





NORTH PARK PLANNING COMMITTEE
Draft Minutes: September 16, 2014 – 6:30 PM
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I. **Call to order:** 6:31 pm

II. **Attendance Report:**

| Member | Robert Barry | Roger Morrison | Dionne Carlson | Daniel Gebreselassie | Vicki Granowitz | Peter Hill | Brandon Hilpert | Rachel Levin | Carl Moczydlowsky | Lucky Morrison | Dang Nguyen | Howard Blackson (New) | Rick Pyles | Sarah McAlear | Steve Codraro |
|------------|--------------|----------------|----------------|----------------------|-----------------|------------|-----------------|--------------|-------------------|----------------|-------------|-----------------------|------------|---------------|---------------|
| Attendance | 1 | 1 | | 1 | 1 | 1 | | | | 1 | 1 | 1 | 1 | 1 | 1 |
| Late | 6:35 | | | | | | | | | | | | | | |
| Absences | | 1 | 1 | | | | 2 | 3 | 3 | | | | | 2 | |

III. **Modifications to and Adoption of the 09/16/14 Agenda**

- a. **Urgent Non-Agenda Action Items:** Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee. Items must have come up after the Agenda went out & be of a time sensitive nature.
 - i. Update on North Park Main Street Property Business Improvement District (PBID) is time-sensitive in that NPMS has to get the potential letter of support to the City. **MOTION: Add PBID Update to agenda as an Urgent Non-Agenda Action Item. R. Morrison/Dang 9-0-0**
- b. **MOTION: Adopt 9/16/14 Agenda. Gebreselassie/R. Morrison 9-0-0**

IV. **Consent Agenda: None.** (Items on the Consent Agenda were heard & voted on at an NPPC subcommittee; are not considered controversial. Items on the Consent Agenda can be moved to Action for full discussion by any member of the Board or Public)

V. **Board Vote to Fill Board Vacancy**

- a. Candidate
 - i. Howard Blackson (Resident Homeowner)—only candidate
- b. **MOTION: Approve Howard Blackson as new board member. Codraro/L. Morrison 9-0-0**

VI. **Approval of Previous Minutes**

- a. **MOTION: Approve August 16th Minutes with no modifications. R. Morrison /Gebreselassie 10-0-1 (Blackson abstain)**

VII. **Treasurer's Report, Brandon Hilpert (absent, Granowitz gives report)**

- a. Current balance \$739.77 (\$140 check for Parking Survey cleared)

VIII. **Social Media Report, Brandon Hilpert (absent, Granowitz gives report)**

- a. Sarah is now an administrator to our social media, including Facebook, MailChimp, and website. Hopefully this will allow Brandon some extra time to work on the NPPC website update.

