



**NORTH PARK PLANNING COMMITTEE**  
**Final Minutes: November 17, 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		3	4	5	6	14	7	8	9	10	11	12	13
Late								6:47	Left 7:24						6:39
Absences	1	3	2	3					2			2	2	1	1

III. Modifications to and Adoption of the 11/17/15 Agenda

- a. 11/17/15 Item IV.a. (3503-3517 Indiana St) has been pulled by Felix Tinkov, member of public, and moved to end of action items
- b. **MOTION:** to approve agenda with modification. Blackson/Hilpert 13-0-0

IV. Consent Agenda Items:

- a. 3503-3517 Indiana St Site Development Permit (SDP) (Process 3), PTS 388089. **PULLED FROM CONSENT**, see item XV.g.
- b. Food Truck - 4404 Texas St. – Neighborhood Use Permit (Process 2), PTS 417389 Marco Cortes, Project Consultant. Food Truck has operated at this retail site, without incident or complaint, for 2 ½ yr.'s. Has the support of neighbors. Required to get an NUP in order to become consistent with newly adopted Council Policy on Mobile Food Trucks and the Mid-City PDO. **MOTION: to approve mobile food truck at 4044 Texas St. Blackson/UDPR 13-0-0**

V. Approval of Previous Minutes

- a. **MOTION:** Approve October 20, 2015 minutes with no modifications. Gebreselassie/R. Morrison 11-0-2 (Blackson, Pyles abstain)
- b. **MOTION:** Approve November 11, 2015 minutes with the following modification: Item IV.a.i. The edit listed, "Revise language to 'a safe community with a crime rate no greater than the City median.'" should be moved to the Goals section of the same (Public Facilities) Element. Vidales/L. Morrison 10-0-3 (Barry, Blackson, Nguyen abstain)

VI. Treasurer's Report, Brandon Hilpert

- a. Current balance \$821.18

VII. Non Agenda Public Comment:

- a. Don Leichtling. Suggest that important documents, like community plan be given to the community more than three days prior to meeting. The community should have a chance to weigh-in. The minutes shouldn't include "buzzwords" or acronyms that aren't defined.

- b. Steve Hon. North Park Historical Society. The November 5 Water Tower Society event was a success, thank you NPPC members who attended. The January 21<sup>st</sup> meeting will include a presentation from a public art consultant.
- c. Rick Pyles. Jack in the Box zoning violation. Business now advertising the dining room open until 2am, which has always closed at midnight. Under investigation with Code Compliance.
- d. John Hartley. Coordinator for Clean Elections Campaign. Collecting clean elections ballot initiative signatures.
- e. Kate Callen. SONO Neighborhood Alliance hosting an Introductory Public Forum event on December 8 at 6:30pm at Mazara's (30<sup>th</sup> and Juniper).

VIII. **Announcements & Event Notices:**

- a. **Homeless Donation Day Saturday 21, 2015 9am to 12pm** at Plymouth Congregational Church 2717 University Ave. Donate items such as non-perishable food, new personal care items, diapers, new socks & underwear. Flier attached or phone 619-297-3289 for more info. NPPC, NPCA, NPMS are co-sponsors for the event, which will benefit Father Joe's.

IX. **Elected Official's Report**

- a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53**, 619.208.5353 [Jessica.Poole@mail.house.gov](mailto:Jessica.Poole@mail.house.gov)
  - i. Congress is close to agreement on reauthorizing the highway trust fund.
  - ii. The formula used to calculate homelessness is being reviewed. San Diego is 5<sup>th</sup> in the number of homeless but 23<sup>rd</sup> in federal funding.
- b. **Jason Weisz, Hon. Toni Atkins, State Assembly District 76**, 619-645-3090 [jason.weisz@asm.ca.gov](mailto:jason.weisz@asm.ca.gov)
- c. **Sarah Fields, Hon. Marty Block State Senate District 39**, 619-645-3133 [sarah.fields@sen.ca.gov](mailto:sarah.fields@sen.ca.gov)
  - i. Out of session and in district putting together legislative agenda for next year. Email any ideas about new legislation, or laws you think are outdated and should end.
  - ii. Open enrollment for Covered California is ongoing.
  - iii. November 12<sup>th</sup>, CA will begin allowing veterans to have a designation on their driver's license, helping them gain easier access to benefits and services.
- d. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, [AGranda@sandiego.gov](mailto:AGranda@sandiego.gov)
  - i. The Council voted to raise water rates today. Rates must go up to fund the water treatment effort we promised to fund. 9.8% January 2016, with 4 large annual increases totaling a 40% increase. Only 20k of the needed 141k ballots needed to legally prevent the Council from approving were returned by San Diego residents.

