



NORTH PARK PLANNING COMMITTEE
Draft Minutes: February 16, 2016 – 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	7	8	9	10	11	12	13	14	15
Late															
Absences	1	3	2	3					2			2	2	1	1

III. Modifications to and Adoption of the 02/16/16 Agenda

- a. 2/16/16 agenda not modified, no motion to approve

IV. Consent Agenda Items: none

V. Approval of Previous Minutes

- a. **MOTION: Approve January 19, 2016 minutes with modifications. Blackson/Vidales 15-0-0**

VI. Treasurer’s Report, Brandon Hilpert

- a. Current balance \$717.63

VII. Non Agenda Public Comment:

- a. **Citizens' Review on Police Practices (CRB)** reviews and evaluates serious complaints brought by the public against the San Diego Police Department (SDPD), which include allegations involving: force, arrest, criminal conduct, discrimination and slurs. The CRB also reviews and evaluates officer-involved shootings and all in-custody deaths. The CRB is encouraging people who are interested in joining the board to apply by submitting a letter of interest and current resume to the Executive Director at 1010 2nd Ave., Suite 1325, San Diego, CA 92101. For more information, call (619) 236-6296. Details about the board can be found at <http://www.sandiego.gov/citizensreviewboard/about/faq.shtml>
- b. **Anthony Barrel at Lafayette with NPCA 24th, then Chris Ward on the 23rd (4th Wed of each month are the meetings). Difference between NPCA and NPPC no dues, subject to council policy, given “authority” by City...**
- c. **SD Orchid society March 10th at Scottish Rites temple sdorchids.com**

VIII. Elected Official’s Report

- a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53, 619.208.5353 Jessica.Poole@mail.house.gov**
Stop Child Hunger Act, extending pilot program will see if makes it through Congress.
- b. **Jason Weisz, Hon. Toni Atkins, State Assembly District 76, 619-645-3090 jason.weisz@asm.ca.gov**
- 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**

Minimum wage will be on ballot. Moody's just confirmed our A+ tax rating. JITB open until 2 am, code enforcement is looking into.

IX. Chairs Report/CPC:

- a. Many historic bungalows not identified in CPU due to City error which is being rectified.
- b. **CPC – Tuesday, February 23, 2016, 7-9 pm.** 9192 Topaz Way, Kearny Mesa Auditorium. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)

X. Election Report:

- a. Intending to run (not including incumbents): Don Leichtling, Melissa Stayner, Robert Gettinger, Dennis Campbell, Danielle Knauff, John Paul Iacoangelo, Joseph Balestrieri

XI. Social Media Report, Brandon Hilpert.

- a. Please add northparkplanning email to prevent from being automatically classified as junk/spam

XII. Subcommittee Reports:

- a. **Urban Design/Project Review (UD/PR), Peter Hill (chair) Rachel Levin (vice chair) – North Park Rec Center, 6:00pm 1st Monday.**
 - i. No meeting last month. This month there will be Developer for exotic gardens presentation.
- b. **Public Facilities and Public Art, Daniel Gebreselassie (chair)– North Park Rec Center, 6:00 pm, 2nd Wednesday. Next meeting February 10th meeting cancelled (time and space being used for additional NPPC full committee meeting).**
 - i. Last meeting covered the bike path and public financing introduction. Next meeting will include public facility financing plan, bike rack implementation plan, possible stop sign at Mission and Monroe

XIII. Liaisons Reports

- a. **Balboa Park Committee, Rob Steppke.** 4 special events approved: TacoTopia, San Diego Maker Fair, 30th Philippine Cultural Arts festival, Heart and Stroke Walk
- b. **Maintenance Assessment District, Peter Hill.** Red sidewalk at Ohio and University discussion, including tree removal.
- c. **North Park Main Street, Dang Nguyen.** Planning for Festival of Arts. Tour of east village to see wayfinding and signage. Greening program (potted plants in front of businesses on University).
- d. **NP Mid-City Regional Bike Corridors, Daniel.**
- e. **Adams Ave BIA, Dionne Carlson.** Retreat held next month to discuss capital improvement items.
- f. **El Cajon BIA, Vicki Granowitz.** Annual meeting last month.

