



NORTH PARK PLANNING COMMITTEE
Draft Minutes: September 20, 2011 – 6:30 PM
<http://www.northparkplanning.org>
2901 NORTH PARK WAY, 2ND FLOOR

I. Called to order: 6:34 p.m.

II. Members in attendance (15): Robert Barry, Rene Vidales , Dionne Carlson, Cheryl Dye, Vicki Granowitz, Roger Lewis, Carl Moczydlowsky, Lucky Morrison, Dang Nguyen, Judi O’Boyle, Brandon Hilpert, Christy Scannell, Peter Hill, Rick Pyles, David Cohen.

III. Modifications to & Adoption of the 9/20/11 Agenda. MOTION: To adopt agenda as modified Carlson/Ngyuen. (15-0-0)

IV. Chair’s Report/CPC

1. **OLP Public Records Request by City Attorney** – All the records from NPPC to OLP has been completed. Also wanted everything from St. Augustines, also delivered Jefferson and McKinley proceedings.
2. **Jack in the Box** – Consultant for Jack in the Box has been meeting with public groups. Idea is that NPPC is refusing to meet with them. As long as the project proposes to retain the non-conforming aspects there is no reason for NPPC or subcommittees to hear Jack in the Box proposals.
3. **CPC Report** – Special meeting of the CPC for the Regional Transportation Plan comment period. Attended and report by Rene Vidales. CPC reviewed the Draft 2050 Regional Transportation Plan (RTP) and made recommendations on issues. Made 4 motions.
 - a. Motion by Tracy Reed, Miramar Ranch North, to recommend that the RTP equalize the funding and timing for a multi-modal transportation system as proposed in the City’s General Plan. Seconded by Joe La Cava, La Jolla. Motion passed by a vote of 23-2-1. Against: Golden Hill and Rancho Bernardo. Abstention: Uptown.
 - b. Motion by Tracy Reed, Miramar Ranch North, to recommend that SANDAG revise the list of transportation improvements within communities to give a higher priority to “complete streets” as determined by individual community plans. Seconded by Guy Preuss, Skyline/Paradise Hills. Motion passed by a vote of 22-1-3. 1 Against: Rancho Bernardo. 3 Abstentions: Greater Golden Hill, Southeastern San Diego and Uptown.
 - c. Motion by Jon Becker, Rancho Penasquitos, to remove the high-speed rail graphic from the Regional Transportation Plan because it is not a SANDAG project. Seconded by Janay Kruger, University. Motion passed by a vote of 19-5-2. Against: Normal Heights, Serra Mesa, Centre City, Tierrasanta and Southeastern San Diego. Abstentions: College Area and Uptown.
 - d. Motion by Laura Riebau, Eastern Area, to prioritize funding for intra and inter-community loops to retail, employment, education and transit. Seconded by Janay Kruger, University. Motion passed unanimously.
4. **Social Media** – City Attorney deferred the request to the City Planners. As long as the Brown Act is not violated, the City has no objection. Brandon Hilpert to present policy for next meeting.
5. **Request to move sub-committee reports up in agenda.** Request has been granted. Timing will be even more critical and scrutinized.

V. D. Approval of Previous NPPC Minutes: July 19, 2011 & August 16, 2011.

- 1. MOTION to Approve July Minutes: Vidales/Cohen 14-0-1 Scannell**
- 2. MOTION to Approve August Minutes: Hilpert/Hill 13-0-2 Cohen, Pyles**

VI. Treasurer's Report. – David Cohen, Balance \$609.22 – Signature card needs to be updated. Need Carl Moczydlowsky to sign.

VII. Planner's Report - Marlon Pangilinan 619.235.5293; mpangilinan@sandiego.gov. - Update Community Plan Process – no plan update advisory meetings in the near future. Moved to City Operations Building. 1222 1st Avenue, 4th floor.