IX. **Chairs Report/CPC**

- a. CPC Meeting - Tuesday, September 23, 2014, 7 - 9 pm. 9192 Topaz Way, Kearny Mesa Auditorium. Agenda Items include: (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas.shtml>)
 - i. Code Compliance Update, Bob Vacchi DSD Director
 - ii. Electric vehicle charging infrastructure
 - iii. CP 600-24/Admin Guidelines
 - b. Reestablish Bylaws Ad Hoc Committee (previously comprised of Cohen, Barry, Nguyen, Vidales, L. Morrison, and Granowitz). Robert, Dang, Lucky, Roger will make new ad hoc committee. Vicki noted the need to look at spacing out our meetings that involve elections, candidate announcements, and challenges.
 - c. Special Community Plan Update meeting needed in October, due to Parks and Rec Element and Urban Design Element of Community Plan Update both being set for October, as well as action items. Sarah will be putting a survey out to find the best date.
 - d. McKinley Joint Use Park is going to Park & Rec Board on Thursday Sept 18, 2pm. 202 C St 12th flr, Committee Rm
 - e. Vicki re-elected to the Cosolidated Plan Advisory Board.
- X. **Planner's Report**, Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov
- a. Tom Tomlinson is Interim Director of Planning (since Bill Fulton's departure). Four new staff members will be joining the Planning team soon.
 - b. The Governance Proposal is being reviewed and Marlon should be able to distribute to NPPC soon.
 - c. Planning Committee minutes require the vote count and a description of what was discussed, especially in terms of contentious topics. Other than that is up for the Planning Committee's discretion. The intent of the minutes is not to have verbatim of all discussion.
 - d. Community Plan Update: Planning is behind, and is currently waiting on traffic impact analysis. Once that's available it will kick off facility needs and mobility element. Looking at early November (revised schedule should also be provided, including our review time). Planning has a draft of the Urban Design element from KTUA, they have reviewed and have sent the first round of revisions back to KTUA. Marlon hopes to provide the review draft to NPPC in time for October UD/PR Subcommittee. SB743 provides new ways of looking at traffic and level of services—including looking at metrics like vehicle miles traveled. This bill provides a new CEQA analysis that hasn't been implemented. Marlon acknowledges it would be beneficial for CPUs to be looked at from that perspective. Currently our Mobility Element has only been examined from a Level of Service perspective.
- XI. **Non Agenda Public Comment**
- a. Jeff Kirschbaum, OLP Update. The new parking structure is still coming along well and is on schedule for completion in Dec. 2014. On 9/5 OLP, along with Society of Hispanic Professional Engineers and Navair, hosted a Noches de Ciencias for local students interested in learning more about Science careers and colleges. On 10/4 OLP will again be hosting a STEAM day for 7 & 8 grade girls throughout our local community. Lastly, OLP is investigating ways in which they can partner with the Modern School in Baku, Azerbaijan, a North Park sister neighborhood, to provide students from both countries an opportunity to connect.
- XII. **Announcements**
- a. **Maintenance Assessment District** has an opening for a resident homeowner. For more info contact Rob Steppke, arebeestep@gmail.com 619-297-2012
 - b. **North Park Historical Society new book**, *Images of America San Diego's North Park* unveiled at the San Diego History Center on Tuesday, September 23, book sales & signing starting at 5:30 pm; presentation using photos from the book at 6:00 pm. There will also be a commercial walking tour on Saturday, October 4 at 9:30 am for more info see Addendum #2
 - c. **Adams Ave Street Fair** September 27, 10am – 10 pm & September 28, 10 am – 7 pm for more info <http://www.adamsavenuebusiness.com/Adams-Avenue-Street-Fair>
 - d. **Tour de Fat Bike Party Rides into Golden Hill**, Sept 27, 10 am – 5 pm for more info www.newbelgium.com/events/tour-de-fat/san-diego.aspx

- e. **SD Sustainability Committee Infrastructure for the 21st Century.** Wednesday October 29, 7:30 am - 4:45 pm. County of SD Hearing Rm, 5520 Overland, San Diego 92123. General Admission \$60, lunch included. For more info or to register contact brett.makley@tylin.com 619-692-1920
- f. **Utility Undergrounding Advisory Committee** meets monthly on the 3rd Friday 8:30 am - 10:30 am, 202 C St, 12th flr Committee Rm
- g. **Target Express** is replacing the Gala Foods location in South Park (3030 Grape St). Gala will officially close around November 1st. No plans appear to be available yet in the City's tracking system. The use appears to be a previously conforming right, and the plan appears to be to rehab the existing building, so no public review is expected. (See Todd Gloria's Official's Report below)

XIII. Elected Official's Report

- a. **Jason Wiesz, Hon. Toni Atkins, State Assembly District 76** – 619.645.3090 jason.weisz@asm.ca.gov – absent
- b. **Christopher Ward, Hon. Marty Block, State Senate District 39** – 619.645.3133 christopher.ward@sen.ca.gov – End of session was Aug 31. There are a few bills that Block backed that will hopefully be signed by the Governor in September. Highlighted the bill to allow community colleges to offer Bachelor's degrees and the Water Bond legislation (Prop 1). Appears the Infrastructure/Redevelopment bill went relatively unnoticed, and questionable whether will be signed. Block is in the middle of four-year term. Will be holding town halls to solicit ideas for legislation.
- c. **Gavin Deeb, Hon. Susan Davis, US Congressional District 53**, 619.208.5353 Gavin.Deeb@mail.house.gov – Cluster box issue press conference had good coverage; have 40 co-sponsors. Congress getting ready to go on recess, so little activity. Stop Child Summer Hunger cards (\$150/summer/child) are now available; the pilot program was well received.
- d. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, AGranda@sandiego.gov <http://sandiego.gov/cd3> - City Council is back from summer recess. Thank you Dang for being the impetus for the Drive Like Jehu event at Balboa Park! Minimum wage referendum signatures were submitted (if the signatures pass muster, the item will go back before Council). North Park "creep" was apprehended for attacks. Mayor Faulconer appointed Reese Jarrett as the new president of Civic San Diego. Food truck ordinance finally went into effect (issues with inconsistencies were overruled). Bike share should be rolled out by Oct 30. Final map of stations has been released (<http://www.decobike.com/sandiego/map-location>). Todd released a statement on the Target Express in South Park, he's reaching out to the government affairs office at Target to encourage cooperation and interaction with the community. There has been no feedback on the Large Vehicle Ordinance that is now in effect and being enforced.

