



NORTH PARK PLANNING COMMITTEE
Draft Minutes: July 21, 2015 – 6:30 PM
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I. Call to order: 6:27 pm

II. Attendance Report:

Member	Robert Barry	Howard Blackson	Dionne Carlson	Steve Codrato	Daniel Gebreselassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Rachel Levin	Sarah McAlear	Lucky Morrison	Roger Morrison	Dang Nguyen	Rick Pyles	Rene Vidales
Attendance	11	13	9		1	2	3	4	10	5	6		7	12	8
Late		6:40													
Absences	1	2	1	2					2			2	1		1

III. Modifications to and Adoption of the 7/21/15 Agenda

- a. **MOTION:** to move Conversion to head-in parking on Illinois St between Howard & Polk (Action Item B) to consent. Hill/McAlear 10-0-0
- b. **MOTION:** to move Letter of Support for a Traffic Study for the Intersection at Grape/Fern & 30th St in South Park to consent (Action Item C). Hill/McAlear 12-0-0
- c. **MOTION:** to approve Consent Agenda with modifications. Vidales/Nguyen 12-0-0
- d. **MOTION:** Adopt 7/21/15 Agenda as modified. Hilpert/McAlear 12-0-0

IV. Consent Agenda Items:

- a. **Park & Polk Apartments:** Includes affordable housing density bonus. **MOTION TO SUPPORT** an amendment to SDP #519003, for construction of an eight story, 59,279 square foot mixed-use project with 47 for rent residential units, 11 commercial spaces, and a 18,233 square foot subterranean garage; including three requested deviations:
 - i. increase glass allowed from 50% to 75%,
 - ii. reduction in the number of offsetting plains from 7 to 3,
 - iii. requested setback deviations on the north side.
 - iv. additionally, the board requests that applicant include articulation on the east elevations.
 Vidales/UPPR 12-0-0 (On Consent)
- b. **MOTION To Approve** an all-way stop at the intersection of 29th Street and North Park Way (through the alternative process). Vidales/PF&T 12-0-0 (On Consent) the NPPC has long supported putting a 4 way stop at this location, there is also support from NP Christian Fellowship & adjacent property owners. Petition has been submitted.
- c. **MOTION To Approve Conversion to Head in Parking on Illinois St between Howard & Polk** Vidales/PF&T 10-0-0 (On Consent)
- d. **MOTION To Approve a Letter of Support for a Traffic Study for the Intersection at Grape/Fern, & 30th in South Park.** Vidales/Nguyen 12-0-0 (On Consent)

- V. **Approval of Previous Minutes**
 - a. The phone number that was provided by David from Public Utilities was wrong or I transcribed all wrong. 619-515-3525
 - b. **MOTION: Approve June 16th Minutes. Hilpert/ Gebreselassie 12-0-0**
- VI. **Treasurer's Report, Brandon Hilpert**
 - a. Current balance \$821.18
- VII. **Non Agenda Public Comment –**
 - a. **Adrian Salas, resident scooter rider.** Would like to see increased accessibility for motorcycle parking. There appear to be spaces where we could add without losing car parking.
- VIII. **Announcements: None**
- IX. **Elected Official's Report**
 - a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53,** 619.208.5353 Jessica.Poole@mail.house.gov
 - b. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3,** AGranda@sandiego.gov
 - i. Funds can now be released from current budget.
 - ii. About 40% of crosswalks that wouldn't qualify under old guidelines WILL qualify under new!
 - iii. Seismic retrofit CIP is budgeted via Public Utilities this fiscal year.
 - iv. Q: 45c from every \$1 of parking meter earnings go to parking district partners re: policy revision (100-18). Allows for greater transparency for City and Community Parking District Advisory Boards. Added clarifying factor that you can only spend the earning within a quarter mile radius (reasonable nexus of parking)(mobility and traffic could possibly qualify further away). Adopted by Council last month.
 - v. Water Authority asking for 17% raise in water rates.
 - c. **Jason Weisz, Hon. Toni Atkins, State Assembly District 76,** 619-645-3090 jason.weisz@asm.ca.gov
 - d. **Sarah Fields, Hon. Marty Block State Senate District 39,** 619-645-3133 hilary.nemchik@sen.ca.gov
- X. **Chairs Report/CPC:**
 - a. **CPC – Tuesday, July 28, 2015, 7-9 pm. 9192 Topaz Way, Kearny Mesa Auditorium.** Agenda Items include: (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
 - i. **MTS bypassed community input and voted to allow advertising on stations.**
 - ii. **Plaza de Panama lawsuit was overturned**
 - iii. **Grand opening of Old Globe Place (Centennial Way), including a parking structure for zoo employees (600 spaces).**
 - iv. **Switzer Canyon/30th St project (MAD) Traffic Calmer update will be coming to Public Facilities**
 - v. **May be too late to add AB744 Bonus Density to next meeting agenda, per Toni Atkin's office. If area is considering parking deficient, bonus may be waived at community request.**
 - vi. **Tentative Maps mtg with Hill and Codraro: met w/ Deputy Dir. State law dictates that process is what it is, so we asked what would happen if we declined to hear future condo conversion tentative map applications. Will request info from acting Dir of Planning. May be able**
 - b. **Tentative Maps Update: Request for City to Amend Process**
 - c. **Switzer Canyon Traffic Calmer Update**
 - d. **AB744 Bonus Density Parking Requirements – Does the committee want to agendize? See attached**
 - e. **PUBLIC / BOARD ANNOUNCEMENTS (NEED SECTION): Closure at Park & University as part of Pipeline replacement this Thurs 8am closed except for 1 lane westbound until 27th (NPCA announced)**
- XI. **Social Media Report, Brandon Hilpert:** will add email blast sign-up to the website. Summer is coming, if you have anything to announce please email to info@northparkplanning.org
- XII. **Subcommittee Reports:**
 - a. **Urban Design/Project Review (UD/PR), Peter Hill-Rachel Levin – NP Adult Community Center, 6:00pm 1st Monday. Next meeting August 3, 2015.**
 - b. **Public Facilities and Public Art, Daniel Gebreselassie-Vicki Granowitz– NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting August 12, 2015**
- XIII. **Liaisons Reports**
 - a. **Balboa Park Committee, Rob Steppke.**
 - i. Did not attend