VIII. Announcements & Non Agenda Public Comment

- **Lynn Elliot – NPPC Wed Sept 21st 6:00-8:00** Home Brews and Garden Thorn between Herman and 32nd.
- **Nicki Jimenez – Jack in the Box:** Working on the Operations and Design. Looking to do a community design workshop outside of the NPPC or Urban Design SC. Project highlights – no egress onto Upas, smaller building footprint, craftsman features, outdoor dining patio. 619.233.7778 – always willing to meet with the community. Individual meetings with NPPC may violate the brown act.
- **Angie Landsberg, North Park Main Street** – Taste of North Park, purchase online, at stores or day of. 45 different vendors.
- Mission Hills Heritage Presents “A Walk along the Mission Hills Streetcar Line” Saturday, September 24, 2011, 1 p.m. to 4 p.m. Ticket sales begin at 12:30 p.m. on the day of the tour No advance sales Ticket location: 1527 West Lewis St www.MissionHillsHeritage.org or info@MissionHillsHeritage.org Phone (619) 497-1193.
- CA Native Plant Society Fall Plant Sale Oct 15, 2011 Casa del Prado Balboa Park, info@cnpssd.org or <http://cnpssd.org/2011fallplantsalesinglepage.pdf>
- Citizen Coordinate for Century 3, 50th Yr Anniversary Thursday, October 6, 2011 6 – 9 pm
- Walking Tours conducted by the Jacob's Team of their Proposed Plaza de Panama Project, the 3rd Saturday of the month. 10:30 am, start at the Museum of Man. For more info www.plazadepanama.org
- Orchids and Onions awards are October 27th.
- Baskets and Botany event at Tecolote Canyon
- Family Day at Balboa Park is October 29th. Balboapark.org for information.
- Between the Heights community block party: Texas to the 805, all neighbors are welcome. Sunday Oct 16th – 2800 block of Collier Ave. 1pm to 4pm
- **O'Boyle** – City council meetings are harder to find online and on TV

IX. Elected Official Reports

- 1) **Katherine Fortner, Hon. Susan Davis, US Congressional District 53:** Mortgage assistance bootcamp and jobs fair events had high turnout. Other issues for healthcare and implementation of Don't Ask, Don't Tell Repeal are focus of Congresswoman Davis this month.
- 2) **Lindsey Masukawa, Hon. Toni Atkins, State Assembly District 76:** electronic newsletter available online. Chair of redevelopment task force for the assembly, starting in January. Commissions on Utilities & Emergency Reaction and having an investigation on the blackout – sewer, hospital, cell service etc. Recycle hazardous material 9am -1pm Sat Dec 10 at Balboa Park.
- 3) **Anthony Bernal, Hon. Todd Gloria, Councilmember District 3.** City Council in legislative recess – Transient Occupancy Tax distribution: North Park Music thing and Festival of Arts recipients. Councilmember Gloria attending the North Park Car Show and the Burlingame Neighborhood party.

Meeting tomorrow on the Convention Center during the budget committee. Job outreach materials available.

X. Consent Agenda

(Members Present PF/PA Sept 14, 2011: Dionné Carlson, René Vidales, Vicki Granowitz, Cheryl Dye, Lucky Morrison, Robert Barry, Rob Steppke, Ernie Bonn,)

A. Balboa Park Plaza de Panama (Project No. 233958). Proposed project includes an amendment to the Balboa Park Master & Central Mesa Precise Plans; EIR and a Site Development Permit. Ongoing discussion of parking, pedestrian & vehicular circulation.

MOTION: To insist that all hard copy documents provided by the City of San Diego to the North Park Planning Committee and other CPG's pertaining to the Balboa Park Plaza de Panama Project PTS 233958 to also be provided in electronic format.

Motion to approve: O'Boyle/PF 15-0-0

XI. Action Items

1) San Diego Foundation Our Greater San Diego Vision Project Susan Tinsky

Multiple phase project taking on a long-term vision for the entire San Diego region growth (1.4 million people). New parks, new homes, new services. Phase 4 is starting now. Phase 1 – 1000 person survey. Phase 2 – citizen input. Phase 3 – Workshops for the public – intensive charrettes. Phase 4 – “Show your love San Diego” electronic ranking survey for the public of priorities for the urbanization of San Diego. showyourlovesd.org – opens on November 1st. Funded through the San Diego foundation. Cap on any particular interest contributions to prevent bias. Window for input is about a month.

2) Proposed San Diego Convention Center Expansion Update Marit Hill

Increase Convention Center square footage by 1/3. Previously acquired a 6 acre parcel from the Port. RFP for architects resulted in Denver firm Fentress, Civitas, John Portman & Associates because they were the only team to have single floor contiguous space. Able to retain conventions that are outgrowing or attract new conventions that are too large. Public rooftop park and performance space. \$700 million in new economic impact. Increase of \$0.8 million in tax revenue. Maintain waterfront view corridors. Leed certified Gold building. Port is the lead agency for the EIR. SDCCC is doing community outreach, City has a Mayor's task force and is working on financing. Target date for completion is 2015, ground breaking next year. Place on the website for public comment.

3) Draft Policy for CPG Boundaries Modifications Robert Barry

CPG Planning Group boundaries have been in effect for 30 years plus. Goal of the process was to make it as simple as possible for boundary modifications for all 50 planning groups. There needs to be consensus when done outside of the community plan update process. Needs to have property owner buy-in from affected properties. Proponent would have to get majority support and then both planning groups support, then submit to the City. Burden needs to be on the proponent not the planning groups. Proponent must show demonstrable proof that they have community support.

