



**NORTH PARK PLANNING COMMITTEE**

**Draft Minutes: April 18, 2017 – 6:30 PM**

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[info@northparkplanning.org](mailto:info@northparkplanning.org)

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**I. Call to order: 6:33 pm**

**1. Attendance Report:**

Member	Kate Callen	Dennis Campbell	Dionné Carlson	Kathleen Ferrier	Daniel Gebreselassie	Robert Gettinger	Peter Hill	Brandon Hilpert	Megan Kucharski	Sarah McAlear	Dang Nguyen	Melissa Stayner	Tim Taylor	Eduardo Velasquez	René Vidales
Attendance	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Late															
Absences															

**2. Modifications to and Adoption of the 4/18/17 Agenda**

a. **Modification of Agenda. MOTION:** Move Election of Board Officers and Appointment of Subcommittee Chairs & Liaisons (Items V.1.b & c) to after adoption of the Agenda, and make CPC Designee and Alternate (Item V.1.c.iii) an Action Item. McAlear/Campbell 15-0-0

b. **Consent Agenda.**

i. **Tentative Map (TM) Request – 4211-4213 Utah St.** for 6 residential condominium units currently under construction, and request to waive the requirements to underground utilities. The project is a three-story, 13,801 square feet residential structure on a 0.16-acre site in the MCCPD-MR-800B Zone(s). PTS 500603. Maggie Roland, representative and presenter. Subcommittee discussion focused on the failure of the current TM approval process to allow earlier community input into a project while it's still possible to modify the project. **MOTION:** Deny the Tentative Map at 4211-4213 Utah St, PTS 500603 due to lack of community input. Steppke/Gebreselassie (5/0/0)

**MOTION:** Approve consent agenda. Carlson/UDPR on consent 15-0-0

c. **Adoption of the Agenda. MOTION:** Adopt 4/18/17 agenda as modified. Hilpert/Taylor 15-0-0

**II. Election of Board Officers and Appointment of Subcommittee Chairs & Liaisons**

a. **Election of Board Officers**

i. **MOTION:** approve René Vidales as Chair: Carlson/Stayner 15-0-0

ii. **MOTION:** approve Dennis Campbell as Vice-Chair: Carlson/Stayner 15-0-0

iii. **MOTION:** approve Sarah McAlear as Secretary: Hilpert/Campbell 15-0-0

iv. **MOTION:** approve Brandon Hilpert as Treasurer: McAlear/Gettinger 15-0-0

v. **MOTION:** approve Dennis Campbell (Designate) and Tim Taylor (Alternate) representatives on Community Planners Committee (CPC). Vidales/Hilpert 15-0-0

b. **Appointment of Subcommittee Chairs & Liaisons**

i. Reappoints Peter Hill as Chair, and Melissa Stayner as Vice-Chair of Urban Design/Project Review Subcommittee

- ii. Appoints Kate Callen as Chair, and Eduardo Velasquez as Vice-Chair of Public Facilities/Transportation Subcommittee
    - 1. Public comment requested by Vicki Granowitz. Expressed concern that people appointed have had no prior experience on any subcommittee; also that Callen previously voiced opposition to bicycle infrastructure and suggests having appointees visit other subcommittee for training prior to beginning chairmanship. Discussion followed where Callen stated she has not opposed bikeways. Other board members expressed these appointees are willing to serve and there are no other volunteers. Chair Vidales stood by appointment and requested that board members who have led subcommittees in the past few years come and assist at meetings initially (Carlson, Gebreselassie, Vidales).
  - iii. Appoints North Park Main Street Liaison, Robert Gettinger
  - iv. Re-appoints Adams Avenue Business Improvement Association Liaison, Dionné Carlson
  - v. Appoints El Cajon Boulevard Business Association Liaison, Dang Nguyen
  - vi. Appoints Community Review Board for Police Practices Liaison, Brandon Hilpert
- Public comment requested by Vicki Granowitz. Suggests that a Mid-City Captains Advisory Committee liaison be appointed in the near future

### III. Additional Parliamentary Items

- a. **Approval of Previous Minutes**  
**MOTION:** Approve March 21, 2017 minutes with modifications. Hilpert/Nguyen 11-0-4 (Callen, Campbell, Stayner, Taylor abstain)
- b. **Treasurer's Report. Brandon Hilpert.** Current balance \$758.21  
**MOTION:** Reimburse Peter Hill \$25.86. Hilpert/Campbell 14-0-1 (Hill abstains)