XIV. Subcommittee Reports:

- a. **Urban Design/Project Review (UD/PR), Peter Hill-Rachel Levin – NP Adult Community Center, 6:00pm 1st Monday. Next meeting October 6, 2014**
 - i. Approved Felton St NUP & Variance for a single family residence & held discussion on Urban Design Element
 - ii. **Future Agenda:** Heard the Indiana Project expect it will be back at the Oct meeting for **Action**. A potential artisan market at Redwood & 30th St. was presented. **KTUA** will present the draft Urban Design Element from Planning for review at October meeting.
- b. **Public Facilities/Public Art, Dionne Carlson-Roger Morrison – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting October 8, 2014**
 - i. Neighbors from vicinity of Dwight & Felton expressed their concerns regarding proposal to locate PSA flight 182 Memorial in their residential neighborhood. Neighbors are united in opposition to this plan
 - ii. Email received from Myra Pylowski stating the memorial group is no longer considering this location due to neighborhood opposition.
 - iii. Silver lining is that neighbors in this area have now come together to explore parking, traffic calming and circulation improvements in the area.
 - iv. SANDAG bike corridor general discussion: suggestion to incorporate public art in the form of pebble mosaics into proposed mini-islands, consensus to focus SANDAG dollars into large

improvements needed like bridges and the most busy intersections crossing the bike routes – 30th Street, Texas, etc.

- v. **Future Agenda:** So far all about SANDAG Bike route – HOWARD/Orange alignment – some new designs will be unveiled and SANDAG project manager Bridget Enderle will be there.

XV. Liaisons Reports

- a. **Balboa Park Committee, Rob Steppke.** California Tower may be opened up for tours by end of year (retrofit). This project is on agenda for Park & Rec Board (Thursday Sept 18, 2pm. 202 C St 12th flr, Committee Rm). Also shown another Zoo entrance parking lot redesign presentation.
- b. **Maintenance Assessment District, Peter Hill.** Looking for resident homeowner (2nd Monday at Adult Center). No meeting in September.
- c. **North Park Main Street, Dang Nguyen.**
 - i. Taste of North Park Oct 11th, Kicking off Oct 3rd with a movie night and craft cocktail competition behind the Birch North Park Theatre.
 - ii. Approved new candidates for board (5 seats, 5 candidates).
 - iii. PBID (discussed further in Information Item below).
 - iv. Bike rack requests (in newsletter): City urging Business Districts to identify sites for bike racks.
 - v. Graffiti has spiked, working with Todd (Urban Core, Todd, SDPD, Code, etc) to get on top of.
 - vi. North park historical walking tour, in collaboration with NPCA, scheduled for Saturday, September 20th at 11am.
- d. **NP Mid-City Regional Bike Corridors, Dionne Carlson.** See info from Public Facilities Subcommittee update (above).
- e. **Adams Ave BIA, Dionne Carlson.**
 - i. Changed “No Parking” times for street sweeping; very positive for the local businesses.
 - ii. Street Fair on Saturday September 27th (10am-10pm) & Sunday the 28th (10am-7pm). Schedule available: <http://www.adamsaveonline.com/StreetFair/>
- f. **El Cajon Business Improvement Association, Vicki Granowitz.** No update available on August meeting. Next meeting scheduled for September 18 at 9am. Blvd Office, 3727 El Cajon Boulevard
- g. **Utility Undergrounding Advisory Committee, Vicki Granowitz.** Heard report from the City on their new public outreach process (among other things). Report was requested to address issues related to utility boxes that show up in the public right-of-way (PROW) without warning; the response was that it doesn't happen, which seems curiously out of touch with the issues we've encountered. Meeting this Friday Sept 19 will begin roundtable discussion of issues (better public input, nomenclature, design issues). www.sandiego.gov/undergrounding/overview/advisorycommittee.shtml

XVI. Information Item

- a. **Update on the North Park Main Street Property Business Improvement District (PBID).** Motion passed to move this to Action Item.

