



**NORTH PARK PLANNING COMMITTEE**  
**Draft Minutes: April 19, 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	Robert Gettinger	Vicki Granowitz	Peter Hill	Brandon Hilpert	Sarah McAlear	Roger Morrison	Dang Nguyen	Rick Pyles	Melissa Stayner	Rene Vidales
Attendance		1		2	3	4	5	6	7	8	9	10	11	12	
Late															
Absences	1		1												1

III. Seating of the New Board

a. Election of Board Officers

- i. Motion to approve Chair Vicki Granowitz: Blackson/Nguyen 12-0-0
- ii. Motion to approve Vice-Chair Rene Vidales: McAlear/Hilpert 12-0-0
- iii. Motion to approve Secretary: Sarah McAlear Granowitz/Gebreselassie 12-0-0
- iv. Motion to approve Treasurer Brandon Hilpert: Pyles/Blackson 12-0-0

b. Appointment of Subcommittee Chairs & Liaisons

- i. Reappoint Peter Hill, need Vice Chair
- ii. Reappoint Daniel Gebreselassie PF, need Vice Chair

c. Liaisons remain the same; see item XIV for names

IV. Non Agenda Public Comment:

- a. **Don. Leichtling.** Could you record meetings with GoPro and post on website?
- b. **Carl Liebold.** Light Industrial (Artisan) zone. Concerned about possible smells from use.
- c. **Adam Cook.** Bluefoot's official 10 year birthday on 4/20/16.
- d. **30<sup>th</sup> St Pipeline. SD Public Works & Utilities.** Polk to Commercial along 30<sup>th</sup> water distribution main will be replaced. Portions of pipe are over 100 years old. Replacing pedestrian ramps that are non-standard and fixing pavement where needed. There are some narrow streets where flaggers or detours will be needed for narrow streets. Construction will begin next spring. Open House May 18<sup>th</sup> from 5:30-7:30 at Golden Hill Recreation Center. Contractor will choose direction of work. Fact sheet handed out.

V. Consent Agenda Items:

- a. **Rock & Roll Marathon. MOTION:** to approve a letter of support for the Sunday, June 5, 2016 Suja Rock & Roll Marathon & Half Marathon as it intersects the community of North Park. Blackson/UDPR 12-0-0 (On Consent)
- b. **SheFest. MOTION:** to approve a Letter of Support for SheFest on July 9, 2016 12 pm to 5 pm North Park Rec Center 4044 Idaho St Blackson/UDPR 12-0-0 (On Consent)

- c. Request for **Installation of a Stop Sign on Mission Ave at Meade Ave & Alabama**. Day Care at this location. Traffic impacts & speeding affecting the neighborhood. Petition with all 35 immediate neighbors & businesses of the affected area signing in support; emails & resident speaking in support. **MOTION: to approve a stop sign by the alternate process for Mission Ave in the northeastern direction at the intersection with the alley between Florida St and Alabama St. (Per City Engineer Filipe Zedda instruction on location of stop sign) Blackson/PF&T 12-0-0 (On Consent)**
- VI. **Modifications to and Adoption of the 04/19/16 Agenda**
  - a. **MOTION: Approve consent agenda. Blackson/UDPR or PF&T 12-0-0**
- VII. **Approval of Previous Minutes**
  - a. **MOTION: Approve March 15, 2016 minutes with modifications. McAlear/Gebreselassie 10-0-2 (Gettinger, Stayner)**
  - b. **MOTION: Approve March 22, 2016 minutes with modifications Gebreselassie/Blackson 7-0-5 (Gettinger, Stayner, Pyles, Hilpert, Nguyen)**
- VIII. **Treasurer's Report, Brandon Hilpert**
  - a. Current balance \$878.88 (\$52 donations from March 15<sup>th</sup> meeting)
  - b. Speaker system for hearing impaired suggestion; gathering research to present next month
- IX. **Announcements & Event Notices:**
  - a. Georgia - Meade Bikeway Community Open House; Tuesday May 10, 2016 6-8 pm. Lafayette Hotel Mississippi Ballroom, 2223 El Cajon Blvd. SANDAG
  - b. Electronics recycling event in the parking lot behind the North Park Theatre, Saturday from 8-12
  - c. Hearing in Hall of Justice Courthouse regarding marijuana dispensary at 3375 Dale St.
  - d. Spreckels Organ Society announcing "Drive to 5" campaign; 2 hour concert Saturday 7pm
- X. **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) Diabetes Prevention Program (introduced many years ago) was implemented as part of Affordable Care Act, and now under MediCare. Congressional Art Competition announced, applications available.
  - b. **Chevelle Newell, Hon. Toni Atkins, State Assembly Dist 76**, 619-645-3090 [chevelle.newell@asm.ca.gov](mailto:chevelle.newell@asm.ca.gov) Taking over for Jason (who's now focusing on business districts). Breast cancer screening bill and human trafficking bills (providing temporary housing, services, and an interdisciplinary task force). Atkins will have mobile office hours on Wednesday, May 11<sup>th</sup> from 1-2 at the North Park Library.
  - c. **Sarah Fields, Hon. Marty Block State Senate District 39**, 619-645-3133 [hilary.nemchik@sen.ca.gov](mailto:hilary.nemchik@sen.ca.gov)
  - d. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, [AGranda@sandiego.gov](mailto:AGranda@sandiego.gov)
- XI. **Chairs Report/CPC:**
  - a. **CPC – Tuesday, April 26, 2016, 7-9 pm**. 9192 Topaz Way, Kearny Mesa Auditorium. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
- XII. **Social Media Report, Brandon Hilpert.**
- XIII. **Subcommittee Reports:**
  - a. **Urban Design/Project Review (UD/PR)**, Peter Hill (chair) – North Park Rec Center, 6:00pm 1st Monday. All on consent agenda
  - b. **Public Facilities & Transportation**, Daniel Gebreselassie (chair) – North Park Rec Center, 6:00 pm, 2nd Wednesday. Parking Study on Thorn St and Grim Streets, visit by SANDAG, bike parking rack policy will all be heard next meeting.
- XIV. **Liaisons Reports**
  - a. **Balboa Park Committee, Rob Steppke**. Steppke sent email regarding Pershing bikeway. City is pushing for recommendation to Park Committee; members requested that it be heard at Planning Committees first.
  - b. **Maintenance Assessment District, Peter Hill**. Heard presentation from new Urban Forestry Manger at the City.
  - c. **North Park Main Street, Steve Codraro**. Board hired consultant for wayfinding signage program for parking garage, shopping, dining and a cultural assets map. Planning for Festival of Arts. Explore North Park magazine comes out next month. New Farmer's Market enjoying success. Staff of NPMS working with Civic SD to get access to parking lot behind theater for community events.