### IV. Non-Agenda Public Comment:

- a. **Rob Steppke.** North County Transit District (NCTD) is holding hearings regarding their plan to eliminate Route 395 service that connects Oceanside with San Clemente. This is a vital access point to make other connections to get the rider from San Diego to points in the Los Angeles area (currently having 4 northbound and 5 southbound trips daily). There is no other public transit that connects the two points other than Amtrak and a very limited Metrolink schedule. Public transit is about providing service, not profits. Public comment can be provided at the hearing on Thursday, April 20 at 2p at the NCTD offices, 810 Mission Ave, Oceanside, CA 92054. Opportunity to comment via email at [servicechanges@nctd.org](mailto:servicechanges@nctd.org).
- b. **Vicki Granowitz.** Recently attended meeting with City staff, NPMS, and The Observatory discussing Mini Park behind theater. Some changes were agreed upon, based on concerns about homelessness and security. Plans for parks like this officially go through the Parks & Recreation Council, so she suggested to those shareholders and to us that NPPC request a joint meeting with the Parks & Rec Council to hear these changes and review final project plans.

### V. Announcements & Event Notices:

- a. **MTS Proposed Service Change:** The Transit Optimization Plan (TOP) goal is to evaluate MTS' current network of services to ensure that it is efficient and effective for the region's travel needs. Over the past several months, MTS has been working to analyze the findings in conjunction with system performance data, route segments and ridership patterns. As a result of the findings, MTS has proposed 60+ route/schedule changes. Upcoming MTS Board Hearing: May 11, 2017.  
 Notice: <https://www.sdmts.com/inside-mts-current-projects/transit-optimization-plan>
- b. **Historic Resources Board appointments.** Dionné Carlson. Neighborhood Historic Preservation Coalition requested, and Councilmember Chris Ward led the motion to approve the Mayoral appointment of three new members, and declined to appoint a fourth (Richard Larimer). This was the second time the Mayor has proposed this candidate.
- c. **Town Hall regarding homelessness.** North Park Community Association (NPCA) hosting event, April 26<sup>th</sup> at 6p, Lafayette Hotel, 2223 El Cajon Blvd., San Diego, CA 92104. Guest panelists: Chris Ward (City Council D3), Lara Easton (Chief Deputy City Attorney), Angela Landsberg (North Park Main Street), Lt. Carole Beason (SDPD), Amy Gonyea (Alpha Project San Diego).  
<https://www.facebook.com/events/214286879051991/>
- d. **Adams Avenue Unplugged** event. Dionné Carlson. April 29<sup>th</sup>.  
<https://www.adamsavenuebusiness.com/event-info/adams-avenue-unplugged/>

- e. **Quality of Life Survey Community Forum.** Kate Callen. SONO Neighborhood Alliance, May 17 at 6p, Lafayette Hotel, 2223 El Cajon Blvd., San Diego, CA 92104. <http://sonoalliance.org/sono-neighborhood-alliance-community-forum-set-for-may-17/>
- f. **Dedication of St. Augustine Commons.** Steve Chipp. St. Augustine's 2<sup>nd</sup> phase of construction is complete: Wednesday, April 26, 2017. Liturgy at 11am; lunch and tours following. RSVP requested. [schipp@sahs.org](mailto:schipp@sahs.org). <http://www.sahs.org/news/2017/03/dedication-st-augustine-commons/>
- g. **Rock and Roll Marathon,** June 4<sup>th</sup>. <http://www.runrocknroll.com/san-diego/>
- h. **Jack in the Box (Upas & 30<sup>th</sup> Streets) lawsuit.** Opening statements scheduled to begin June 5. <http://www.careaboutnorthpark.com/>