XVII. Discussion/Action Items

- a. **Update on the North Park Main Street Property Business Improvement District (PBID)** Angie Landsberg Executive Director NPMS.
 - i. The PBID idea took form about a year ago when property owners and business asked for more services. Property owners assess themselves to obtain more services (e.g., sidewalk cleaning, sweeping and steaming, graffiti patrol, gum scraper, trash collection). NPMS worked with City to create a management district plan. Plan is complete, and includes engineer's report funded by Todd Gloria's office. 300 of 400 property owners have been consulted. In next few months will go to Council committee and will get feedback; then will present and get petition drive from property owners (need 50% support). Vote will be regulated by City. Board of NPMS would then be comprised of both business owners and property owners. Requesting support of NPPC in effort to form this assessment district.
 - ii. Assessment rate is based on *both* lot and building square footage. Building is 11 cents/sf, lot is 8 cents/sf, then combined to come up with total rate. Assessed annually and added to property taxes. Many business owners will end up indirectly covering this cost, and also seem supportive.

The overlay zone will exist on top of the business improvement district (BID), but doesn't cover all of the current BID. Includes commercial areas from Polk to Upas and from Arizona to 32nd. **MOTION: Write a letter in support of the North Park Main Street Property Business Improvement District. Howard/L. Morrison 11-0-0**

b. Community Plan Update

- i. Prioritization of Park Projects, Marlon Pangilinan.
Review opportunity areas for Parks & Rec (first reviewed in March 2013). Recreation Element draft is waiting for our feedback—this is based on viability evaluation. The priorities we're being asked to provide come into play for determining what can be funded with developer-impact fees (DIF) and will be outlined in the Facilities Financing Plan.
 1. After reviewing the list of properties again, requested that Planning give us updated information on eligibility for potential funding and ease of property acquisition (including land ownership details).
 2. Howard volunteered to map each of the sites in order to illustrate where these properties are in relation to the most park-deficient areas in our community.

c. Continue Design Guidelines Discussion started at UDPR

- i. Design guidelines are meaningless if there is no compliance (especially with ministerial projects). Is there anything we can do with Planning to get developers to come before us (a density/setback incentive, for example)?
- ii. Marlon suggested what Uptown is hoping to implement: take an area where the Land Development Code (LDC) allows building height of 100 feet. Then identify what building height will be allowed ministerially (e.g. 50ft), then if the developer want to go 51-60ft it requires a discretionary process, and further if height to go above 60 developer must provide incentives (e.g., architectural styles, parking).
- iii. Incentive Zoning program is being examined by Planning—a process where if the developer gives the DIF \$, they get the height, *without* discretionary review. Developers appreciate certainty, and this program will not be as viable if the Plan Update insists on discretionary review.
- iv. Don't forget that there are no height limits on portions of El Cajon and University, but still have floor-area ratios (FAR), which could be used as limit or incentive. There's a feeling that our best option is to incentivize and challenge and encourage developers rather than limit them. What tools are in our toolbox? Mainly reduction in parking requirements, height limits, increased density, and setbacks.

For consideration:

- Incentives for consolidation of lots (e.g., 3 Huffman's).
- How to write language to gets to the heart of not allowing ministerially approved projects that are a huge mismatch (e.g., Spruce St and Granada, two shallow lots where house flipper was permitted to go up two stories with a 10-15 ft setback completely out of character other homes on the block.

XVIII. Unfinished and Future Agenda Items

- a. Urban Design Element – October
- b. Park & Rec Element – October
- c. NPPC Bylaws Update

XIX. Next Meeting Date: Board Meeting October 21, 2014. 6:30pm

XX. Motion to Adjourn: Vicki/Robert 8:54pm

Minutes submitted by Sarah McAlear