





NORTH PARK PLANNING COMMITTEE
Draft Minutes: December 20, 2013– 6:15 PM
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I. **Call to order:** 6:22pm

II. **Attendance Report: (Attendance at special meetings does not count against absence counts)**

Member	Robert Barry	Howard Blackson	Dionne Carlson	Daniel Gebreselassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Roger Lewis	Carl Moczydlowski	Lucky Morrison	Dang Nguyen	Omar Passons	Rick Pyles	Sarah McAlear	René Vidales
Attendance	1	2	3	4	5	6		7	8		9	10	11	12	13
Late															
Absences	1	3	1					1	1	1	3	1	3		1

III. **Modifications to and Adoption of the 12/10/13 Agenda**

- a. **Motion to adopt. December 10, 2013 NPPC Agenda Barry/Blackson 12-0-0 (Lewis late)**

IV. **Non Agenda Public Comment**

- a. Dionne Carlson – Appropriation of funds for Removal of historic homes at OLP was approved by City Council today
- b. Omar Passons – Bike Master Plan was approved. University Heights open air market.
- c. Howard Blackson – access to agency properties for temporary use is allowable for up to six weeks.
- d. Rene Vidales – broke ground on the SR11 to the new port of entry first highway segment.

V. **Community Plan Update** - The North Park Community Plan Update Discussion Draft can be found at:

[ftp://ftp.sannet.gov/OUT/Planning/North Park Community Plan Update/](ftp://ftp.sannet.gov/OUT/Planning/North_Park_Community_Plan_Update/)

a. **Land Use Element, Urban Design, & Design Guidelines**

i. Drive through compatibility

1. Barry - elements are only really appropriate on El Cajon Blvd.
2. Blackson – ¼ mile within the 805 corridor on El Cajon and existing establishments
3. Carlson – Area adjacent to the 805 at Adams Ave (particularly the egress from the 805 at Adams and Madison) is Incompatible with drive-through uses
4. Gebreselassie – sees El Cajon Blvd as needing a process.
5. Passons – would like to limit drive through as much as possible thinking that 20 years from now our community will be very different and discourages pigeonholing El Cajon Blvd into a auto oriented use with drive through uses.
6. Pyles - 32nd & North Park Way within ¼ mile of 805 and totally inappropriate.
7. Barry – stacking near the 805 is because North Park Way is inappropriate for an exit.
8. Process 3 discretionary permit for all drive through uses is an option.

ii. Design Guidelines including Setbacks along University Avenue

1. KFC example on University – should have been rebuilt to the lot line.
2. Looking to reinforce the existing code in the community plan to prevent an ministerial permits.
3. Might be addressable through zoning.
4. Need to address corner lots, design guidelines, historicity, and frontage seating. Want to encourage street cafés and compatible neighborhood uses.
5. Block character, street character, guidelines.

6. Urban design element is strong on lot guidelines and community guidelines but is missing the block level guidelines, which is captured in the design element draft.
- iii. Convenience stores and gas stations
 1. Limit additional convenience stations and gas stations. Between transit nodes presents an issue for both this use and drive through uses.
 2. Would like to specify that it needs a process 3 or higher permit.
 3. Use permits are for managing contentious uses. Discretionary permits are not the same purpose.
 4. Need to be pragmatic but discourage uses we don't want to see.
- iv. Nodes for increased heights and densities.
 1. Stories above covered parking – Grim and North Park Way (You've got Mail project), affordable housing variances generally pick density.
 2. None of the incentives fit North Park's goals or policies. Community plans interesting dichotomies between the issues of today and the 20 years out.
 3. Increased incentives and variances in the right place.
 4. Need a toolbox of incentives specified for particular uses.
 - a. Smart growth toolbox on SanDAG website for transit oriented development.
- v. Place location and node definition of specific characteristics is critical to encourage specific uses.
 1. Hierarchy of commercial centers around the neighborhoods.
 2. Attempt to morph into a form based code visa vis the community plan.
- vi. Community villages are not just the 30th & University node, there are several other areas that have emerged and potential is not the appropriate verbiage. Several other village nodes need to be specifically defined and called out in addition to linear corridors.
 1. Need to address the ped-sheds.
- vii. Density transitions around El Cajon Blvd are not well defined in the draft land use element
 1. Area between El Cajon and University is not included in the consistent density. 2.2-2
 2. 2.2-3 needs additional specificity to better define the nodes.
- viii. More fairy dust – Howard to provide.

VI. Next Meeting Date: Board Meeting January 21st 2014.

VII. Motion to Adjourn: Vidales/Blackson 13-0-0

Minutes submitted by Carl Moczydlowsky