



NORTH PARK PLANNING COMMITTEE
Minutes: September 15, 2015 – 6:30 PM
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I. Call to order: 6:32 pm

II. Attendance Report:

Member	Robert Barry	Howard Blackson	Dionne Carlson	Steve Codraro	Daniel Gebreselassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Rachel Levin	Sarah McAlear	Lucky Morrison	Roger Morrison	Dang Nguyen	Rick Pyles	Rene Vidales
Attendance	1	2	13		3	4	5	6	12	7	8	9		10	11
Late			6:41												
Absences	1	2	1	3					2			2	2		1

III. Modifications to and Adoption of the 9/15/15 Agenda

- a. **MOTION:** Add reduction of speed limit on 30th Switzer Canyon speed to Action Items due to the recent increase and its effect on health & safety. Blackson/Barry 11-0-1 (Hilpert against)
- b. **MOTION:** Adopt. Vidales/Blackson 12-0-0

IV. Consent Agenda Items: None

V. Approval of Previous Minutes

- a. **MOTION:** Approve August 18, 2015 minutes. Levin/Gebreselassie 13-0-0

VI. Treasurer's Report, Brandon Hilpert

- a. Current balance \$821.18

VII. Elected Official's Report

- a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53**, 619.208.5353 Jessica.Poole@mail.house.gov
 - i. Congress back in session. Federal FY ends Sept 30th. Expect contention over federal budget in next few weeks.
- b. **Jason Weisz, Hon. Toni Atkins, State Assembly District 76**, 619-645-3090 jason.weisz@asm.ca.gov
 - i. Attempting to pass earned income tax credit, increasing education funding to CSU by about \$100m. SB350 continuation of climate change legislation (building standards for energy efficiency). Will follow up on questions about AB774 parking bill & CEQA guidelines on Level of Service versus miles traveled.
- c. **Sarah Fields, Hon. Marty Block State Senate District 39**, 619-645-3133 hilary.nemchik@sen.ca.gov
- d. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, AGranda@sandiego.gov
 - i. Current newsletter focuses on issue of affordable housing and homelessness.
 - ii. Council is back in session. Woolworth building will probably be sold (there will be further discussion on that in the future due to it being changed from not being government use site/community space), the mini-park behind North Park Theatre made another step toward being funded (can submit to DOF, but funds aren't yet identified). Water rate raise will be discussed soon. Rain barrel rebates are available right now.

- iii. Q: Will planned desalinization plant in Carlsbad affect cost of water? Using less water strains our ability to fund increase. Desalinization is expected to slightly raise rates.
- iv. Q: Watering golf courses? City has reduced their watering and irrigation. Some systems have been updated, and the policy is online for Recreation facilities.
- v. Q: Bud Kearns pool: County signed off to finish repairs. Finalizing construction and then will have to fill with water and test water in a few weeks.

VIII. **Community Plan Update (CPU) Urban Design Element, presented by Howard Blackson, Tate Galloway, Marlon Pangilinan.**

OVERALL URBAN DESIGN ELEMENT DISCUSSION

- a. This plan is the mediation between new and old neighborhoods and the vision statement is very clear.
- b. Compared 1986 CPU document to new draft and identified possible overlooked issues (public views, lighting) as well as what are novel in the new element (General Plan cross reference, sustainable building, public art, canyons and open space).
- c. Our overall aim is to coordinate the Land Use element in CH2 (commercial, residential use areas identified) with the Mobility Plan (types of buildings allowed), and our implementation plan (transit maps).
- d. Identified where each item is linked to other portions (4.1 Public realm is linked to Mobility Element, for example, in terms of how streetscape is designed; Gateways and Nodes link to Public Art, etc.)
- e. Protect Public space.
- f. Private development policies matches older plan but we're focusing policies on **transitions** like building height (we need to link the policies with graphics and rules).
- g. Core/Mixed-Use Corridors is discussing where we intend to grow and how to get it right. Linked to multiple other elements.
- h. The old plan had 8 districts, now we have 18 character zones that have been identified. We want to identify what we want in these areas, so they are easy to identify and fund when funds are available. Each zone has its own policies and wants/needs list.
- i. Diverse character areas: Controlled growth
- j. Consistent Character: restrictive growth
- k. Major issues to be resolved:
 - i. Match Land Use maps, Urban Design District maps, CPIOZ maps
 - ii. Diagrams district areas: canyon edges, consistent character, diverse character, core-mixed use
 - iii. Identify and list priorities
 - iv. Subdivision/lot aggregation rules
 - v. Link map to other elements (noise, light, public facilities, recreation, historic preservation)

