



**NORTH PARK PLANNING COMMITTEE (NPPC)  
AGENDA**

**May 16, 2017; 6:30 pm**  
**2901 North Park Way, 2<sup>nd</sup> Floor**

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**All times listed are estimates only: an item may be heard earlier or later than the estimated time:**

I. Parliamentary Items (6:30 p.m.)

1. Call to Order, Roll Call and Attendance Report
2. Modifications to the NPPC Agenda
  - a. **Urgent Non-Agenda Action Items:** Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee. Items must have come up after the Agenda went out & be of a time sensitive nature.
  - b. **Consent Agenda Items:** Items were heard & voted on at an NPPC subcommittee & are not considered controversial. *Items on the Consent Agenda can be moved to Action for full discussion by any member of the Board or Public.*
    - i. Urban Design/Project Review. Members present: Hill, Stayner, Vidales, Carlson, Gebreselassie, Callen, Velasquez, Steppke.

**(1) Conditional Use Permit (CUP) – Idaho Market Liquor License.** Conditional Use Permit for a Type 21 General Liquor License for the sale of alcoholic beverages for off-site consumption for an existing vacant 1,000 square foot building for a market at 2505 El Cajon Blvd. Owner currently has a Type 21 license at 2810 El Cajon Blvd. and is moving the license to 2505 El Cajon Blvd. Process 3. The 0.25-acre site is in the CC-3-9 zone. PTS 534228. Robert Zakar, project representative; Renee Mezo, DSD Project Manager, [Rmezo@sandiego.gov](mailto:Rmezo@sandiego.gov). SDPD recommended denial of the CUP focused on over-concentration of Type 21 liquor licenses in this census tract and adjacent ones, crime rate higher than city average, and proximity to residences and church. The applicant demonstrated strong community support (approx. 50 attendees, petition with approx. 672 local signatures). The applicant currently operates under an old CUP with few conditions, and was willing to accept the more stringent SDPD conditions now required for new CUP's, as a condition of NPPC support. (See Addendum 1) **MOTION: Recommend approval of Conditional Use Permit for a Type 21 General Liquor License for the sale of alcoholic beverages for off-site consumption for an existing vacant 1,000 square foot building for a market at 2505 El Cajon Blvd., given that the owners have 20 years of local experience without negative incident, and the substantial neighborhood support of the business. Approval is subject to applicants accepting standard SDPD type 21 CUP conditions (See Addendum 1). Steppke/Carlson (7/0/1) [Velasquez abstained due to unfamiliarity with CUP regulations.]**

- ii. Public Facilities/Transportation. Members present: Velasquez, Callen, Vidales, Campbell, Carlson, Gebreselassie, Bonn.

**(1) Serra Mesa Community Plan Amendment Roadway Connection Project.** Comments on Recirculated Draft Environmental Impact Report. SCH # 2012011048, Project # 265605. **MOTION: To support NPPC Chair sending an EIR Comment**

**Letter to the City from the NPPC regarding the Serra Mesa Community Plan Amendment Roadway Connection Project #265605, to include the comments in Addendum 2. Carlson/Campbell 7-0-0**

**(2) Angle Parking Ordinance Final Draft and Proposed Municipal Code Amendments.** Angle Parking Conversion Steps comparing the noticing route and the petition route. Item to be heard at June City Council hearing. **MOTION: Support the Draft Angle Parking Policy with the following conditions: 1) Change to cite that noticing efforts are to be done by the City; 2) Change the support needed for petitions to be 67% instead of 50%+1; and 3) Remove outdated reference to City Manager. Gebreselassie/Callen 6-1-0**

3. **Agenda:** Adoption of the May 16, 2017 NPPC Agenda, if necessary
4. **Minutes:** Approval of the April 18, 2017 Minutes, Sarah McAlear
5. **Treasurer's Report:** Brandon Hilpert

II. **Non-Agenda Public Comment** Limited to Items not on the Agenda & non-debatable. 2 Min. Max, Chair can award more time.

III. **Announcements & Event Notices:** Limited to One minute each. (6:45 p.m.)

1. **De Anza Revitalization Plan.** Summary of Public Input on 3 Draft Concept Alternatives, including feedback received from Community Workshop No. 3, online engagement activity, and written comments. <http://www.deanzarevitalizationplan.com>
2. **Quality of Life Survey Community Forum.** SONO Neighborhood Alliance, May 17 at 6pm, Lafayette Hotel, 2223 El Cajon Blvd., San Diego, CA 92104. <http://sonoalliance.org/sono-neighborhood-alliance-community-forum-set-for-may-17/>
3. **SDCCU North Park Festival of Arts.** University Ave. from 30<sup>th</sup> to 32<sup>nd</sup> Streets, Saturday, May 20, 11 am to 10 pm. [www.northparkmainstreet.com](http://www.northparkmainstreet.com)
4. **Rock and Roll Marathon,** June 4<sup>th</sup>. <http://www.runrocknroll.com/san-diego/>
5. **Jack in the Box (Upas & 30<sup>th</sup> Streets) lawsuit.** Opening statements scheduled to begin June 5 at 9 am. <http://www.careaboutnorthpark.com/>