## VI. Elected Officials' 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)  
Davis led effort to not only oppose proposed cuts to NIH, but to increase funding. 206 bipartisan members of Congress signed on.
- b. **TBD, Hon. Todd Gloria, State Assembly Dist 76,** 619-645-3090
- c. **Toni Duran, Hon. Toni Atkins State Senate Dist 39, 619-645-3133** [Toni.Duran@sen.ca.gov](mailto:Toni.Duran@sen.ca.gov)
- d. **Chloe Madison, Hon. Chris Ward, City Councilmember Dist 3,** 619-236-6374  
[CMadison@sandiego.gov](mailto:CMadison@sandiego.gov). Ward dropped comprehensive memo regarding homelessness. Budget recently released by Mayor (\$67m shortfall projected) – public feedback meeting May 15 7p. Sits on Infrastructure Committee. Will have “Coffee with Councilmember” on April 27 at Halcyon Coffee in East Village 5-7:30p. Q&A session April 26 at NPCA. <https://www.sandiego.gov/citycouncil/cd3>
  - i. Carlson. Who is the council member's point person on the budget? A: It's really split so that different staff members have deeper knowledge. Pam Ison (Policy), Molly Chase (Chief of Staff), Chloe (Public Safety).
  - ii. Pyles. What is the status of Upas St. Pipeline Replacement? A: Madison was unsure, member of audience explained that the crews were pulled to handle other infrastructure having higher need, as soon as those are completed, crews will return to this section.

## VII. NPPC Reports

- a. **Chair's Report/CPC**
  - i. **CPC – Tuesday, April 25, 2017, 7-9 pm.** 202 C St Civic Concourse: Terrance Level, Silver Room. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
    - 1. Community Orientation Workshop (COW), May 20, 2017 at 8-noon, RSVP required, 202 C St (City Concourse, Silver Room). Smart Growth and Land Use Committee proposal for expanding Community Planning Group diversity and turnover was discussed.
- b. **Social Media Report. Brandon Hilpert.** No update.
- c. **Subcommittee Reports:**
  - i. **Urban Design/Project Review (UD/PR),** Peter Hill (chair), Melissa Stayner (vice chair) – North Park Rec Center, 6:00pm 1st Mondays. Next meeting May 1, 2017. Item not on NPPC consent agenda was forum on two houses on Indiana St.; church which owns them will demo for parking; SD City Attorney confirmed they are doing this under California religious exemption law. SOHO presented; discussion with UD/PR board and public.
  - ii. **Public Facilities & Transportation,** Daniel Gebreselassie (chair) – North Park Rec Center, 6:00 pm, 2nd Wednesday. No April meeting. Next meeting May 10, 2017.
- d. **Liaisons Reports**
  - i. **Balboa Park Committee, Rob Steppke:** Rock & Roll Marathon info (map handout). District staff showed North Park monument planned for island at terminus of Texas St at Balboa Park.
  - ii. **Maintenance Assessment District, Peter Hill:** Last meeting with Rob Steppke as Chair; he spoke about his experience as Chair. New Chair is Peter Hill. City staff presented a tree inventory map of all MAD trees in NP, and an update on solar streetlight repair and replacement. MAD board voted to approve becoming part of NPPC; new officer slate was approved.
  - iii. **North Park Main Street.** No update; Robert Gettinger appointed tonight as liaison
  - iv. **NP Mid-City Regional Bike Corridors, Daniel Gebreselassie:** No activity, SANDAG presenting tonight.
  - v. **Adams Ave BIA, Dionné Carlson:** April 29<sup>th</sup> Adams Ave. Unplugged event.

- vi. **El Cajon Boulevard BA. Vicki Granowitz.** No update; Dang Nguyen appointed tonight as liaison
- vii. **Community Review Board for Police Practices.** Brandon Hilpert appointed tonight. Looking for new people to be on the board, email [info@northparkplanning.org](mailto:info@northparkplanning.org); Board reviews citizen's complaints against police officers.
- e. **Planner's Report,** Elizabeth Ocampo Vivero 619-236-6301; [EOcampo@sandiego.gov](mailto:EOcampo@sandiego.gov). No report; main reason City attended NPPC meetings over the years was due to Community Plan Update.