XIV. Planner's Report, Lara Gates, 619.236.6006; lgates@sandiego.gov

****January 2016 Draft North Park Community Plan Update NPCPU & supporting documents can be found at:**

<http://www.sandiego.gov/planning/community/profiles/greaternorthpark/index.shtml>

a. Information Items:

- i. Land use goals include focus on higher residential densities centrally located
- ii. The proposed densities are very similar to what is in the current plan. The max build out in current plan is 34,295, the proposed plan is 35,490 with density bonus is 36,570.
- iii. **What Density Looks like slide examples available online**
- iv. **What is Huffman Development?** Scattered between Howard and Lincoln. There are about 1000 in North Park. Many have parking in front of the property and are not aesthetically pleasing, have few amenities, and aren't pedestrian friendly. The City will also look to see if these are apartments or condos (apartments can be redeveloped more easily since they have one owner).
- v. **University Heights Current Adopted Land Use Plan.** The proposed plan actually lowers density along Mission Ave. Most parts stay the same density.
- vi. **Proposed Land Use Density Bonus.** Under a Process 4 Planned Development Permit, a developer could be build more pedestrian oriented buildings along the transit corridors, but would have to get public input and an action from NPPC in order to do so. Areas outlined in blue

are highlighted specifically for Pedestrian oriented infill development density bonus area to focus on changing Huffman's (NOT bungalow courts) to create street and pedestrian friendly.

- vii. **Zoning and Implementation, will revisit next month.**
- viii. **Next Steps.** Hope to have final draft of CP out by April. Then out for 60-day public review. Back to Planning Group in September, then through all Public Decision hearings (urban forestry, planning commission, city council, etc).
- b. Public comment/questions:
 - i. David Brown. Has seen affordable housing token approval from State bypassing Process Review
 - ii. Richard Walters. Opposed due to traffic, lack of water.
 - iii. Randi Vita. The area with Huffman's contains 200 homes older than 75 years old. There's no way that building 15-story buildings won't ruin the aesthetic of the neighborhood (per City there is not the height allowed).
 - iv. Don Leichtling. Interested in reasonable density, but don't think that we are examining all of the detrimental effects of large projects next to single-family homes.
 - v. Kathy Morrison. Land Use map 30th between NP Way and Upas, the dwelling units could be up to 29 Du/ac. That extends down to Upas, and the Segal building got 33 Du/ac due to Affordable Housing Density (35% density bonus). The NorthParker conforms to current height limits
 - vi. Mark Kooperman. ECB and Florida had old property being deemed historic, developer received demolition permission in error, and tore it down immediately. The City needs to have better oversight.
 - vii. Ann Bui. Parking and infrastructure issues. Backlogs to get onto freeways. Don't feel these issues are addressed.
 - viii. Matt Thompson. Why single family homes impacted? Over 70% of single family areas not touched. The more multi-family character areas (designated that way in 1986), and we are continuing in that vein. Single family homes are protected by Historical Resources board. The 30 year horizon on this development.
 - ix. Garland Murphy. Had 3-story condo go in next door and it had a huge impact.
 - x. Judy Aboud. Empty lots next to her house now have two big houses, each with 4 cars. Transit is good in theory but it's not happening. A trolley is planned for Park Blvd in concept but we'll all be dead.
 - xi. Sharon Nelson. Already no parking. What is the plan to deal with Huffman's? If a developer wants to redevelop a Huffman, they can get a density bonus if they apply for a Planned Development Ordinance. Parking regulations and standards already exist, and new buildings comply.
 - xii. Danny Fitzgerald. Infrastructure, transit, parking and crime seem to be the key words. The crime is much lower here than elsewhere, transit usage is higher. Development doesn't occur on low density properties
 - xiii. John O'Conner. ECB BIA supports density and transit.
 - xiv. Andrew Bowen. Climate Action Plan goals and what happens if we don't hit them? 50% pedestrian mode split goal by 2035, in transit areas like ECB. We need to have Land Use goals that guide towards those goals.
 - xv. Pat Callen. Process 4 is very expensive and rigorous and opens a developer up to public comment. The public comment then helps guide the development to be more appropriate to the community.
 - xvi. Marty. Single room occupancies closing downtown at an alarming rate. Lara has heard of no SROs being planned for ECB.
 - xvii. Sheryl Cook. Lives in Huffman converted into condo. What is affordability?
 - xviii. Philip Ocatou. Appreciates the work that's been done, the small amount of increases that North Park is getting.
 - xix. Lois Draper. Contemporary structures next to old homes. Any control over design or architecture? Character and compatibility is covered in the CP. But this is only for discretionary projects. Ministerial projects are not required to gather any public comment.

