



NORTH PARK PLANNING COMMITTEE

Final Minutes: Monday, December 7, 2015 – 6:00 PM

SPECIAL MEETING TIME & LOCATION, Sunset Temple Ballroom, 3911 Kansas St., San Diego, CA 92104

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I. **Call to order:** 6:11 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	7		8	9		10	11	12
Late															6:39
Absences	Absences not counted for special meetings.														

III. **Modifications to and Adoption of the 12/7/15 Agenda**

- a. Request to add due to time-sensitivity: Smart Growth America Technical Assistance application is due at the beginning of January, Howard will be present at the request.

MOTION: add Smart Growth America application to agenda. Pyles/Hilpert 11-0-0

- b. **MOTION:** to approve agenda with modification. Blackson/Gebreselassie 11-0-0

IV. **Approval of Previous Minutes**

- a. **MOTION:** Approve November 17, 2015 minutes with no modifications. Pyles/Hilpert 11-0-0

V. **Treasurer's Report, Brandon Hilpert**

- a. Current balance \$821.18

VI. **Non Agenda Public Comment:**

- a. Matt Thompson. Parking not available around the commercial core? Please use the parking structure!

VII. **Action Items:**

- a. **Approval of NPPC Expense Reimbursement Requests**

- i. City will reimburse up to \$500 a year.

- ii. **Motion:** Approve reimbursing Vicki Granowitz \$579.05 for paper and ink supplies and Brandon Hilpert \$24.50 for domain registration renewal.. Blackson/Nguyen 11-0-0

- b. **Smart Growth America Technical Assistance application. Department within the EPA assists local communities determine what transit-oriented development means for specific areas. We'll need to coordinate with City of San Diego to create the federal government application. Lara did this last year, examining hubs in SD and is just finishing her 1-year report on this (higher/broader). **MOTION:** Request the City of SD partner with us to make an application to Smart Growth America. Blackson/Granowitz 11-0-0**

- c. **Community Plan Update (CPU) Element: Land Use. Presentation by Lara Gates, City Staff.**

- i. Lara took this element over last week.
 - ii. Major revisions

1. Got rid of bonus density concept
 2. Strengthened village districts through policies and maps
 3. Added commercial “active” frontage requirements
 4. Added a process to help with the redevelopment of Huffman between University & El Cajon Blvd.
 5. Density bonus for pedestrian-oriented infill development with process for planned development permits in limited area between El Cajon and University Ave.
 - a. This attempts for the public to have input while still incentivizing developers.
 6. Included more figures defining different types of land use.
- iii. EDIT: Buffer areas should be removed from goals.
- iv. Land Use map mimics the existing plan and the corridors, protecting single-family residential areas.
- v. Village Districts and Key Corridors are all highlighted and featured.
- vi. BOARD COMMENTS:
1. Pyles. Table 2-4 doesn’t indicate CN-1-2 at all. FUTURE EDIT: Lara will take a note to look at this during zoning.
 2. Hill. Elaboration on active frontage? Meant to help ensure that developers understand that commercial frontage is desired and required in order to serve the community.
 3. L. Morrison. CN-1-4 zone question. Is CN a commercial zone? Yes. On 30th St south of NP Way, any development would have to have business frontage? No. If you look at the map, this is only shown on El Cajon Blvd, University Ave, Adams Ave, and 30th St. Higher density allow for commercial, but the intent is to have commercial, so this is asserting that.
 4. Gebreselassie. How will the density bonus affect the residential? It’s already multi-family. The goal is to attract the non-conforming structures (Huffmans), and incentivize more pedestrian-friendly development. Transition policies will help these have positive impact on new buildings.
 5. Blackson.
 - a. EDIT: There was a series of actions by each district in a recent draft of Urban Design Element that were removed with the intention of transitioning into this Element (e.g., “we’d like to see these types of buildings in this district”).
 - b. Big issue is transitioning from new to existing development. Pages 18-19. We want our corridors to be big and tall. 2.0 FAR, but if you go to high density residential it goes to 2.5. Would prefer to go higher. EDIT: Switch the FAR from the high residential (RM) to the Community Commercial (CC).
 6. Codraro. Development along with respect for existing character, but many of these higher density areas have already lost their original character.
 - a. EDIT: In the Introduction, add a comment as a clue to developers that we encourage progressive design?
 - b. EDIT: P27, 5.9, you can’t revitalize and prevent at the same time.
 7. Barry. P17 and 19, Tables that describe two commercial neighborhoods. EDIT: Can you please differentiate between auto-oriented(drive-thrus specifically) areas and non? Howard thinks we do this in the Urban Design element.
 8. Vidales. What makes the boundaries of the Community Villages? Created by NPMS back in 2004 when they submitted the Village application during the City of Villages process. We can adjust the boundaries. For El Cajon Blvd, it was really about targeting and focusing higher density development around that node.
- vii. PUBLIC COMMENT
1. Janice Pennington. Figure 2-1. Own small commercial property on Thorn and 30th and are in the Business Improvement zone. Shouldn’t this property be included on this Land Use Map?. EDIT: Include the commercial property on the south west corner of 30th and Thorn. If there is an existing commercial use identified, it will be included in this figure.