### VIII. Information/Discussion Items

- a. **Bikeway Types and California Vehicle Code.** How Community Planning Groups might serve to further the Climate Action Plan and provide for more and safer bicycling. Jim Baross, SD Bicycle Coalition was not present, therefore there was no discussion.
- b. **SANDAG Presentation on the Howard-Orange Bikeway.** Alison Moss, Project Manager (SANDAG Bikeway Program) and Brandy Sweitzer, Senior Public Outreach Officer, [Brandy.Sweitzer@sandag.org](mailto:Brandy.Sweitzer@sandag.org) [http://www.keepsandiegomoving.com/Libraries/Bike\\_Projects/SAN\\_GBB\\_MAP\\_NPMC\\_Bikeways\\_wit\\_h\\_Header\\_ENG\\_062016.sflb.ashx](http://www.keepsandiegomoving.com/Libraries/Bike_Projects/SAN_GBB_MAP_NPMC_Bikeways_wit_h_Header_ENG_062016.sflb.ashx)
  - i. Part of Early Action Bike Plan for North Park/Mid-City.
  - ii. Plan from Howard Ave. from Park Blvd. to I-805 is currently at preliminary engineering phase. SANDAG used the Mobility Element of the North Park CPU as a guide; in that document, this section of road was identified as a "bike boulevard". Currently there are two travel lanes and one center turn lane; project intends to remove the center turn lane and implement different traffic calming methods like traffic circles, chokers, curb extensions, humps, reverse angle parking, and a new "bend out treatment". A real-life example of center lane removal can be found on Madison Ave. Landscaping can be done if you have MAD/BIDs that can cover ongoing cost of maintenance.
  - iii. Getting ready for preliminary engineering and environmental clearance, which is the final chance to give input to the transportation committee at a hearing; will send invite when date pinned down; final design slated to be complete between 2017-2019.
  - iv. Board and Audience Q/A:
    - 1. Audience. What is reverse angle parking? Answer: If you want to see reverse angle parking in action, it exists on 25<sup>th</sup> between B & C; the reception has been good from people after it's implemented.
    - 2. Audience. Concerned there is not enough money for traffic circles to be landscaped. Texas intersection has current construction, have you been coordinating with them at all? Answer: No.
    - 3. Taylor & Hill. Request infrastructure be built in a modular way so there are provisional hookups for landscaping once it is funded.
    - 4. Audience. Why are bike lanes buffered instead of adjacent to sidewalk, with parking protecting them? That is aligned with best practices, but works best in commercial areas; for every instance of a driveway/alley, lots of parking has to be pulled in this scenario, which would quintuple parking loss.
    - 5. Audience. Concerned about unintended consequences: 1) rear angled parking with idling gasses collecting at alcoves. Answer: This is true, which is why this is not usually used in commercial areas; only used in 2 limited areas here. 2) traffic circle concerns, seeing plenty of reasons many of the traffic circles may not work
    - 6. Audience. Traffic diversions/diverters being considered? The purpose of these features is to get volumes low enough for bikes and cars to share traffic circles, and they weren't successful, so traffic is being slowed down through speed tables and other means.
    - 7. Audience. Speed limits lowered? Answer: No, in CA you can only post at less than 25 mph if the street is less than 25 feet wide. Speed studies are done to determine the average speed and creates that as the justified speed by law.
    - 8. Ferrier. Will SANDAG monitor bike ridership? Answer: Will do "before" counts in key locations on all corridors, annual counts for a few years after in same places, and then probably rotating around. Finalizing Monitoring Plan now, and will bring back and present. Counts will include some of these neighborhood streets.

9. Callen. How do you persuade people to move from cars to bikes? Does it depend on how close from home to job, and how fit they are? How are you trying to market this?  
Answer: There is a transportation demand management program at SANDAG that provides service info to employers on how to encourage employees. Tying that effort closer to these projects will be useful in harnessing that energy. SANDAG has a lot of data and employer data that shows what type of trips people are making. We need more data to make the case really strong. This bikeway may not be about commuting as much as it is about traveling around the neighborhood to destinations.
  10. Carlson. Excited by pop-outs (we call them “bike permeable curb extensions”). Please send comments to Allison not only about bike infrastructure and bike experience but also pedestrian experience. NPPC has provided plenty of input about art and landscaping, and appreciate the zero-maintenance modular scheme to give us flexibility.
- c. **Review Council Policy 600-24, Administrative Guidelines and the NPPC Bylaws.** Chair gave an overview of the NPPC Bylaws and highlighted some Sections and paragraphs. Will revisit bylaws in future to change inconsistencies, and update standing rules.
- i. Granowitz: Reminded board that they are not allowed to do serial meetings, i.e. can’t talk to each other in a chain, even on social media, board members have to do peoples’ business in the public eye. 600-24 is more stringent on that than the Brown Act is. The only person that speaks for the Board is the Chair, but any member must state that they are not speaking on behalf of the Planning Committee unless the Board/Chair has appointed you to do so.

