



**NORTH PARK PLANNING COMMITTEE  
DRAFT MINUTES: November 15, 2011**

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**2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR**

**I. Called to order: 6:32 p.m.**

**II. Members in attendance (13):** Robert Barry, Rene Vidales, Dionne Carlson, Cheryl Dye, Vicki Granowitz, Lucky Morrison, Dang Nguyen, Peter Hill, Rick Pyles, David Cohen, Roger Lewis, Judi O'Boyle, Christy Scannell.

**III. Modifications to & Adoption of the 11/15/11 Agenda. MOTION: To adopt agenda. Carlson/Vidales. (13-0-0)**

**IV. Chair's Report/CPC**

- A.** CPC Report: Urban Agriculture motion – looking at whether to allow sales from gardens and whether to allow goats and beehives. Update on building codes and Embarcadero Park visionary plan.
- B.** Community boundary area adjustment – city is reviewing what can be done and what the mayor wants to do.
- C.** Brown Act – to avoid confusion, don't respond Reply All on emails and instead reply to chair or vice-chair.
- D.** Marlon Pangilinan will give 15-minute presentation at the January meeting, updating the community plan process.

**V. Approval of Previous Minutes: October 18, 2011. MOTION: To approve. Carlson/Berry. (10-0-3)**  
(Lewis, O'Boyle, Scannell abstained)

**VI. Treasurer's Report.** Cohen said the account balance is \$647.22.

**VII. Announcements & Non Agenda Public Comment**

- A.** Mary Wendorf's memorial service, 12/3, Grace Lutheran Church.
- B.** North Park Mini Park & Streetscape Workshop/Open House, 11/16, Jefferson Elementary Gymnasium
- C.** New crime mapping tool available to public: [http://www.sandag.org/enewsletter/feature\\_4.html](http://www.sandag.org/enewsletter/feature_4.html).
- D.** "What's So Special About University Heights? Defining Our Community Character," 1/12
- E.** Conni Musser, resident, requested that NPPC board members refrain from making degrading or offensive comments to other board members during meeting
- F.** Jay Corrales, resident, said he was surprised to see NPPC's "no" vote on the agriculture proposal at CPC.
- G.** Daniel Gebreselassie, resident, encouraged support of the agriculture proposal.
- H.** Granowitz explained her vote on the agriculture proposal at NPPC, saying she voted no on motion to approve in concept due to lack of information from DSD. Item will move to LU&H.

**VIII. Elected Official Reports**

- A.** Katherine Fortner, Hon. Susan Davis, US Congressional District 53. Finalizing 2012 spending, president's job bill and debt reduction recommendations.
- B.** Lindsey Masukawa, Hon. Toni Atkins, State Assembly District 76. Atkins in district last two months and until 1/4. Coffee 11/19 at Clair de Lune. E-waste Pacific Beach Middle School free drop-off, 11/19.
- C.** Anthony Bernal, Hon. Todd Gloria, City Councilmember District 3. Community parking districts implementation plan, friends of NP Library meeting 11/19, Small Business Saturday 11/26, median at Utah and Madison.

**IX. Consent Agenda**

- A. (UDPR Nov 7, 2011, Barry, Dye, Callen, Carlson, Granowitz, Morrison, Pyles, Steppke)  
AT&T - The Twist (Montclair Neighborhood Park, 2911 Nile St.) (Project No. 233690): Modification of an existing wireless communication facility located within the RS-1-7 Zone. Project proposes to remove an existing 30-foot light standard and attached panel antennas and install a new 30-foot faux pine tree with 12 8-foot long panel antennas. The existing 315-square-foot equipment area will be expanded by 153 square feet. The proposed project requires a Process 4 NUP & PDP to allow the proposed faux tree and equipment area to encroach onto a rear yard setback and to allow an equipment space greater than 250 total square feet. Motion to Approve: NUP & PDP for AT&T - The Twist Montclair Neighborhood Park, 2911 Nile St. Project No. 233690. Barry/Pyles 8-0-0. **MOTION: To approve. Dye. (13-0-0)**

#### **X. Subcommittee Reports**

- A. **Urban Design/Project Review**, Barry/Dye. NP Adult Community Center, 6 p.m., 1st Monday. Next meeting 12/5/11. Met 11/7. Discussed Mission Chateau and ATT. Verizon/Grace Baptist Church and 76 gas station and Plaza de Panama.
- B. **Public Facilities/Public Art**, Carlson/Vidales. NP Adult Community Center, 6 p.m., 2<sup>ND</sup> Wednesday. Next meeting 12/14/11. Discussed Utah and Madison median, Plaza de Panama.