Audience questions/comments

- l. Andrew Malick, property owner. Questions about when last plan was created, where implementation failed. Plan wasn't used as much, it was more "studies" and couldn't be easily used as a policy reference.
- m. Angie Landsberg, NPMS. Request for further time to review – October 5 deadline coming up too quickly.
- n. Brook Empui, resident. Asked where plan available, when closes, public comment closes October 5; Planning committee until Nov 15. Galloway infers there may be some flexibility. Can we address the overhead utility lines? A: There is a Master Plan being reworked right now. Send request to Todd Gloria's office requesting your neighborhood can be undergrounded earlier.

Board questions/comments

- o. Barry: great approach; Suggest recapping the move from 1986 plan to this one. We've identified districts and nodes but really need specificity down to the level of neighborhood in order to respect community character (Altadena, Burlingame). Carlson suggests integrating Historic Element; acknowledge this will further increase the number of character zones. Respect architectural consistency we do have (even if in diverse character areas). We should look at community before digging down to consistent character. A: We're identifying everything back to zoning (biggest implementation tool we have), so that is what the character is being identified based on.

- p. Levin: Making distinctions between the character we want to keep and what we don't (i.e., Huffman's) Yes, the land use map identifies these areas. We're starting with existing zoning designations and entitlements, so we're determining where to incentivize and where to make as harder
- q. Vidales: is there a way to preserve the roadmap? Because in 10-20 years people may not be able to follow these policies well. A: we need to get strategies aligned (land use, mobility, design, CPIOZ). If we get those aligned, that's the road map to get you from big idea to implementation.

COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONES (CPIOZ)

- r. In 1986, the City crafted a zoning ordinance (mid-cities planning development ordinance (PDO)) to try to affect the ideas for the previous Community Plan. In this, you have baseline zoning with ministerial review. To replace anything outside of this, you have discretionary review. The first thing a City reviewer will look at is CPIOZ, then zoning ordinance.
- s. CPIOZ A is ministerial review that covers North Park-specific issues over what is in the basic code, and is broken down by same zones previously identified (canyon, consistent character, diverse character, core/mixed use). We were previously using single-family, multi-family, and other terms for this, but that was so close to zoning and this causes unnecessary confusion. These standards override zoning conflicts – this is the value you get for losing the PDO.
- t. CPIOZ B is discretionary review that happens when you don't follow all the rules in CPIOZ A.

Audience questions/comments

- u. Brian Walsh: Can you please tell me about what this does to my property on 30th and Adams (neighborhood commercial, mixed use 0-44). When presented to BID we were surprised at some things. A: You are not being downzoned, and your density is not being reduced. Base zoning must be followed, then CPIOZ allows supplemental regulations that may supersede or supplement existing code. If you follow you can go ministerial.
- v. Brian Walsh, Erin Walsh, and Scott Kessler assert that the initial idea was that the CPIOZ would reward/incentivize additional density along the transit corridor, but don't see that being applied consistently in North Park transit corridors and don't think the City has quite right, especially with parking. On one hand we have a climate action plan and on the other a plan to provide more parking (which disincentivizes people from using public transit). Planning Commission said if you're going to lower density, then you need to provide incentives (value capture back to community through public space or parking), and that transit corridors need density to work. There are multiple elements addressing transit corridors. There are different intensities for different corridors (p27 map, also p 18, 19, 20, land use maps).
- w. Angie Landsberg, can the CPIOZ be accessed the same way as PDO? A: Yes.
- x. Pat Callen, property owner. Reason things are discretionary from my perspective is we write these rules is because developers tweak projects to meet PDO. He sees discretionary as a good option in theory, but the issue is that the City makes it so costly and long that developers can't justify doing this.