#### IX. Action Items:

- a. North Park Maintenance Assessment District (MAD): Becoming a Subcommittee of the NPPC. Peter Hill, MAD representative. Gave brief introduction.
- b. Board comment:
  1. Gebreselassie. Has issue with bylaws not permitting tenants to be part of the Board. Per Vidales, a tenant can be on the subcommittee if they are designated to represent an organization (NPMS, NPHS, NPCA, etc.). Per Hill, we get into an issue with the legal definition of the MAD, which assesses a fee to a property owner; the City has ruled that this means property owners paying these fees, thus property owners must make up the MAD.
  2. Carlson. Does the current MAD support these motions? Per Steppke, yes.
  3. Taylor. What was the MAD vote? Per Peter it was 4-1-1. The El Cajon Boulevard Business Association (ECBBA) representative abstained because was waiting for full ECB Board to vote, as their executive committee voted unanimously to support, and has passed that on to their board of directors. Peter will attend the ECBBA full board meeting on Wednesday to see it through because he wants buy-in.
  4. Velasquez. Any issue with the MAD resident representative seat being filled by someone on the NPPC board? Per Hill, conceivably yes, but if elected to the MAD, the resident representative wouldn’t be acting on behalf of the Planning Group.
- c. NPMAD April 10, 2017 MOTION: *“For the NPMAD to join the NPPC, incorporating the bylaw revisions approved by NPMAD board at its March 13, 2017 meeting to be a NPPC Subcommittee.”*  
**MOTION:** The NPPC supports & approves the North Park MAD’s request to become a subcommittee of the NPPC. Carlson/Callen 15-0-0
- d. March 13, 2017 Draft NPMAD Approved Bylaws: *“The following additional provisions apply to the NPPC North Park Maintenance Assessment District Subcommittee (NPMAD):*
  1. *The NPMAD boundaries are identified as ‘Exhibit ?’ of these bylaws.*
  2. *The NPMAD operates under Municipal Code 65.02.01 in addition to these bylaws.*
  3. *The NPMAD shall provide advice to the City of San Diego staff (‘City’) on matters relating to the North Park Maintenance Assessment District (‘District’) landscape projects, lighting and special community improvements as outlined in the annual Engineer’s Report for the North Park Maintenance Assessment District (‘Report’) to the City of San Diego.*
  4. *NPMAD Membership shall consist of a minimum of seven (7), but no more than thirteen (13), representing the following groups and individuals within the District Boundaries:*
    - a. *North Park Main Street*
    - b. *North Park Community Association*

- c. *North Park Historical Society*
- d. *North Park Planning Committee*
- e. *Burlingame Neighborhood Association*
- f. *El Cajon Boulevard Business Improvement Association*
- g. *Altadena Neighborhood Association*
- h. *Other North Park Organizations to be determined*
- i. *Three at-large resident property homeowners*

*The aforementioned groups or individuals will submit names to the NPMAD Chair who will forward the list of candidates to the NPPC Chair for NPPC Board confirmation.*

- 5. *NPMAD to appoint replacement of resigning NPMAD members.*
- 6. *The NPMAD shall contain at least one currently elected NPPC Board member.*
- 7. *The NPMAD Subcommittee Chair will be appointed by the NPPC Chair from any member of the NPMAD.*
- 8. *All NPPC Board Members will be eligible to vote of on actions forwarded from the NPMAD, whether they live within the NPMAD Boundaries or not.*
- 9. *The NPMAD shall meet regularly on the second Monday of each month at a location within the District boundaries."*

**MOTION:** The NPPC supports and approves the NPMAD’s Draft Bylaws recommendation to be incorporated into the NPPC Bylaws. Carlson/Campbell 14-1-0 (Gebreselassie)

- 1. These draft bylaws have been reviewed and tentatively approved by city staff, but have not received final approval. Changes can still be proposed if deemed necessary by City Staff and would come back to the NPMAD and the NPPC for final approval.
- e. Additional language to insert into the NPPC Bylaws.

**MOTION:** To add the following language to the NPPC Bylaws, Article VI, Section 2 (b) (i), Standing Subcommittees: *"and NPPC North Park Maintenance District (NPMAD) Subcommittees operate consistent with the following procedures:"*. Carlson/Campbell 15-0-0

**X. Future NPPC Meeting Dates & Agenda Items**

- a. NPPC has previously suggested to increase connectivity from the Civita project to Serra Mesa. The comment period for the Serra Mesa Community Plan Amendment Roadway Connection Project EIR will end at May 30. Vidales will send topic to Public Facilities & Transportation subcommittee.
- b. **Next meeting: May 16, 2017, 6:30p**

**XI. Adjourn: 8:45 pm**

Minutes submitted by Sarah McAlear