- UHCA President – process is that NPPC would send it to CPC. If approved by CPC would go to the City Planning Division and then to Land Use and Housing council committee.
- **MOTION: To approve the NPPC Draft Council Policy for Community Planning Group Boundary Modifications with the modification as follows: adding the words “, property owners, residents and business owners” in the second paragraph of the guidelines between the words voters and within. Cohen/Vidales 15-0-0** *Draft Policy is included under Addendum at end of Minutes below

4) **Plaza de Panama, Circulation & Parking Structure Update & Next Steps** **Rene Vidales & Robert Barry**
Want to be proactive in getting comments into the Site Development Permit, the Balboa Park Master Plan and the Central Mesa Precise Plan amendments separate from waiting to comment on the EIR. The amendments to the Balboa Park Master Plan and the Central Mesa precise plan will pave the way for the City to railroad the EIR through. The plan amendments will make the EIR consistent with the Land Use laws. The items will be thoroughly vetted through the sub-committees and a complete package will be presented at the next meeting.

- Rob Steppke – Uptown Planners voted 8-5 to support in concept the bridge at Plaza de Panama. Some board members have more concerns about the parking structure.
- Potential special meeting in December to respond to the EIR.
- **Send specific comments on the amendments to the chair by Friday September 30th, 2011 in question and answer form. See Addendum below for Rene Vidales & Cheryl Dye’s comments discussed at the meeting.**

XII. Subcommittee Reports

- A. **Urban Design/Project Review**, Robert Barry, Cheryl Dye - NP Adult Community Center, 6:00pm 1st Monday. Next meeting October 3, 2011 – No Meeting because of Labor Day. 3 wireless facilities to be heard at next meeting. Updated plans from Jack in the Box have been received. Not in compliance with existing zoning so will not be rezoned.
- B. **Public Facilities/Public Art**, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2ND Wednesday. Next meeting October 5, 2011 One time change to the first Wednesday instead of the 2nd Wednesday at North Park Main Street. Plaza de Panama focus. Changes to the Balboa Park Master Plan and the Central Mesa Precise Plan.

XIV. Liaisons Reports

1. **Balboa Park – Rob Steppke** - Workshop on six various circulation and parking plans comparing bad and worse circulation plans.
2. **Project Area Committee/O’Boyle**. Litigation is keeping the Redevelopment from committing additional funds. Establishing a review panel for art’s master plan RFP. Voted to amend bylaws to move the election to May. Reserved a panel position for NPPC.
3. **Maintenance Assessment District/Morrison** – Cohen – approved up to \$2K in maintenance for bike racks (u-shaped blue version). Reviewed the clean and safe results and looked at trash can locations.
4. **North Park Parking Management Working Group/Lewis**. - No Update
5. **Mini Park & Streetscape/Vidales**. - No Update
6. **University Ave Mobility Plan/Lewis**- No Update

XV. NPPC Board Member Reports

1. **Alcohol and Entertainment/Morrison**: 3940th 30th street has applied for a type 41 beer and wine license. Café’ Calabria is entering the lottery for a type 47 liquor license.
2. **OLP Council Reconsideration/Carlson**. Nothing to report
3. **North Park Main Street/Cohen** – Accepted list of candidates for election to the Board. Taste of North Park October 8th.
4. **Jack in the Box** - Captured above
5. **Utility Boxes** – No Update

XVI. Unfinished, & Future Agenda Items

1. Wireless facilities

2. Plaza de Panama
3. Committee member to PAC art master plan panel.

XVII. Next Meeting Date: October 18, 2011

XVIII. MOTION: To adjourn. Vidales/Ngyuen. (15-0-0) Meeting adjourned at 9:02 p.m.

Submitted by: Carl Moczydlowsky

Addendum

XI. Action Items

3. Draft Policy for CPG Boundaries Modifications

NORTH PARK PLANNING COMMITTEE

DRAFT RECOMMENDATION

SUBJECT: DRAFT COUNCIL POLICY FOR COMMUNITY PLANNING GROUP BOUNDARY MODIFICATIONS

Background

Community Planning Groups (CPG(s)) have been formed and recognized by the San Diego City (City) Council to make advisory recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters and individual development projects within the respective community planning group boundary.

The City of San Diego is divided into more than 50 community planning areas. There is normally only one recognized planning group per community, and the physical boundaries within which the planning groups operate do not overlap. The purpose of Council Policy XXX-XX is to identify a clear and transparent process for addressing proposed modifications (annexations/detachments) to adopted community planning group boundaries.