- d. **NP Mid-City Regional Bike Corridors, Gebreselassie.** No report
- e. **Adams Ave BIA, Dionne Carlson.** No report
- f. **El Cajon BIA, Vicki Granowitz.** No report

XV. **Planner's Report,** Lara Gates, 619.236.6006; [lgates@san Diego.gov](mailto:lgates@san Diego.gov)

XVI. **Information Items:**

- a. **Impact Fee Study.** Frank January works in Facilities Financing for the City. What used to be the Public Facilities financing Plan takes all the projects in the community plan and takes the estimated cost and then calculates a cost per square foot charged to industrial uses. That money then goes to City of SD services, including public schools, fire departments. The document he produces will be what justifies the DIF (Developer Impact Fees) for the community. The DIF is currently \$4,080 (based on 2002). (FBA Facility Benefits that we see in Planned Communities are different than DIF!). Redevelopment of a restaurant to a new restaurant will not have an effect on DIF because the calculation is based on additional "trips". Public Facilities subcommittee can look over project sheets, with costs, so the community can understand the costs. Slated for June.
- b. **North Park Community Plan Update Zoning – Recap & New Issues.** Lara Gates
  - i. **Regarding Restaurants in the CN 1-3 zone: Consider prohibiting Back Patios and Smoking Areas in the CN 1-3 zone.** Focus on resolving possible issues for residents on 29<sup>th</sup> and Ray St. New language also encompasses rooftop seating.
    - 1. No inclusion of window open close than trying to put it in a license because hard to enforce with Code Compliance.
    - 2. McAlear. Does this actually accomplish solving the issue we are trying to solve?
    - 3. Liebold. Believe this solves a problem.
    - 4. Codraro. Only pertains to where rear property line is shared by commercial and residential, which is very limited. Request more objective criteria (give us a distance).
    - 5. Roger Lewis. Wowow Waffles affected?
    - 6. Adam Cook. If this is implemented would previously conforming rights be maintained? Yes.
    - 7. Blackson. Will look at lot depths and specific areas where this is an issue, and try to come up with objective criteria.
  - ii. **Transit Oriented Development & Tandem Parking – Consider allowing tandem parking in new multi-family developments on Transportation Corridors.** Tandem is able to efficiently use space, and is prohibited in part because of the issues that the community faced when Huffman's were built. NEVER in the front.
    - 1. Overwhelming support from public and Board.
  - iii. **Redesignating 30<sup>th</sup> Street between Thorn and Quince to reflect existing multi-family development and allowing commercial along North Park Way between Utah and 29<sup>th</sup> Streets.** The predominant character is multifamily, but single family does still exist. The new zoning should reflect what is there. Rezone the three houses on NP Way to commercial appears to have support.
    - 1. Lewis. This should allow density perhaps even greater than what exists. It is a high volume transit corridor. Instead of 15 let's do 29 du/Ac.
    - 2. Codraro. Who wins if this buffer just extends further into the neighborhood? Follow the money—this is a slippery slope.
    - 3. Granowitz. It fits with the rest of the street.

