



NORTH PARK PLANNING COMMITTEE
Draft Minutes: November 15, 2016 – 6:30 PM
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I. **Call to order:** 6:30 pm

II. **Attendance Report:**

Member	Robert Barry	Howard Blackson	Dennis Campbell	Dionne Carlson	Steve Codraro	Daniel Gebreselassie	Robert Gettinger	Vicki Granowitz	Peter Hill	Brandon Hilpert	Sarah McAlear	Dang Nguyen	Rick Pyles	Melissa Stayner	Rene Vidales
Attendance	1		2	3	4			5	6	7	8			9	10
Late	(left 7:18)														
Absences	2	3		2	2	1	1	1		2		1	2	1	1

III. **Modifications to and Adoption of the 11/15/16 Agenda**

- a. **MOTION:** Move “Letter of Support for 2017 Summer Concerts in Bird Park” (agenda Action item 3) to Consent. Vidales/Carlson 10-0-0
- b. **MOTION:** Adopt 11/15/16 Agenda as modified. Barry/Hilpert 10-0-0

IV. **Approval of Previous Minutes**

- a. **MOTION:** Approve October 18, 2016 minutes. McAlear/Vidales 9-0-1

V. **Treasurer’s Report – Brandon Hilpert**

- a. Current balance \$758.88. Submitting for ~\$260 in reimbursements from City this week.

VI. **Non-Agenda Public Comment:**

- a. **Marc Gould.** Ministerial project at 3823 30th St (City does not require presentation to or vote by NPPC on a ministerial project). Local developer with design from Coastal Form. 18-units on Kansas St. Zone is high-density residential. 6 2-bedroom (>100), 12 1-bedroom. 2 affordable units (very low income). All units are ADA accessible and all offer storage on-site. On track to receive LEED Silver certification. Entry element reduced in size to improve pedestrian experience. Front property setbacks are aligned with adjacent properties.

VII. **Announcements & Event Notices:**

- a. [Adams Ave Spirit Stroll](#): Saturday, November 26 from 2-5pm
- b. [Holiday on Adams Avenue](#): Saturday, December 11 from 1-4pm in Kensington Park
- c. [North Park Toyland Parade & Festival](#): December 3, Parade 11-1pm and Festival 12-3pm
- d. November 26th is “Small Business Saturday” visit local shops in the neighborhood!
- e. Todd Gloria’s farewell/service celebration.
- f. NPPC elections in March, there will be at least 2 vacancies, and half the board is up for re-election (8 total seats). See election eligibility details on NPPC website.

VIII. Elected Official's Report

- a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53**, 619.208.5353 Jessica.Poole@mail.house.gov
Davis was re-elected, and is honored to continue to be our representative. Please feel free to contact her with Federal issues (particularly those that connect to local community, like post office issues and infrastructure). Congress returned for lame duck session. Top agenda is funding government (current budget expires Dec 9th), and the National Defense Bill. Davis will remain on Armed Services Committee and Education & Workforce Committee. Keeping an open mind on working with new President.
- b. **Chevelle Newell, Hon. Toni Atkins, State Assembly Dist 76**, 619-645-3090 chevelle.newell@asm.ca.gov
- c. **Sarah Fields, Hon. Marty Block State Senate District 39**, 619-645-3133 hilary.nemchik@sen.ca.gov
- d. **Ana Vacchi, Hon. Todd Gloria, City Councilmember District 3**, AGranda@sandiego.gov
Chris Ward, who will be our new Councilmember starting Dec 12. North Park's Community Plan Update (CPU) was on Consent Agenda today for Council, and was approved. 30th and Myrtle doesn't qualify for crosswalk, but 1-block away at 30th and Capps qualifies and has been approved, along with V-calm signs.

IX. Chair's Report/CPC

- a. **CPC – Tuesday, November 22, 2016, 7-9 pm**. 9192 Topaz Way, Kearny Mesa Auditorium. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>).
Same day as CPU hearing, so Granowitz did not attend. December will be dark. Granowitz attended San Diego Recreation Council last month, where they announced they were moving Presidio Park and Montclair Park, Cedar Ridge to Golden Hill Rec Council. Staff unaware Montclair & Cedar Ridge are in NP Planning Area. Granowitz resigned in protest. Vacchi reported the two NP Parks will stay under the NP Rec Council purview.

X. **Social Media Report, Brandon Hilpert**. No update. Send anything you want posted to info@northparkplanning.org

XI. Subcommittee Reports:

- a. **Urban Design/Project Review (UD/PR)**, Peter Hill (chair), Melissa Stayner (vice chair) – North Park Rec Center, 6:00pm 1st Mondays. Next meeting January 3rd.
- b. **Public Facilities & Transportation**, Daniel Gebreselassie (chair) – North Park Rec Center, 6:00 pm, 2nd Wednesday. Next meeting January 11th, if something is added to the agenda.

XII. Liaisons Reports

- a. **Balboa Park Committee, Rob Steppke**. Dark in October and November, expect there will also be no meeting in December. Steppke will term off in January, but is willing to serve longer until someone else is appointed. Mayor's office likes to get recommendations from Council on who to nominate, who is then approved by Council.
- b. **Maintenance Assessment District, Peter Hill**. No update.
- c. **North Park Main Street, Codraro**. PBID is about 50% subscribed, goal to have 100% funded by end of month.
- d. **NP Mid-City Regional Bike Corridors, Gebreselassie**. No update.
- e. **Adams Ave BIA, Dionne Carlson**. Busy getting ready for events, including organizing Holiday on Adams.
- f. **El Cajon BIA, Vicki Granowitz**. No up date.