- c. Board comments/questions
 - i. Barry. Worried City would up-zone much more than they did, but have fought for years to reach this. Process 4 is a big hurdle for developers. Shares your concerns but happy with the process.
 - ii. Pyles. Concerned about PDP Process 4 backlogging the NPPC. City staff seems to always make the findings happen for developers. Protection guarantees for bungalows within Huffman areas? In Historical section of the plan there is a section about Bungalow courts – there are many missing, but they are being added back and property owners will be noticed.
 - iii. L Morrison. Public transit is not accomplishing getting people to where they actually work. Why do we have to offer density bonuses to get developers to our “hip” neighborhood?
 - iv. Levin. Requests visual of affordable housing incentives offered by City and State. The plan falls short in terms of bike lanes.
 - v. Gebreselassie. Affordable housing should be a requirement when going to these standards.
 - vi. Vidales. EIR update? Uptown will have it’s own, but Golden Hill and North Park are on track to have together.
 - vii. Carlson. So little change in density between what has been on the books for 30 years, and what we are getting. Pleased with the design guidelines.
 - viii. Hill. Good/bad design does not happen just because buildings hit a certain number of DU/A
 - ix. Hilpert. OK with density as proposed as long as the City will follow what is in our CP.
 - x. Codraro. High numbers in density shouldn’t cause panic and the density and development were seeing has always been there.
 - xi. Nguyen. Any changes to parking requirements for new development? No. Can add the parking issues to the different density examples, but will take some time.
 - xii. Blackson. The zoning and policies that we’ve had have gotten us to the situation we’re faced with: drive-thrus, haphazard development. Doing nothing is not going to help. We’ve been working with the City, but we’re not doing enough. We won’t get transit, we won’t get more parking. Land Use is a policy document that will give you guidelines on how we want things built and will give ways to get a bit extra if you want to try.

XV. Possible Action Items:

- a. **Regarding the Proposed City Council Infrastructure Bond.** Should the NPPC ask City Council to make projects in communities like North Park with high intensity of uses & proposed increased density to be a priority for funding infrastructure?
 - i. **MOTION: Request the City set criteria for the prioritization of funding CIP projects, whereby additional weight is given for areas with aging infrastructure, high density, intensity of use, and transit priority areas. Carlson/Blackson 14-1-0 (Codraro oppose)**
- b. **Prioritizing 3-4 Historic Districts** – See Historic Preservation Elements for lists of proposed districts page 178 of the Draft NPCPU at link included above or page 4 below.
 - i. Per Gates This is very intensive and focused on the property owners within the proposed district. Granowitz is suggesting that if there are districts identified in the CP that we could request the City do something on an expedited basis. Per Carlson we were promised that we could get at least one jump-started with this CP. Historic Resources Board is part of Planning.
 - ii. George Franck. The Historic Society has highlighted three properties, and will adopt one at their next meeting.
 - iii. David Swearns. Getting these districts identified during the CP means the EIR can be done simultaneously. He suggests identifying the ones that are most at risk.

XVI. Unfinished and Future Agenda Items:

XVII. Next Meeting Date: March 15, 2016, 6:30pm

XVIII. Adjourn: 8:58 pm

Minutes submitted by Sarah McAlear