CPG boundaries form the framework of the City of San Diego General Plan. Each Community Plan is developed with input from community groups and residents and is adopted by the respective CPG in concert with the City and in conformance with City Policies. Community Plans are based on existing community boundaries that are comprised of many diverse and established neighborhoods and business districts.

Adopted CPG boundaries represent areas that have long-standing historical ties as a community; however, many existing planning group boundaries divide arterial roadways or natural features such as canyons between adjacent planning groups. While natural and man-made boundaries may provide for convenient planning group boundaries, the divisions can lead to disconnections in adopted land uses and zoning designations from differing Community Plans on each side of an affected roadway or canyon system.

Policy

As most of the adopted CPG boundaries have existed in their current form for many decades, it is important for any proposed CPG boundary modification(s) to be supported by the affected communities as well as the subject property owners. This community support can be best reflected by a majority vote of the elected members of the affected CPGs, and a majority vote of the property owners within the proposed modification area.

Ideally, proposed modifications to a CPG's boundaries would occur as part of a comprehensive Community Plan update; however, if the proponent can demonstrate community and property owner support for the

proposed boundary modification, it may be submitted to the affected CPGs for consideration as an amendment to the affected Community Plans.

Guidelines

The proponents of the proposed boundary modification shall survey the property owners within the subject modification area and be able to demonstrate that a majority of the affected property owners are in support of the proposed CPG boundary change. The proponents would then submit the boundary change proposal and property owner support documentation to the affected CPG's for review and recommendation.

The affected CPGs shall form an Ad-Hoc Joint Boundary Subcommittee comprised of less than a quorum of members of each of the subject CPGs to jointly review the boundary modification proposal and provide recommendations to the respective CPGs. To ensure an inclusionary community process, the proponents shall notify all registered voters within 300' of the modification area of all subject CPG meetings/hearings and subsequent planning commission hearing.

If a majority vote of both of the affected CPGs approves the modification proposal, it would be forwarded to the City for review as an amendment to the affected community plans. If approved, the annexing CPG shall make land use and zoning recommendations for the modification territory to be included in the subject Community Plan.

The proponents would be responsible for all related City processing costs for the boundary modification/Community Plan Amendment and any necessary CEQA review/determination.

VIII 4 Plaza de Panama, Circulation & Parking Structure Update & Next Steps

Rene Vidales Comments regarding EIR Issues

- Unduly costly and environmentally impactful response to a commonly shared desire to eliminate a small number of parking spaces from the plaza
- Massive expenditures and environmental impacts resulting in very few net new parking spaces
- Impact of bypass bridge on existing historic district/designations
- Protracted legal litigation with potentially significant impacts on City staff time and taxpayers dollars
- Lack of guarantee of total project funding with potential significant impact on taxpayers and on City fiscal solvency
- Disproportionate influence of private funding on public-serving assets
- Disregard years of citizen participation and contracted expert advice regarding Balboa Park planning, and for resulting adopted land use plans
- Creation of additional traffic congestion within the park due to the proposed parking garage
- Lack of emphasis on public transit such as tram, shuttle and focused emphasis on expanded on-site parking and increased internal auto traffic
- Introduction of on-site parking fees which trigger parking fees elsewhere within park and which drive parking to adjacent neighborhoods
- Lack of adequate noticed, open-to-the-public, interactive meetings with both City and proponent representation to field questions and comments
- Lack of equitable access for public, damaged by charging parking fees

Balboa Park Master Plan Amendment Issues:

- The Balboa Park Master Plan was adopted in 1989 after 8 years of community input; the text in the proposed amendment is about to make drastic changes to the original plan and has not had positive public input to date.
- The adopted Balboa Park Master Plan (Figure 13) does not include a bypass at the Cabrillo Bridge but rather shows a reversible one-way route through the Plaza the Panama; which makes the Cabrillo Bridge more pedestrian and transit friendly.
- The adopted plan shows the Cabrillo Bridge carrying only eastbound traffic, freeing the westbound lane for the intra-park tram, inter-park shuttle, bicycles, and pedestrian use; the proposed amendment shows two-lane vehicular traffic through the Cabrillo Bridge.
- The adopted plan calls for the parking facility at the Palisades to be subject of an architectural design competition to ensure the widest possible search for a quality design; the amendment gives the applicant the freedom to choose the architect for the parking structure, eliminating the best possible design to be integrated into area in question.
- The adopted plan calls for automobile access from the parking structure at the Palisades to the Prado to pass under the promenade; the amendment eliminates this option.
- Alternative D in the 1986 and 1987 EIR is the environmentally preferred Alternative as shown in Figures 28 and 34. This closes the Cabrillo Bridge to vehicular traffic and it uses Quince Street as its main vehicular access from the west.