Board questions/comments

- y. We need more diagrams than text to help explain this confusing concept. Uptown has great diagrams for upper floors, setbacks, transitions in different villages. We also need District summaries that explain succinctly.
- z. CPIOZ Incentives? Ex. You can get more density and less parking for a public space. This needs to be better defined to manage expectations.
- aa. Dionne: There are buildings we want to make viable to preserve (like Lafayette). Can we have incentives for historic in particular?
- bb. Lucky Morrison: how CPIOZ can be used effectively going south through 30th from NP Way. This is bulk and scale and heights and transitions in a single lot that recognizes the surrounding properties (context sensitive)

IX. Issues related to Public Facilities Police Coverage – NP used to all be in Western Division. But now we are divided between Western and Mid-City. East side of Texas west, from Lincoln to canyon rim north, is the only portion of NP in Western.

- a. Carlson: Lots of confusion from neighbors on places like Nextdoor that would resolve itself if we all have one number to call, and one Police Chief

- b. Barry: Has there been any reports of degradation of service? Call time hasn't changed significantly to our understanding.
- c. Hilpert: Beat 624 will be cut in half
- d. **MOTION:** To service the Greater NP Planning area under a single police division, namely the Mid-City division. Carlson/L. Morrison 13-0-0

X. Noise & Light Element in CPU: issues requiring further review

- a. Discretionary review for open air concepts:
 - i. Hill: the ABC rules address many of these issues already via their alcohol license
 - ii. Blackson: policy document doesn't define open air concept; the policy would be more along lines of **ground floor uses not impacting adjacent uses during evening and night hours** (Galloway suggested language). Gebreselassie suggests that Galloway's language be revised to include commercial uses in general (not just those on the ground floor).
 - iii. Carlson: is this appropriate for this document? While simultaneously encouraging walkable business areas? Maybe discussion should be about proximity to single family residential zones.
 - iv. Levin: This is about specific areas and where these things fit in our corridors. This should be tied to zoning.
 - v. L. Morrison: In previous versions of this document we included a decibel policy, which he thought was a good rule of thumb. It was taken out because similar language is already in the municipal code. It's unlikely that City Code Enforcement will verify decibel levels at the times that are causing issues for neighbors.
 - vi. Kieran Smiley, suggests that there are construction crews that perform self-reporting for this type of compliance and that the same could be done for businesses.
 - vii. Carlson: Include billboards as a form of light pollution.

XI. Speed limit on 30th St.

- a. The City increased the speed limit after measuring speeds from North to South Park along Switzer Canyon. The increase is a calculation that reflects a new limit of 80% the speed of the average car speed along the corridor. Lower car speed is better for multi-modal streets. The difference of 5 mph is very significant in terms of pedestrian/vehicle collision survival rate.
- b. **MOTION: Reduce the recently increased speed limit on 30th Street between Redwood and Juniper to previous limits (25 and 30 mph) to reflect needed safety for increased bike and pedestrian traffic. Carlson/Blackson 12-0-1 (Hilpert)**

XII. Non Agenda Public Comment –

- a. Anthony Bernal, running for City Council D3. Bernal4all.com
- b. Tom Mullaney, requests support for letter from Amy at SOHO. While comparing Uptown & NP CPUs, discovered 100 blocks are identified as getting a density bonus—this is 2-3.5x the number of people that currently reside in these areas. Urge board to review the density and density bonus because that rate is unsustainable (per Galloway, the plan was downzoned and with incentive zoning we got back to the total density we needed).
- c. Brian Walsh. Note that the current proposed Community Plan Update overall is downzoning, with higher density being placed in small areas.
- d. Carlson requests that public comment not be postponed until later in the meeting for any reason, to avoid government representatives not being in attendance to hear citizen comments.