#### **XI. Liaisons Reports**

- A. Balboa Park Committee/Steppke. Workshop on Plaza de Panama: discussed comments received. Consultant with Rick Engineering explained site development plan couldn't be implemented without changes to precise plan and master plan. Carlson attended meeting and spoke in public comment about the process.
- B. Project Area Committee/O'Boyle. No meeting in Nov. or Dec., unable to make decisions due to pending legal challenges to continued existence of Redevelopment.
- C. Maintenance Assessment District/Morrison. Dark in Dec. Discussed dissolution of Golden Hill MAD, Main Street's status change, increase for service charge, Switzer Canyon.
- D. North Park Parking Management Working Group/Lewis. Formed a subcommittee to look at current code and suggest revisions for residential parking permits.
- E. University Ave Mobility Plan/Lewis. No report.
- F. Mini Park & Streetscape/Vidales. Charrette at Jefferson Elementary, 11/16.

#### **XII. NPPC Board Member Reporting Out As Needed**

- A. Alcohol and Entertainment Update/Morrison. SAFE new website safesandiego.net, focused on urban communities. Wangs opening 11/21.
- B. Utility Boxes/Dye. No report. Individual contacted Barry who awoke to find box in front of his house.
- C. North Park Main Street/Cohen. Toyland Parade, 12/3. Fund raiser, 11/17, Bar Pink. Won Orchid award for Sustainable North Park Main Street program.
- D. Jack in the Box/Pyles. Plans resubmitted to DSD with few changes. Staff approved 2:30 a.m. closing.

#### **XIII. Action/Discussion Items**

- A. **NP PAC Public Art Master Plan**. Dye recused herself on this item because she is involved with the bidding entity. Lewis said committee is working with city to review art pieces. Wants NPPC to nominate someone to serve on review panel who is not on other boards already involved in process. Barry nominated Carlson. Vidales seconded. **MOTION: To approve Carlson as appointee. (12-0-0, Dye recused)**
- B. **AT&T – Mission Chateau – 2120 Mission Ave. (Project No. 232311)**: Process 4, Proposed CUP for modification of an existing wireless communication facility mounted on a multi-family residence. Project site zoning is MR-2500. Planning Commission decision, with appeal rights to City Council. No recommendation from UD/PR because motions to approve and not to approve both failed, 4-4. Plan proposes to increase facility from 3 to 12 antennas plus add a screen. Monica Moretti and Jim Kennedy presented for applicant. Applicant said there were no other feasible sites for facility, said project is in compliance with city requirements, and said emissions study was done by third party. Applicant said the facility can't be moved to Park Blvd because another facility is being installed there for the west, north and south areas, and signals wouldn't travel as far east as is needed. Adams Avenue is also too far for coverage objective. Applicant said project was properly noticed.

Steppeke spoke in opposition but asked if it the project is approved to choose a different tree due to shedding and cleanup.

NPPC comments: Carlson (who placed flyer there) asked if there was feedback from building residents (tenants and owners) to applicant or to NPPC (applicant and chair: none). Scannell asked what property owner receives—applicant didn't know but said it could be \$1500 a month. Barry said he sees no demonstration from applicant that alternative areas were sought, and that city policy's CUP requirements on tower location discourage residential facility sites and encourage commercial zones. Barry also said the property owner would benefit financially; residents are renters who could fear reprisal if they oppose owner. Applicant said they are incentivized to install in commercial zones and would prefer that route but residential coverage is high. Lewis said he would like to review full cycle issues before voting to see what issues the city has and what has been resolved.

**MOTION: To support the proposed CUP with the caveat that they substitute a city arborist-recommended tree for the carrotwood trees. Carlson/Dye (5-8-0)** (Pyles, Morrison, Lewis, Cohen, Scannell, Barry, O'Boyle and Nguyen voted no) **MOTION FAILED**

**MOTION: To deny the CUP because it doesn't conform with policy 600-43. Barry/O'Boyle. (5-7-1)** (Pyles, Carlson, Morrison, Cohen, Granowitz, Dye and Hill voted no) (Lewis abstained due to lack of full cycles report) **MOTION FAILED**

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**Result is no action.**

#### **C. NPPC Discussion & Response to 10/28/11 Duplication/Alteration of Project Plans.**

**Memo from Mary Wright, city planning deputy director, to CPGs.**

NPPC discussed if copyright law trumps California's open records law, how to meet Brown Act requirements, types of recourse, conflicts with CPG mandates and City Attorney's possible input among other concerns. Granowitz suggested a letter allowing the City Council to act against the mayor's actions. An audience member questioned if the memo is related to accessing Plaza de Panama documents. Cohen asked that chair's letter be CC'd to NPPC board.

**MOTION: To authorize chair to draft a letter on behalf of NPPC indicating our concern with the 10/28/11 memo from the deputy planning director. Dye/Barry (13-0-0)**

**D. Plaza de Panama, Circulation & Parking Structure** Robert Barry UDPR/Dionne Carlson PFPA. NPPC will have a special meeting on 12/14 to discuss this issue.

**XIV. Unfinished, & Future Agenda Items:** Historical conservation district; candidate for PAC

**XV. Next Meeting Date:** January 17, 2011.

**XVI. MOTION: To adjourn. Pyles/Barry. (13-0-0)**

Meeting adjourned at 9:15 p.m.