





**NORTH PARK PLANNING COMMITTEE**  
**Draft Minutes: February 19, 2013– 6:30 PM**  
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I. **Call to order:** 6:38pm

II. **Attendance Report (10):**

Member	NPPC	Bylaws	City Council	Community Plan Update	CPC	MAD	Planning Commission	PFPA	Social Media	Sustainable NPMS	UDPR	Utility Boxes	Other
Robert Barry													
David Cohen													Treasurer
Dionne Carlson	1						X						AABA
Cheryl Dye	2									X	X		NPMS Board Meeting
Vicki Granowitz	3			X	X		X			X	X		NPBIDC, Chair
Peter Hill	4						X			X	X		
Brandon Hilpert	5							X					
Roger Lewis													
Carl Moczydlowsky	6												Secretary
Lucky Morrison													
Dang Nguyen	7										X		
Omar Passons	8												Instructive SubComm/TVZY Live
Rick Pyles	9										X		Alcohol Policy Panel Quarterly Mtg
Phil Rath													
Rene' Vidales	10						X		X				Vice-Chair

III. **Modifications to and Adoption of the 02/19/13 Agenda.**

Motion to move Item IV., 2 **Request for Support for the North Park Historical Society Car Show to Consent Agenda (Hill/Vidales 10-0-0)**

IV. **Motion to adopt February 19, 2013 NPPC Agenda: Dye/Carlson 10-0-0**

V. **Consent Agenda:**

- a. **Urban Design Project Review** (Feb 4 In Attendance: Barry, Dye, Bonn, Callen, Hill, Lewis, Morrison, Nguyen, Pyles, Steppeke; Non-Voting NPPC Board Members Present: Granowitz)
  - i. **T-Mobile – Trinity United CUP, 3030 Thorn St., (Project No. 292398):** Proposed Conditional Use Permit (CUP) (Process 4) for a Wireless Communication Facility (WCF) consisting of 5 antennas and 3 equipment cabinets. The project replaces 5 existing antennas and associated equipment storage (3 cabinets). There will be no exterior or aesthetic changes, no exterior antennas. **MOTION: Approve the project as presenting including the CUP for replacement of the wireless facility at Trinity Church located at 3030 Thorn St. Dye/UDPR 10-0-0 (On Consent)**
- b. **Public Facilities** (Feb 13 In Attendance: Carlson, Vidales, Bonn, Granowitz, Hill, Passons, Steppeke, Callen arrives 6:30 pm)
  - i. **NCPA request Support from the NPPC for Bird Park Summer Concerts. MOTION: For the North Park Planning Committee to support the 2013 North Park Community Association Bird Park Concert series. Dye/PFPA 10-0-0 (On Consent)**
  - ii. **Traffic Calming V-Calm sign proposal at 2144 Madison Ave (Westbound):** Traffic calming on Madison between Texas & Park. Issues with speeding and safety for pedestrian crossings. Residents present and in support although their preference is for a stop sign. Ernie. Bonn worked with the residents. **MOTION: To**

**approve V-calm sign for 2144 Madison Avenue (westbound) between Texas & Park and to request the City to study with vehicular speeds with the possibility of a stop sign as a preferred solution at Madison Avenue & Mississippi. Dye/PFPA 10-0-0 (On Consent)**

iii. **Proposal to replace diagonal parking with head-in parking on the west side of Alabama Street (University Avenue to Lincoln Avenue):** Net gain of 10 parking spaces. This is a result of the University & Alabama improvement projects. Does not need to go to City Council because it was previously instituted as diagonal parking. Has the support of NPMS & adjacent businesses. **MOTION: To support proposal to replace diagonal parking with head-in parking on the west side of Alabama Street from University Avenue to Lincoln Avenue. Dye/PFPA 10-0-0 (On Consent)**

iv. **Request for Support for the North Park Historical Society Car Show** Steve Hon NPHS the NPPC has supported this event since its inception. **Motion to support. Dye/PFPA 10-0-0 (On Consent)**

VI. **Approval of Previous NPPC Minutes: January 20, 2012**

a. **MOTION TO APPROVE January 20, 2013 NPPC Minutes as Modified: Pyles/Hill 10-0-0**

VII. **Treasurer's Report**

a. David Cohen (absent) - \$621.87 is the current balance.