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

XIV. Action Item:

- a. **3741-3745 Louisiana Apts. Tentative Map Waiver, PTS 447621**. (Process 3) with underground utility waiver request, for the creation of three residential condominium units in a project that is currently under construction. The units consist of one detached two-story residence and one two-story duplex totaling 5,474 square feet. The 0.195-acre site is located within the Greater North Park Community Plan area. Also want waiver on undergrounding for electrical (poles sat on right of way at Louisiana and Texas) – they do NOT want to get a waiver to prevent undergrounding (City description of project caused some confusion). CD 3. DSD Project Manager: Paul Godwin. Presenter: David Smith.
 1. Granowitz, Carlson, Barry. NPPC denial of these projects is a critique on City procedure, not on the project itself; NPPC has been recommending denial of these Tentative Map waivers for many years, when they come after the time for any meaningful communication about the substance of the project has passed. Granowitz will send notes on previous discussion of this issue to subcommittee.

2. **MOTION: To deny the Tentative Map Waiver for the project at 3741-3745 Louisiana St (PTS 447621), due to lack of opportunity for meaningful input from the community during the design stage. Carlson/Barry 8-1-1 (Campbell oppose, Codraro abstain).**

- b. North Park Mini Park Potential Changes (Presenter Angela Landsberg, delayed to arrive, so item moved). Presentation included as addendum to minutes. Displayed the project the City has funded, and the changes that NPMS would like to make to improve experience and draw people to the area (adding greenspace and family-friendly elements). An EIR was already done on this Plaza, and we don't want requested changes to result in a new EIR requirement.

1. PUBLIC COMMENT

- a. Dave Gamboa, neighboring business owner. Concerned with having a park that isn't considered a destination and could house vagrants.
- b. Matt Gordon, neighboring business owner. The Community Approved Project versus what City approved is very different, and would like something closer to what the community requested.
- c. Paris, neighboring business manager. Already have issues with vagrants and late night troublemakers. This Park would really need programming and funding for oversight.
- d. Lynn Susholtz, resident & business of owner, Even the City-funded Project sketch should be stripped down more, because the artistic, decorative and play elements shown aren't actually funded at this point. This would be a hot, empty, scorched area without any programming.
- e. Steve, neighboring business owner (Tamarindo). Concerned about vagrants and drug use. Curious about lighting.

2. BOARD COMMENT

- a. Stayner. No maintenance plan? Would be the same as is being implemented for all City parks.
- b. Carlson. Promenade was included in EIR? The Promenade is the game-changer with this and wasn't included.
- c. Granowitz. Could DIF be used for Promenade? Don't know, but we've waited so long for this park, we can wait a little longer to do this project really well. NPPC Capital Improvements list included this.
- d. Dennis. EIR was done on Community Approved Project, so we should be able to put addendums up without getting a new EIR done.
- e. Hilpert. Ask neighboring businesses to be more involved in that process.
- f. City staff meet with a private citizen regarding the NP mini-park. No one knows if actions were taken as a result of this meeting. While his city has the right to meet with individuals, no actions should be taken as a result of such meetings with individuals who do not represent official stakeholder groups. Meetings such as this should be reported to NPMS & the NPPC, as the appropriate stakeholders, to discuss and move forward on projects like this in an open transparent way.

3. **MOTION: To authorize the NPPC Chair to collaborate with and write a letter of support of the NPMS requested changes to the North Park Mini-Park. Also to ask the City not to take action on the NP Mini Park based on meetings with private individuals without the input of the appropriate public stakeholder groups i.e. NPMS & NPPC. Carlson/Vidales 9-0-0**

- a. **Bylaws Update Limited to Election Issues.**

i. **MOTION: Approve the changes to bylaws and registration eligibility, as modified (Campbell/Hill 9-0-0)**

XV. **Information / Discussion Items:**

- a. **NP Maintenance Assessment District - Continue discussion of MAD potentially becoming a subcommittee of the NPPC: Members and budget (see handout).**

- i. Without One-Time expense, the City staff support is about \$107k.
- ii. NPPC Treasurer is not related to this budgetary process in any way; the proposal is that within Subcommittee, budget would be presented for a one-time vote per year. In Kensington if a

budget comes to the full board and the board doesn't agree, it's sent back to MAD subcommittee for resolution before coming back to full board again.

- iii. Believe that just about everything on the subcommittee's agenda would come to full committee only for consent agenda approval, aside from budget, unless budget overruns occur.
- iv. Proposed bylaws for NPPC taking MAD as subcommittee are in the City for review; since this MAD uses a community-seat method, it is more complex than bylaws for other MADs in the City.
- v. Why should NPPC do this? SANDAG has a project and says the MAD will take care of some future maintenance issue, but the NPPC is involved in projects much earlier. In addition, NPPC has a higher profile in the community, and gets greater participation and exposure which the MAD can benefit from.
- vi. Membership and dedicated seats from NPPC are still questions that are being analyzed. Awaiting feedback from the City on proposed composition of the MAD.

b. NPCPU Debrief

- i. Request City send a few print outs of the final copy, including appendices.

XVI. Future NPPC Meeting Dates & Agenda Items

- a. **December – No meeting**
- b. **January 17, 2017**

XVII. Adjourn: 8:44 pm

Minutes submitted by Sarah McAlear