- b. **Maintenance Assessment District, Peter Hill.**
 - i. No meeting in July
- c. **North Park Main Street, Dang Nguyen.**
 - i. No meeting in July
- d. **NP Mid-City Regional Bike Corridors, Dionne Carlson.**
 - i. No further info; UCSD released study on benefits of bike lanes (property value, increased economic prosperity, etc).
- e. **Adams Ave BIA, Dionne Carlson.**
 - i. No meeting in July
- f. **El Cajon BIA. Vicki Granowitz.**
 - i. Tootie: handful of large development projects from Park to 805. Boulevard Market (10th month) expanded to street this month, liquor lounge sponsored by Green Bar. Next is August 21st/every 3rd Friday.

XIV. **Planner's Report**, Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov

- i. At Uptown Planners ad hoc meeting.

XV. Information Item: move here from above...

- a. Community Plan Update
 - i. Meet with Tom Tomlinson/David Graham to ask how much staff effort will be available to implement further edits/input, when considering that the comments prior to discussion drafts being released were not included at all in current drafts.
 1. Transitions between major streets and smaller streets – Uptown has diagrams, outlines, and thought that was what we'd be getting. Cutting down PDO (zoning is getting dumbed down).
 2. Can we keep some of the good stuff from our old CP?
 3. **Please have everyone from Board send their comments to Vicki by next Tuesday. SARAH SEND OUT REMINDERS OVER WKND!!!**
 4. Downzoning and density problems are concerning (esp on El Cajon). Provided with a list a year ago, Marlon re-wrote.
 5. EIR Process will begin at end of year (community comments by October, CPGs by Nov)

XVI. **Action Items (matrix mentioned here)**

- a. **UAMP Reaffirming our Comments to the DEIR 2012 – issues related strictly to the appeal (not to the project-specifics, which will be referred back to PF&T subcommittee for more in-depth discussion).** Vidales explains timeline. Staff is already adding parking back, via that striping. Per Granda, City is willing to support median elements (decorative landscaping), as long as a BID/etc could pick up future maintenance.
 - i. **Audience comment:** Leichtling suggested irrigation plumbing be installed, as was done for Alabama median.
 - ii. **Board comment:** Comments were in support with the caveats included in the motion below.
 - iii. **MOTION: MOTION: To support the University Avenue Mobility Plan (UAMP) and to deny the appeal with the following conditions: (1) the City completes all installation of Angle/Head-In parking (2) proper noticing/outreach is provided to businesses/residents/property owners for every individual project along University Avenue; and (3) the raised medians be constructed pre-plumbed for irrigation and utilize pavers that provide ability to install decorative landscape at a future date. McAlear/Vidales 13-0-0**
- b. **Equivalencies Memo**
 Granowitz reviews memo. Using population-based numbers for park-requirements is an issue. SO, this is a great way to mitigate bad planning. Explain exclusion of organized sports fields. Interested to hear City answers on questions. Policy could be included in community implementation plan in CPU (Ch. 12 pg 169, 12.5).
 - i. **MOTION: to adopt the Draft Governance Process for Developer Impact Fees-Based North Park Equivalencies memo as edited during discussion. Blackson/Carlson 12-1-0 (Barry oppose)**

c. **Draft Park & Recreation Element**

Granowitz reviews modifications. We'd love to see more small plazas scattered throughout. But our deficiency is such that we'd have to tear down a whole neighborhood, so these equivalencies are a good effort to mitigate bad planning. There is language about requesting paths that will get pedestrians to BP.

i. **MOTION: Support the draft Recreation Element in concept, as amended and presented.**

Carlson/Gebreselassie 12-1-0 (Barry oppose)

d. **Draft Noise & Light Element**

Made comments prior to this draft, and some of those were already included. SARAH incorporate the changes into the NEW DRAFT!! Trying to walk line between plan document and writing code. Continued concerns include increasing use of roll-up windows. Identify areas on land use map (community, village, neighborhood, commercial, mixed use corridors) using Land use map on pg 18. Transitioning noise is the issue. Light is more of a blanket thing.

XVII. **Unfinished and Future Agenda Items**

XVIII. **Next Meeting Date:** August 18, 2015, 6:30pm

XIX. **Adjourn: 8:50 pm**

Minutes submitted by Sarah McAlear