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

a. **CPC: 3rd Tuesday of the month, 7 pm MOCII 9192 Topaz Way, Kearney Mesa**

i. Neighborhood Parking Protection Proposal & Pilot - proposes a change to the 72 hr rule for oversized vehicles parked on St, to a permit process, which would allow for immediate enforcement of a violation. Original called for a 2 yr pilot project in the PB area, cpc approved but with a one yr pilot to wrk the bugs out and then take city wide.

ii. Street Preservation Ordinance - City is tired of fixing st's that than get torn up by other entities doing work. This proposal that would allow for fees to be collected to take care of the streets after work has been done on them. Passed unanimously

iii. Voting Procedures for conducting an election - For a single Board vacancy: Members vote by secret ballot, however voting Board Members names are to be included on the ballot with the specific voting results recorded in the Minutes making them public and in conformance with the Brown Act & CP 600-24.

b. **March 19 NPPC Election Update & request for candidate's declaration.**

i. Candidates, 7 seats (\* = incumbent)

1. \*Rick Pyles
2. \*Dionne Carlson
3. \*Carl Moczydlowsky
4. \*Vicki Granowitz
5. \*Peter Hill
6. \*Dang Ngyuen
7. \*David Cohen
8. Howard Blackson
9. Bruce Shank
10. Julie Ellison
11. Daniel Gebreslasse

c. **Academy of Our Lady of Peace:** On Feb 12, 2013 in closed session the City Council voted to rescind the AOLP lawsuit, for the city to compensate the AOLP & approve the project. Todd Gloria & Sheri Lightner voted against the action.

IX. **Social Media** – Updates with term dates, names and contacts will be posted after the election.

X. **Planner's Report** - Marlon Pangilinan, 619.235.5293; [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)

a. Dec 12: went before the planning commission on the status of community plan updates. Workshops with the planning commission coming soon.

b. Community Plan Update – See Agenda Item XV., e. below

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

a. Ribbon Cutting for the Texas St Improvements Tuesday, March 12 at 9:45 am

b. C3 The Reinvention of Planning in San Diego: Thursday, Feb 28, 2013 7 am, Holiday Inn on the Bay 1355 North Harbor Dr for more see pg 5 below

c. SANDAG Regional Bike Projects: For more info:

i. Uptown Regional Bike Corridor Community Advisory Group: Beth Robrahn, Project Manager  
[http://www.keepsandiegomoving.com/RegionalBikeProjects/uptown\\_intro.aspx](http://www.keepsandiegomoving.com/RegionalBikeProjects/uptown_intro.aspx)

ii. Mid-City Regional Bike Corridor (Includes North Park) Advisory Group: Bridget Enderle, Project Manager  
Not on website yet, check <http://www.keepsandiegomoving.com/RegionalBikeProjects/Introduction.aspx>

- d. WalkSanDiego – Golden Footprints Awards Thursday, April, 7 – 9 PM San Diego Natural History Museum. NPPC has been nominated for an award for our work on the Texas St Improvements.

## XII. Elected Official's Report

- a. **Gavin Deeb, Hon. Susan Davis, US Congressional District 53**, 619.208.5353 [Gavin.Deeb@mail.house.gov](mailto:Gavin.Deeb@mail.house.gov), – Voter empowerment act introduced by the congresswoman. Vote by mail, juror non-discrimination act for LGBT Americans. Congresswoman Davis received the distinguished public service award.
- b. **Jason Wiesz, Hon. Toni Atkins, State Assembly District 76** – 619.645.3090 [jason.weisz@asm.ca.gov](mailto:jason.weisz@asm.ca.gov) Majority floor leader for State Assembly. Governor introduced budget, increase in per capita budget. Graduating senior deadline for Cal Grant application is in March.
- c. **Christopher Ward, Hon. Marti Block, State Senate District 39** – 619.645.3133 [christopher.ward@sen.ca.gov](mailto:christopher.ward@sen.ca.gov) Please call and express views on issues, particularly on controversial issues. District has been redistricted and is huge. State budget is out, very optimistic.
- d. **Anthony Bernal, Hon. Todd Gloria, City Councilmember District 3**, [ABernal@sandiego.gov](mailto:ABernal@sandiego.gov) - <http://sandiego.gov/cd3> for newsletter signup. Council President Gloria is now chair of the SanDAG transportation committee. Bike infrastructure plan in North Park is underway. Street trees in NP are being addressed through 2012 allocation. March 9<sup>th</sup> 10am Community Coffee at Twigs.