2. Andrew Malick. Implementation Element. Property owner and developer. Predictability for developers is a key tenet for when to move forward with a development. Developers would rather have a black and white document that leaves no guess work or surprises and does not think that CPIOZ provides this.
3. Danny Fitzgerald. Land Use/Down zoning, developer. Just completed an independent study finding that 95% of the development we've been enjoying has been occurring at 100 units an acre and above. There's very little "small" development going on. If we are going to deal with a housing crisis, we have to have a good plan for density above the 73 units per acre. Example is east of the 805 since they reduced their density. The gulches along University and Park Blvd with rapid transit are being proposed to downzone with the result of losing density.
 - a. The commercial corridors along ECB and University do not get that low, per the City, but are happy to look at more closely.
4. Brian Walsh. Own Polite Provisions and Soda & Swine. Thinks plan is improved with the revisions discussed, but we're only getting partial information without the CPIOZ.
5. Tom Mullaney. Loss of single family homes is a major issue. Request we get more facts on non-conforming parcels, or under-utilized parcels (ie. Where there's an economic incentive to tear houses down for larger projects).
6. Don Leichtling. Single family and multi-family properties significantly outnumber commercial in terms land area (see figure on p13). Feel there's too big a push for businesses on here based on these numbers. Also, concerned about how many stories can be built on 30th street with bonuses right behind a single family house.
7. Tera Vessels. P14. Table 2-3 there will be a loss of 700 single family homes? There are many historic homes in areas that are being listed as being ripe for higher density development.
8. Sharon Nelson. Concerned about parking, including cars that park on the street after a new development is built, and MTS taking street parking for busses. There is already insufficient parking and density will only exacerbate this issue. Parking requirements should be increased for developments.
9. Steve Tweedale. Area of concern on p15 map, area between of North Park Way and Upas on 30th. VERIFY: City believes the height limit is currently 50 and going down to 30 along 30th St, will check and report back. This will be discussed more in January during zoning conversations.

viii. MOTION: Approve Element with edits as discussed. Blackson/Nguyen 12-0-0

d. CPU Element: Urban Design – Tree List

- i. The updated Tree List in the Urban Design Element was commented on by Pat and Don. We used the official Southern CA tree guide and the Sunset Western Tree book and made some recommendations. Was reviewed by the City Arborist but there are still problems. Queen Palms and California Sycamores were both included, to concern of many.
- ii. Vidales comments. Identified many separate publications from the City and County that give guidelines on plants, focusing on water efficiency and sustainability. Took the list from community plan and compared. Only found 3-4 species fit when compared to the publications. Would like to amend the street tree palette to be drought tolerant, beneficial for storm water, and water efficient. Vidales focus is more on the North Park region than on the street itself. Are you considering shade? Not per se.
 1. Is this a performance-oriented list from the arborist? Pests, maturing, root system, etc. VERIFY: City will.
- iii. Pyles. Carrotwood trees drop nuts that are a problem.
- iv. Vessels. Chinese flame trees are very invasive.
- v. Is the length of time that a tree takes to mature considered? Yes.
- vi. **MOTION: To request a street tree palette that includes trees that are able to provide the most storm water benefits and high efficiency in water conservation efforts and is based on the**

following publications:

- 1) sustainable landscape guidelines from the San Diego County water Authority (2015).**
- 2) County of San Diego low impact development handbook (2014).**
- 3) City Of San Diego Low Impact development design guidelines (2011).**
- 4) County of San Diego water efficient landscape design guidelines (2010). Vidales/Blackson
12-0-0**

VIII. Unfinished and Future Agenda Items:

IX. Next Meeting Date: January 19, 2015, 6:30pm

X. Adjourn: 7:52 pm

Minutes submitted by Sarah McAlear