X. **Chairs Report/CPC:**

- a. **CPC – Tuesday, November 24, 2015, 7-9 pm**. 9192 Topaz Way, Kearny Mesa Auditorium. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
  - i. **10<sup>th</sup> Update to General Plan starting**. Will be discussing drive thru window/order window stacking.
- b. Determined we can get a quorum for a special meeting on December 7<sup>th</sup>.
- c. Will anyone term out or not be running for re-election in March? No one has decided at this time.

XI. **Social Media Report: none**

XII. **Subcommittee Reports:**

- a. **Urban Design/Project Review (UD/PR), Peter Hill-Rachel Levin – NP Adult Community Center, 6:00pm 1st Monday. Next meeting January 4<sup>th</sup>**. Map waiver for project on Kansas St. and possible ROW vacation on Felton. Previously we also had a larger discussion on land use element.
- b. **Public Facilities and Public Art, Daniel Gebreselassie-Vicki Granowitz– NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting January 13<sup>th</sup>**.

XIII. **Liaisons Reports**

- a. **Balboa Park Committee, Rob Steppke**. Per Nguyen in Steppke's absence: Proposed statue of Vasco Nunez de Balboa, sponsored by House of Spain. Presentations on Water Reduction strategies, Bike path from Upas/Pershing to C Street, and proposed gateway monuments into park.
- b. **Maintenance Assessment District, Peter Hill**. Draft budget for 2017 was presented by Parks and Rec. NPMS presented costs for twinkle lights along University with costs to be paid by MAD, approved in concept.

- c. **North Park Main Street, Dang Nguyen.** Did not meet last week, will meet tomorrow.
- d. **NP Mid-City Regional Bike Corridors, Dionne Carlson.** Per Gebreselassie in Carlson's absence: Public meeting in January, and item will go into Public Facilities subcommittee after that.
- e. **Adams Ave BIA, Dionne Carlson.** Per Scott Kessel in Carlson's absence. Adams Avenue Spirit Stroll from 2-5pm on Small Business Saturday, November 28<sup>th</sup>. Sample holiday cocktails from 12 bars/restaurants. <http://www.adamsavenuebusiness.com/event-info/adams-avenue-spirit-stroll/>
- f. **El Cajon BIA, Vicki Granowitz.** Founder of BIDC received her own day (Jackie O'Conner day) at City Council

XIV. **Planner's Report**, Marlon Pangilinan, 619-235-5293; [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)

XV. **Action Items:**

- a. **North Park Main Street's Request for NPPC support to relocate the Thursday Night Farmers Market to North Park Way between 30<sup>th</sup> St & Granada Ave.** Presentation by Catt Fields White, with Angie Landsberg (Executive Director, NPMS)
  - i. Current location is on Herman and University. The location is outside of the core commercial area, and difficult to get to with no left turn when heading west.
  - ii. 2 years ago expanded permit to utilize Herman St, due to some issues using CVS parking lot.
  - iii. The move will:
    - 1. Place the market in the heart of the business district, close to an elementary school, in safe and activated streets near the residential core.
    - 2. Allow market to expand linear format that has proven successful in other locations
    - 3. Provide more opportunities for cross-marketing with nearby farm to table restaurants and businesses
  - iv. A single driveway would be blocked on Granada but plan allows resident to loop around, keeping their drive accessible.
  - v. Intended schedule is either Wednesdays or Thursdays from 3-8. An additional 1.5 hours is required on each side for business setup and breakdown, so street use is really from 1:30p to 9:30pm.
  - vi. Outreach to businesses and residents was done.
  - vii. Church and daycare can still be accessed (29<sup>th</sup> will be open, so pickups will be in same location.
  - viii. Street parking will be impacted, however there is a parking garage adjacent to the location. Its \$1/hr or \$5 after 5pm, NPMS is working on a possible deal for market attendees. No San Diego farmers markets have designated private parking for their event.
  - ix. Audience comment:
    - 1. Statement from Brandon Cohen, read by Rick Pyles. Want to keep amplified music and lighting out of the farmers market. Already impacted by all other activity at the theater.
    - 2. Don Leichtling 1) Fear that the parking lot behind West Coast will turn into huge beer garden, and 2) thinks NPMS should look at the school (off the street) as a possible location. A: Unfortunately the school isn't closed by set up time, and school districts haven't been supportive of hosting farmers markets in general, so this isn't feasible.
  - x. Vidales The hoped-for North Park Mini Park might someday be funded and built in the parking lot behind the North Park Theater. The ramifications of that would need to be considered.
  - xi. **MOTION: To support the relocation of the Farmer's Market to North Park Way between 30<sup>th</sup> St & Granada Ave. Vidales/Blackson 13-1-0 (Pyles opposed)**
- b. **Community Plan Update: Urban Design Element Review**
  - i. Blackson briefing: 8 Districts in original Community Plan. We need to ensure that those got moved into Land Use districts/classifications. So were able to focus on standards for urban design without that, just focusing on streets and parks and where public realms meet private residential/commercial development rules. Framework built around centers, corridors, and different types of neighborhoods.
  - ii. Public comments: Leichtling requests, Board agreed, **EDIT: Page 17 Figure 4-7 small section of Ray St. up toward University needs to be colored tan, not mauve.**
  - iii. Board comments:

1. Hill. Within multi character neighborhoods unclear on how transitions will work lot-to-lot (p25). **Blackson will review and add more specific statement on the physical transitions between buildings within multi-character zones (UD-3.48)** – Blackson thinks this is partially zoning, some of this may have been moved to land use. Will check.
  2. Codraro. Concerned about neighborhoods that no longer have a uniform style, because then conformity becomes a dilemma. Blackson addressed by not being specific and more flexible, and being more prescriptive in consistent areas.
  3. R. Morrison. **“Oregon Green Street” on page 4 is different than the green street on page 11 (UD2.30). EDIT: Should refer to as a network of green streets on page 11, and green streets will be in the glossary.**
  4. Vidales.
    - a. **P11, add “in addition street trees are a powerful storm water tool due to their ability to intercept water on leaves, slowly deliver it to the mulch and soil, absorb it through root systems, and transpire it as water vapor directly back to the atmosphere” after “within the public realm”**
    - b. **add new item “UD-2.31 Look for opportunities to plant more street trees in North Park as part of the citywide efforts to implement green infrastructure.”**
    - c. **page 4, Letter F after Oregon St add “and Pershing Ave” and after Commercial district add “and Regional Park”**
  5. Gebreselassie. The California Sycamore is not an appropriate tree due to its massive mature size, and needs a terrific amount of water to look nice. This even came up at Community Forestry Advisory Board. **EDIT: Tate will go back to our arborist for further discussion.**
  6. L. Morrison. The “Shadowing” language about solar panels isn’t in here? Is a CA law. Benches in public right of way are considered outdoor dining? If they have a permit, yes.
  7. Barry.
    - a. Details about architectural features was at a more granular level (like the trees) in old version, and we may want to pull some of that back in, to discuss elements and features and identify what we want to keep.
    - b. **EDIT: Add map about neighborhoods (have about nodes and corridors).**
    - c. Words in vision aren’t defined until page 17.
    - d. **Per Tate, City will verify if 30th and Juniper is also identified as a Community Village in Golden Hill.**
    - e. **Overarching edit request to add cross references to other Elements within text (examples on p30, 26)**
    - f. **EDIT: All maps in section to be full page.**
- iv. **MOTION: Approve Element with all edits as discussed. 13-1-0 Codraro/Blackson (Pyles opposed due to no opportunity to comment on UD-3.32 and 3.38)**
- c. **Community Plan Update: Historic Preservation Element**
- i. Public comments:
    1. Hon. Asked City to include potential historic districts at Park & El Cajon Blvd.
    2. Leichtling. Page 3&4 questions the way the years are divided between historic periods.
    3. Cindy Tharsen. Asked if the proposed historic area Villa Vista Terrace is included? Yes.
  - ii. Board comments:
    1. Codraro. History of neighborhood ends in 1970, and subsequent 25 years is summarized in one sentence without its own little section. Per Tate there is a discussion in another Element about this. **EDIT: Put cross-reference in or add additional language.**
    2. Hill. There are nice mid-century modern structures along El Cajon Blvd, and we should push to have this officially recognized.
    3. R. Morrison. What’s going on with the archaeology survey and historic resource survey? The first is kept confidential, the second has never been certified. **Tate will verify if our historic resource survey has been adopted.**