## XIII. Subcommittee Reports:

- a. **Urban Design/Project Review**, Cheryl Dye - NP Adult Community Center, 6:00pm 1st Monday. Next meeting, February 4, 2013
  - i. See consent agenda IV.a.i
  - ii. See action items XIV.a-b
  - iii. Reviewed proposed land use map
- b. **Public Facilities/Public Art**, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting, Wednesday February 13, 2013.
  - i. See consent agenda IV.b.i-iii
  - ii. See action items XIV.c
- c. **Utility Boxes** - The mayor has signed off on advisory committee or task force.

## XIV. Liaisons Report

- a. **Balboa Park Committee** – Rob Steppke: Considered Sprint Antenna Locations within the park. Infrastructure for Edge 2015 Celebration
- b. **Maintenance Assessment District** – Rob Steppke: Street Tree Policy review and decision making regarding trimming and maintenance. Nomination for new officers, election in April.
- c. **North Park Main Street** – Cheryl Dye: Updated website including video content. Eco district kick-off meeting at Casa de Luz Wednesday Feb 20, @ 5:30. Art Gallery tour on April 13<sup>th</sup>. Post Office building has been purchased and is being developed as a mixed use. 30<sup>th</sup> and Upas building is being demolished and redeveloped as a mixed-use project with underground parking.
- d. **Adams Ave BIA** – Dionne Carlson: No Update
- e. **NPMS Sustainability Committee** – Rene Vidales: No Update, remove
- f. **Regional Bike Plan Proposed Initial Implementation** – Carlson: Looking for fully separated bike lanes moving forward. Willing to relinquish traffic lanes but not parking. Next meeting March 6<sup>th</sup>.
- g. **NPBID Collaborative** – Vicki Granowitz: Meeting tomorrow regarding on land use maps for recommendations to the City.

## XV. Action & Discussion Items

- a. **Community Plan Update - Cecilia Gallardo Deputy Director Advanced Planning & Engineering** – Have had NPPC ad-hoc committees working on sustainability and mobility. Ready to get input from the City regarding progress and next steps. Still in draft form.
  - i. Mobility (Vidales) – information from the general plan, push connectivity and transit oriented development. Merge elements from the existing community plan and the general plan. Elements are interrelated with other elements and policies.
  - ii. Sustainability (Vidales) – implement Sustainable North Park Main Street Implementation Plan into the existing general plan for new community plan elements. Again polices are interrelated.Provides a good foundation for the City to implement and work through the elements, the matrix provides a foundation for writing the element drafts for these two components. Next steps are to work on economic prosperity elements with Dye and Hill. Looking for draft Community Plan by January 2014. Schedule to be posted on social media. Would like input from NPPC by September.  
Maddy (North Park Resident) – Class with Mike Nicholls on a study on Community Planning for form based code.

- b. **AT&T – 4375 1/3 Boundary St. (Public Right of Way, Project # 226649)** Project is a wireless facility UDPR has heard the item three times previously and voted to deny. The applicant has redesigned the facility based on the Subcommittee’s suggestions. Three design options were presented. Each includes new lighted street bollards, landscaping, backlit, brushed stainless steel cut-out North Park sign, narrowed “legs”, reduced height, as is possible from original proposals and stubbed out irrigation lines that can be tapped into for future development.

