigger issue for North Park. Costs potentially coming back to the rate payers. **MOTION: Dye/O'Boyle 14-0-0**
- 4) **NPPC on Facebook** - Create a social media channel for the NPPC – see handout. Official discussions need to be refrained from creating a quorum. Creating standing rules to limit discussion forum. Need to set up similar to a business page in order to comply with the terms and conditions of Facebook. **MOTION** NPPC supports the premise of devising a social media platform, NPPC requests board member Hilpert to devise a plan for a request to the City Attorney for advice on Brown Act ramifications. **13-0-0 Lewis/Hilpert (O'Boyle left)**
- 5) **Balboa Park Plaza de Panama, Circulation and Parking Structure Update** - Project is moving forward despite press release to the contrary. MOU is going to City Council in July. DSD project manager is not processing the project; appear to be waiting for council. UDPR will continue to have discussion as agenda allows in order to comment on the EIR. **MOTION:** North Park Planning Committee requests the City Attorney to rule on whether the MOU that is presented to the City Council is the same MOU that was passed from the rules committee. **Lewis/Dye (WITHDRAWN)**
- 6) **Annexing Update & Next Steps: Update & Next Steps**
 - a) South Park Business Group, Chair - In concert with Pat Shields, spoke with a representative and attended the South Park Business Group meeting. SPBG has done a great job of revitalizing the area. Has issues with the Police enforcement boundaries, has issues with MAD. Work closely with them and GHPC. Look into the changing the boundaries with SDPD. Regarding the request for annexing South Park into North Park, GHPC declines to hear the proposal until a process is established.
 - b) University Height Community Association, Vice Chair - Official update moved until next month – public comment from UHCA President. There is no policy, and everything has been done because of the lack of policy. There are many divisions within the neighborhood. Looking to expand outreach to UHCA - **Greg Sorini President UHCA.**
- 7) **Texas Street Enhancements** - City keeps changing the language required in order to receive the funding for the traffic calming project as provided by Quarry Falls/Civitas.
MOTION Re: Texas Street enhancements maintenance endowment fund: The North Park Planning Committee considers the currently proposed pedestrian enhancements including specialty acorn pedestrian lighting to constitute traffic calming as specified in the below MMRP for the Quarry Falls/Civitas project Carlson/Studebaker 11-0-2 (abstaining Cohen/Hilpert for lack of-information.)

XII. Subcommittee Reports

- 1) **Urban Design/Project Review**, Barry/Dye. NP Adult Community Center, 6 p.m., 1st Monday. Next meeting: 8/1/11. Items on the consent agenda.
- 2) **Public Facilities/Public Art**, Carlson/Vidales. NP Adult Community Center, 6 p.m., 2ND Wednesday. Next meeting 7/13/11. Items on the consent agenda
- 3) **Utility Boxes**, Dye/Barry. Covered in action item.

XIV. Liaisons Reports

- 1) **Balboa Park – Rob Steppke** - unable to attend, no report
- 2) **Project Area Committee/O’Boyle**. Restructuring redevelopment of the PAC wasn’t well received. North Park Gateway looking for additional redevelopment funding for the Woolworth building – review process ongoing. (Lucky Morrison reporting)
- 3) **Maintenance Assessment District/Morrison** – Continuing and increasing problem of tree vandalism through the MAD. NPMAD.org to launch next week (C.Moczydlowsky reporting)
- 4) **North Park Parking Management Working Group/Lewis**. No Report
- 5) **North Park Clean and Safe Liaison Report** - At council July 12th with the results of the ballot.

XV. NPPC Board Member Reports

- 1) **Alcohol and Entertainment/Morrison**: Clada Irish Bar and Pub is pursuing a project, Glenn’s Market, URBN Pizza hearing on the 25th of June, decision within 30 days.
- 2) **OLP Council Reconsideration/Carlson**. OLP has hired Shepard Mullins as their attorney.
- 3) **North Park Main Street/Cohen** – Board approved contract with SHPO for grant funding on sustainability plan. Search for ED is in interview phase. Tree vandalism in the district is increasing. Liz’s last day is July 22nd. Going away party at URBN on June 27th.
- 4) **Jack in the Box** - Rick Pyles at Chair’s Request - Jack in the Box has not resubmitted its plans as of today. Letter writing campaign to follow existing zoning and codes for any changes.

XVI. Unfinished, & Future Agenda Items

- A. Election to fill a vacancy to be sited at the end of July meeting
- B. Matt Gordon Greater Golden Hill Planning Committee/South Park Business Group
- C. NPMS Sustainability
- D. Chickens and the Muni Code

XVII. Next Meeting Date: July 19, 2011

XVIII. MOTION: To adjourn. Moczydlowsky/Cohen. (13-0-0) Meeting adjourned at 9:24 p.m.

Submitted by: Carl Moczydlowsky