XIII. Announcements:

- a. Adams Ave Street Fair. 10a-10p Saturday, September 26 and 10a-7p Sunday, September 27.
- b. Trolley dances Saturday and Sunday September 26-27 and October 3-4.
- c. Taste of North Park (North Park Main Street) Saturday Oct 17th (40 restaurants)
<http://www.tastenorthpark.com/>

XIV. Chairs Report/CPC:

- a. CPC—only thing on agenda is short-term rentals, September 22, 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>)

- b. MAD may be taken underneath the auspices of NPPC, and will elevate visibility of their functions. Being discussed.
 - c. Tentative maps process update will come up for discussion soon, we have two options from Tom Tomlinson to consider.
 - d. Plaza de Panama is back in play, but will probably take back seat to some other issues in the City
 - e. We need an additional meeting in October to discuss more CPU Elements.
- XV. **Social Media Report, Brandon Hilpert.**
- XVI. **Subcommittee Reports:**
- a. **Urban Design/Project Review (UD/PR), Peter Hill-Rachel Levin – NP Adult Community Center, 6:00pm 1st Monday. Next meeting Oct 5, 2015.**
 - i. Indiana St project (7 units)
 - b. **Public Facilities and Public Art, Daniel Gebreselassie-Vicki Granowitz– NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting October 14th, 2015**
 - i. Public Facilities in CPU Elements
- XVII. **Liaisons Reports**
- a. **Balboa Park Committee, Rob Steppke.** Did not meet.
 - b. **Maintenance Assessment District, Peter Hill.** Jean Samuels from Burlingame new member. Denied Lips parklet. Twinkle lights. 24 additional decorative lights and red sidewalk is short on money.
 - c. **North Park Main Street, Dang Nguyen (absent). Per Angela Landsberg:**
 - i. **NPMS magazines are available (only local magazine in SD airport)**
 - d. **NP Mid-City Regional Bike Corridors, Dionne Carlson.** No news.
 - e. **Adams Ave BIA, Dionne Carlson.** No meeting.
 - f. **El Cajon BIA, Vicki Granowitz.** Met with staff to discuss NPCPU
- XVIII. **Planner’s Report, Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov**
- i. New Director, Jeff Murphy, starts October 5th.
 - ii. Going to Community Forestry Advisory Board on Oct 14th (11:45).
- XIX. **Action Items: None**
- XX. **Unfinished and Future Agenda Items: NPCPU**
- a. **CPU Elements status**
 - i. *Arts & Culture Element* has been redone and we await Lynn Susholtz to gather photos of our projects
 - ii. *Recreation Element* is actively being discussed and reevaluated with City Parks staff, taking into consideration the Renaissance project at the old Woolworth building is dead in the water so another option for an adult center must be agreed upon. Also ensuring that language regarding the historicity of the Bud Kearns pool is included. Our memo on the process request for equivalencies was submitted and seemed well-received by most parties but Park & Rec is still deciding.
 - iii. *Mobility Element* comments have all been taken, and work is being done to take out redundancies and make the document more cohesive. Granowitz will be meeting with staff to ensure all key points are covered.
 - iv. Toni Dylan at the City is working on the final copy of the *Economic Prosperity Element*, based on last month’s meeting
 - v. Rene is working on the *Conservation Element*
 - vi. The *Land Use Element* discussion will follow *Urban Design*
 - b. ***MOTION: Request extension to January 15th on comment period for Community Plan Update. McAlear/Granowitz 13-0-0***
 - c. ***MOTION: Support the draft of the Urban Design Element in concept as presented by Howard Blackson. Granowitz/Barry 13-0-0***
- XXI. **Next Meeting Date:** October 20, 2015, 6:30pm
- XXII. **Adjourn: 9:11 pm**