XVII. **Action Items:**

- a. **NPCPU Prioritize Historic Districts –** Fact sheet attached pg 4-5. On 4/4 /16 UDPR reviewed the potential Historic Districts & after hearing public comment they informally agreed the following areas were under the most pressure for modifications & redevelopment and should be recommended as priorities for Historic Designation, in no particular order they are: 1. Valle Vista Terrace (Panorama Dr) 2. Spaulding Place 3. Shirley Ann Place Expansion 4. Park Blvd Apartment (East)

- i. Hill: Maps on pg 173, and 180. At UDPR these two potential districts proposals were discussed (one from City, one from Community), in order to prioritize for the designation process (focusing on those under the most pressure).
  - ii. Granowitz: How did Panorama continue to not make it to get a reconnaissance survey, since it's always been at the top of the community's list?
  - iii. Richard Walters (resident). Florida and Lincoln area of old row houses and bungalow courts. A: This was not an area that was identified by the public during charrettes or by the City during reconnaissance. Per Gates: Bungalow courts fall under Multiple Property Listing. These properties are afforded protection as they are 45-years old or older.
  - iv. Blackson. Would like to see existing and proposed on same map.
  - v. Leichtling. Neighbors who have pushed for Ray Street are also seeing that they aren't included (like Panorama). Per Gates: Didn't see Ray St as having a concentration of resources that would qualify. A district nomination can continue to be worked towards outside of the CPU. The process is in staff procedures and can be provided by the City.
  - vi. Hill. Is there value in prioritizing the list? Consensus seems to be equal priority is fine and Historic Review will make appropriate decisions.
  - vii. **MOTION: Recommend for support designation of Valle Vista Terrace (Panorama Drive), Spaulding Place, Shirley Ann Place Expansion, Park Boulevard Apartment (East) for Historic District Designation in no particular order. Granowitz/Gebreselassie 12-0-0**
- b. **Enhancements, Edits and Additions to Various Design Guidelines, Land Use & Zoning Elements of the NPCPU. Howard Blackson.** Prefer growth to go on ECB but aren't giving zoning that will promote development there. To achieve the best growth, we must provide developers predictability in the process.
- i. Transit-Oriented Development Enhancement Program
  - ii. Pedestrian-Oriented Infill Development Enhancement Program
  - iii. Center & Corridor Development Transition Areas
  - iv. Planned Development Permit – Process 3 or Process 4
  - v. Morrison. In regards to the Huffman remodel encouragement, will we see a lot of change in 3 years? Blackson believes so.
  - vi. Lewis. What would happen at the 3 year review? I'm share this concern. Can we make the "test" time longer? A: Yes, we can probably extend it. Per Gates: I don't know who is going to monitor this for you. Blackson: The NPPC will go to Code Monitoring team and tell them, we didn't get what we think we were getting. This is in implementation portion.
  - vii. Hill. Huffman orientation, are we talking about remodel or tearing down? Redeveloping with another structure usually.
  - viii. Codraro. You'd like to see these buildings demolished and reconfigured? A: You'll see some be retrofitted, like Fulton originally envisioned the concept. It can be cost prohibitive to tear down. Maybe it's better to incentivize to remodel in a sustainable way that to encourage this. A: That's in a sustainability element. This is specifically about taking on solving the Huffman problems where we can by changing tools. This is just an option!
  - ix. Stayner. Question involving building envelope dimensions. A: The distance is specific to keeping balconies from looming. Don't think that on these linear lots you'll have much front facing space so some will be super-skinny, or some will face the alley. A: These aren't restrictions, these are incentives to redevelop. It is an enhancement program!
  - x. Hilpert. Doesn't make sense financially, but that isn't our problem. A: The hope is it will become feasible and even desirable over time.
  - xi. Gebreselassie. These units are great and affordable, and don't really want to encourage getting rid of housing that is affordable.
  - xii. Pyles. Aren't we condemning existing single family housing in these areas with this plan? A: This is just trying to limit to Huffmans. PLANNER: The density bonus is only for 6 or more units, not bungalow courts that meet the identity of Huffmans in a certain outlined area.
  - xiii. Barry & McAlear agree it looks to be a good plan

- xiv. State affordable housing plan is shaping up well.
- c. **Approve the Draft North Park Community Plan Update Implementation Element.** Element can be found at: <https://www.sandiego.gov/planning/community/profiles/greaternorthpark>
  - i. Review & Approve Completed Prioritized Spreadsheets: Spreadsheets where completed by 13 Board Members & 1 subcommittee Member. They were a compilation of all the projects identified in the NPCPU, they were tabulated and priorities reached by mathematical tabulations.
    - 1. Recreation Element Projects Spreadsheet
      - a. **Motion to approve the Recreation Element Projects Spreadsheet ?/? 12-0-0**
    - 2. Public Facilities Projects Spreadsheet
      - a. The North Park Library on North Park Way remodel/expansion was inadvertently left off the Public Facilities Element & Spreadsheet. This is a high priority for the community
      - b. **Motion to approve the Public Facilities Spreadsheet with the addition of the North Park Library Renovation/Expansion at a high priority. ?/? 12-0-0-**
    - 3. Implementation Element
      - a. **MOTION: Approve Implementation Element with the addition of the North Park Library to the Public Facilities spreadsheet. Granowitz/Blackson 12-0-0**

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

- a. Pershing Bike Corridor Plan – SANDAG
- b. Donation to the Church

XIX. **Adjourn: 9:04 pm**

Minutes submitted by Sarah McAlear