Balboa Park Central Mesa Precise Plan Issues:

- The Balboa Park Central Mesa Precise Plan was adopted in 1992 after 3 years of community input; the text in the proposed amendment is about to make drastic changes to the original plan and has not had positive public input to date.
- The Balboa Park Central Mesa Precise Plan does not include a bypass at the Cabrillo Bridge but rather details a reversible one-way route through the Plaza de Panama which removes most of the vehicular traffic from the Plaza de Panama without construction of the bypass, making the Cabrillo Bridge more pedestrian and transit friendly.
- The 2-way bypass road in the proposed amendment does not separate vehicles and parking from pedestrian corridors, since pedestrians will tend to use the same road, and the narrow cross section with two 13' vehicular travel lanes will create traffic jams when a vehicle gets a flat tire or ceases to operate because no shoulders are provided.
- The proposed amendment reconfigures the Alcazar Garden Parking Lot creating a lot of conflicts between pedestrians and vehicles because it provides handicapped parking/accessible parking, valet drop-off, and bus drop-off all at the same location as the main vehicular entrance to the park that is passing by in order to get to the parking structure.
- Alternative D in the 1986 and 1987 EIR is the environmentally preferred Alternative as shown in Figures 28 and 34. This closes the Cabrillo Bridge to vehicular traffic and it uses Quince Street as its main vehicular access from the west.

Site Development Permit Issues:

- To reduce the amount of dirt that will be exported from the site. The project proposes 159,000 cubic yards of cut; 33,000 cubic yards of fill, and 126,000 cubic yards of export. At approximately 10 cubic yards per truck, approximately 12,600 truckloads of earth are proposed to be moved elsewhere.
- To eliminate or reduce the height of the retaining walls shown for the unsafely curving road which is currently 15 feet to 20 feet tall in the vicinity of the organ pavilion, including eliminating or reducing

the very deep excavation for construction of the road, and eliminating or reducing the slopes and drops involved that would otherwise create a hazard.

- To add safety railing where required.
- To analyze the loading zone in the Alcazar Garden Parking Lot for eastbound traffic, which currently does not fit 2 buses.
- To analyze the conflicts with pedestrian and vehicular interference, due to the fact that pedestrians must cross the flow-through traffic to get from ADA (American Disabilities Act) cars to the access ramps.
- To analyze ADA accessibility conflicts with flow-through traffic.
- To analyze the roadway exiting the Alcazar Gardens leading into the new parking structure where the curve in the road has a radius of 102', which is a steep turning radius and would not be permitted on a public street.
- To analyze the curve in the roadway on the northeast side of the new parking structure, which has a radius of 83' and is a sharp radius that would not be permitted on a public street.
- To analyze the 90-degree turn from the Cabrillo Bridge onto the Bypass, which is not an improvement over the current route through the park and under City guidelines would require a stop sign.
- To analyze the 90-degree turn from the Cabrillo Bridge onto the Bypass that creates pedestrian-vehicle conflicts
- To analyze pedestrian traffic for the Bypass, because there is sidewalk proposed on both sides of the Bypass and pedestrians will tend to use the same road as vehicles.
- To analyze likely traffic jams into the park because the cross section shows two 13' vehicular travel lanes and traffic jams can be created when a vehicle gets a flat tire or ceases to operate because no shoulders are provided.
-

Cheryl Dye's Comment's submitted at the meeting

This is a list of suggested categories for our response, but if so, our concerns revolve around the following major issues:

- Unduely costly and environmentally impactful response to a commonly shared desire to eliminate X parking spaces from the plaza
- Massive expenditures and environmental impacts resulting in very few *net new* parking spaces
- Impact of byway bridge on existing historic district/designations
- Protracted legal litigation with potentially significant impacts on City staff time and taxpayers dollars
- Lack of guarantee of total project funding with potential significant impact on taxpayers and on City fiscal solvency
- Disproportionate influence of private funding on public-serving assets
- Disregard for more than 12? years of citizen participation and contracted expert advice regarding Balboa Park planning, and for resulting adopted land use plans
- Proposed parking garage's creation of additional traffic congestion within the park
- Lack of emphasis on public transit (tram, shuttle); emphasis on expanded on-site parking and increased internal auto traffic
- On-site parking fees which trigger parking fees elsewhere within park and which drive parking to adjacent neighborhoods

- Lack of adequate noticed, open-to-the-public, interactive meetings with both City and proponent representation to field questions and comments