**Option #1** includes tile at the top; 40’ tall.

**Option #2** is a design reflecting the iconic North Park Water Tower; 49’ tall.

**Option #3** has a stucco top. AT&T is responsible for the tank’s maintenance. All options are improvements to original design & expressed appreciation for the effort AT&T put into coming up with the much improved options; 44’ tall.

i. Comments:

1. Committee ruled out Option 1 which some thought looked like a prison guard tower; with a slight preference for Option 2 –The NP Water facsimile, although there are concerns it could look kitschy if it is too literal. NP Artist Lynn Susholtz will be invited to attend the meeting, since this was partly her suggestion.
2. Shelly Kilborn, applicant representative | Bill Booth, architect: Materials will be traditional materials except at the antennas which require fiberglass for transmission. Lattice would create a ladder to the antenna structures. Vining elements are incorporated into the design.
3. Lynn Susholtz: likes the tile with the North Park tile colors but likes the massing and the exposed structure and lattice work. Vertical corrugated metal wall might benefit from screen wall.
4. Passons: Doesn’t prefer the water tower.
5. Hilpert: Water tower is the preferred.
6. Nguyen: Would people mistake the water tower.
7. Hill: Quirky landmarks are reflected in the water tower design.
8. Dye: Likes the tile color but prefers the water tower, quirky and whimsical.
9. Carlson: Likes the water tower, would like some whimsy
10. Pyles: doesn’t love the water tower but thinks it is the best of the 3. Likes lattice or strut work, could be construed with the tile.
11. Anthony Bernal would like to thank all of those involved.
12. Rob Steppke: We should do the opposite of whatever Carmel Valley would do.

**MOTION: To support the Water Tower option design & direction. Dye/Hilpert 9-1-0 (Passons voting no)**

**MOTION: For Dye, Carlson and Susholz to work with AT&T to refine design elements 9-1-0 (Moczydlowsky voting no)**

- c. **Plaza de Panama Project, Balboa Park:** Update & next steps. NPPC voted the project down for a number of reasons but specifically because the findings necessary to approve the Site Development Permit could not be made. (April 17, 2012 NPPC Resolution included below.) In a law suit SOHO v. City of San Diego (Plaza de Panama Ctee.), Case # 2012-00102270 Judge Taylor found the City violated the Municipal Code section 126.0504 (i)(3) when the approved the SDP without being able to make the required findings & therefor the If the BPMP & CMPP are left in their currently amended status it opens the door for another similar project to be approved with less public review. Council. President Todd Gloria & City Attorney Jan Goldsmith are currently looking into an expedited process to amend the Municipal Code to remove the section of the code Judge Taylor cited in his published ruling (see attached). Concerns that this would create problematic precedents and approval of the project the NPPC has found to be deferential to Balboa Park. Public Facilities approves a Motion To recommend the NPPC Board send a resolution recommending that City Council, Mayor and the City Attorney rescind the July 2012 approval of amendments to the BPMP & BPCMPP, to reinstate the 1989 BPMP & BPCMPP, in order to be consistent with NPPC’s previous actions in that the findings from the San Diego Municipal Code cannot be made to support the project.

i. **Passons** – Is Todd in support of Plaza de Panama and amending the Municipal Code? **Anthony Bernal** – have asked for the City Attorney’s opinion on how to have the project moving forward.

ii. **Dye** – how does applicability of Historic Resources requirements play into the finding? **Carlson** - SDP requires that there is no reasonable use of the Plaza de Panama without the project in order to exempt the project from historicity.

iii. **Hilpert** – does not think that the rules should change since the City lost.

1. **MOTION TO APPROVE Resolution to refrain from altering the Municipal Code for the Plaza de Panama Hilpert/Pyles (10-0-0)**

**2. MOTION TO APPROVE Resolution for request to rescind Plaza de Panama project plan amendments Dye/Vidales (10-0-0)**

**d. Bylaws - Tabled**

**XVI. Unfinished & Future Agenda Items**

- a. Board Elections
- b. Parks & Rec Community Plan Element
- c. Bylaws

**XVII. Next Meeting Date:** March 19, 2013

**XVIII. Motion to Adjourn:** Hilpert/Ngyuen 8:50 10-0-0

Minutes submitted by Carl Moczydlowsky