4. Vidales. Clarification on Location of Potential Historic Districts maps and if we need both.
  - a. **EDIT: Combine the Potential Historic Districts map and those identified by Outreach map into one, using different colors for each.**
  - b. **EDIT: The boundary of the 30<sup>th</sup> Street Commercial potential historic district should be modified slightly (remove little tail on far east, Iowa St).**
5. **MOTION: Approve Element with all edits as discussed. Blackson/Codraro 12-0-0 (Nguyen was out of room)**
- d. **Economic Prosperity Element (special focus on revisions to Section 5.2 Retail & Dining on page 3)**
  - i. Public comment:
    1. Leichtling. Wants further language about businesses depending on the infrastructure of surrounding residential areas and giving back. Board agrees this is covered in bullet about Clean & Safe program.
  - ii. Board comments:
    1. Gebreselassie. Suggested not naming specific business improvement districts, and adding other major events. Pangilinan made these adjustments.
    2. **Edit: Section 5.2 Accept Codraro submission with the following changes to the last paragraph: Take out all references to NPMS and instead include, Adams Avenue Roots Music Festival, Bike the Boulevard (may have been one more but didn't make it into the Minutes)**
  - iii. **MOTION: Approve Element with all edits as discussed. Codraro/Vidales 13-0-0**
- e. **Mobility Maps**
  - i. **OVERARCHING MOBILITY MAPS EDIT: Include more street names.**
  - ii. **3-1 Pedestrian Routes: Displays corridors more clearly**
    1. **EDIT: Define the District (highest level of pedestrian activity), Corridor, and Connector terms on the Legend within the text of the Element clearly. Per Tate, these are in the Pedestrian Master Plan, but will include here**
    2. **EDIT: Change color of El Cajon (red) to correspond to Urban Design and reference.**
  - iii. **3-2 Planned Bike Facilities**
    1. Vidales. Confusing when there are different colors and hashes overlapping. **EDIT: the brown dash should be one or the other. (Tate apparently understands this request).**
    2. Hill. Diagram to what these bicycle lane levels look like? No. **EDIT: Include illustrations of different bike lane types.**
  - iv. **3-5**
    1. Vidales. This map is the result of the 2050 modeling and that should be stated, so some of the physical changes being shown are constrained and are not actually planned. **Tate will look at this and see which are not possible, and which we are trying to show support of actually changing.**
    2. Granowitz. El Cajon Blvd should have language allowing it to be defined later and potentially reducing the number of auto lanes to create space and improve conditions for cyclists and pedestrians (street diet). **Per Tate this idea can be included in Mobility Policies.**
  - v. **MOTION: Approve Element with all edits as discussed. Codraro/Gebreselassie 13-0-0**
- f. **Tool Boxes**
  - i. Mobility Toolbox:
    1. Granowitz. **EDIT: Add Intersection mural, car share, and bike share.**
  - ii. **MOTION: Approve Toolboxes with all edits as discussed. Codraro/Vidales 13-0-0**
- g. **3503-3517 Indiana St Site Development Permit (SDP) (Process 3), PTS 388089** Pauly De Bartolo, Project Designer - for seven detached, 3 story (One story below grade, 2 stories from the street) single dwelling units for a total of 16,920 sq. ft. The 0.517 acre site is in the MR-1000 zone of the Mid-City PDO. *In January 2015 the NPPC voted to recommend downzoning from the City requirement for 16-23 units to 8 units.* The project is fully parked to code.

- i. Not necessary for planning document (environmental document to be out) for planning committee to take action per Pangilinan.
- ii. Felix Tinkov. Resident and land use attorney. Not sure that board understands full scope of project as proposed. You don't have an environmental determination. At UD subcommittee there are many deviations from municipal code that cannot be fixed with Site Development Permit. You'll be impacting views from Upas/Georgia street looking into pocket canyon. This is a steep hillside and should be protected. You have to rezone if you are trying to put in lower density than required by muni code (per Marlon this is NOT a condition of approval). The project manager at City said further info has been submitted already. With the Community Plan there is a minimum, and the City looked at all the factors and weighed that out and supported the development.
- iii. Pauli (architect). Project has remained consistent during presentations. Doing best to preserve as much of the canyon as possible by reducing the density having less impact. This is the most sensitive way to treat the canyon edge. We're considering ourselves to be in our final cycle review and don't plan anymore changes. Not just the presentation at UD but also have seen many cycle reports at NPPC.
- iv. **MOTION: to approve the Sit Development Permit, Vesting Tentative Map, and one deviation for a Front Street Yard Set-Back Area at 3503-3517 Indiana St. Blackson/Hill 13-0-0**

XVI. **Unfinished and Future Agenda Items:**

- a. **Community Plan Update:** Land Use & Implementation Elements, etc.

XVII. **Next Meeting Date:** December 7, 2015, 6:30pm

XVIII. **Adjourn: 9:13 pm**

Minutes submitted by Sarah McAlear