IV. **Elected Official Reports & contact Info:** Reports are limited to 2 Min Max (7:00 p.m.)

1. **Jessica Poole, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, [Jessica.Poole@mail.house.gov](mailto:Jessica.Poole@mail.house.gov)
2. **Nick Serrano, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, [Nick.Serrano@asm.ca.gov](mailto:Nick.Serrano@asm.ca.gov)
3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, [Toni.Duran@sen.ca.gov](mailto:Toni.Duran@sen.ca.gov)
4. **Chloe Madison, Hon. Chris Ward, City Council Dist. 3,** 619-236-6374, [CMadison@sandiego.gov](mailto:CMadison@sandiego.gov)

V. **NPPC Reports** (7:15 p.m.)

1. **Chair's Report**
  - a. **CPC: Tuesday, May 23, 2017, 7-9 pm.** 202 C St Civic Concourse. Terrace Level Silver Room. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
2. **Social Media** Brandon Hilpert
3. **Subcommittee Reports:** Limited to Items Not on the Agenda & 5 Min. Max. each
  - a. **Urban Design/Project Review:** Peter Hill Chair, Melissa Stayner Vice Chair – NP Rec Center Social Room, 6:00 pm 1<sup>st</sup> Monday. Next meeting June 5, 2017
  - b. **Public Facilities & Transportation:** Eduardo Velasquez Chair, Kate Callen Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting June 14
4. **Liaisons Reports:** Limited to 1 Min. Max per Report
  - a. Balboa Park Committee Rob Steppke
  - b. Maintenance Assessment District Peter Hill
  - c. North Park Main St Robert Gettinger
  - d. Adams Ave BIA Dionne Carlson

- e. El Cajon Boulevard BA Dang Nguyen
  - f. Community Review Board for Police Practices Brandon Hilpert
5. **Planner’s Report** – Elizabeth Ocampo Vivero 619-236-6301; EOcampo@sandiego.gov

**VI. Information/Discussion Items** (7:30 p.m.)

1. **Accessory Dwelling Units and update to the Land Development Code.** In 2016 Governor Brown signed SB 1069, a new state law that mandates allowing companion units in areas zoned Residential Single Family (RS Zones). Mark Powell, Discovery Property Group, Inc., presenter
2. **Ohio St. County Probation Office Project.** Demolition of existing building and construction of a building envisioned to have a smaller footprint than the current building (approximately 14,000 sq. ft. area based on 100’x140’ parcel). New building square footage unknown. New building to host social services, contractors, community space, and other services to be provided to adults and juveniles to aid rehabilitation and treatment. Seeking community input. Peter Hill

**VII. Action Items:** (2 Min Max per Speaker; Chair can award more time) (8:00 p.m.)

1. **Potential to upgrade the double-acorn lights along El Cajon Blvd and Park Blvd to the new LED “smart” light luminaires.** The program is converting many of the decorative streetlights to LEDs that have a wide variety of potential functionality for the future. Lorie Cosio Azar, Energy & Sustainability Program Manager, Environmental Services Department, presenter
2. **NPPC Bylaws**

**VIII. Future NPPC Meeting Dates & Agenda Items:**

**IX. Adjournment** (8:30 p.m.)

- NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.
- To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.
- To Contact the Vice Chair of NPPC, call René Vidales [info@northparkplanning.org](mailto:info@northparkplanning.org)
- To Contact Urban Design/ Project Review, call Peter Hill 619-846-2689 or [urbandesign@northparkplanning.org](mailto:urbandesign@northparkplanning.org)
- To contact Public Facilities call Daniel Gebreselassie 619-320-5071 or [publicfacilities@northparkplanning.org](mailto:publicfacilities@northparkplanning.org)
- Adams Ave Business Improvement Association: [www.adamsAvebusiness.com/](http://www.adamsAvebusiness.com/)
- North Park Main Street: [northparkmainSt.com/](http://northparkmainSt.com/)
- “The Boulevard” El Cajon Boulevard Improvement Association: [www.theboulevard.org](http://www.theboulevard.org)
- North Park Maintenance Assessment District: <http://npmad.org>
- North Park Community Association. For information about North Park Activities or to have an event posted: [www.northparksd.org](http://www.northparksd.org)
- University Heights Community Association (UHCA): [www.uhsd.org](http://www.uhsd.org)

**ADDENDUM 1. Conditional Use Permit (CUP) – Idaho Market Liquor License**

Standard SDPD type 21 CUP conditions referred to in the motion. Excerpted from CUP provided by applicant; conditions for CUP at Awash Market, 2104 El Cajon Blvd. PTS 416774

**POLICE DEPARTMENT RECOMMENDATIONS FOR ABC LICENSE:**

- The sale of distilled spirits in containers less than 350 ml is prohibited.
- Beer, malt beverages, and wine coolers in containers of 16 ounce or less cannot be sold in single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.
- The sales of beer or malt beverages in quantities of 32 ounce and 40 ounce size containers is prohibited.

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- No wine shall be sold with an alcoholic content greater than 15% by volume except for "dinner wines" which have been aged two years or more.

**ADDENDUM 2. Serra Mesa Community Plan Amendment Roadway Connection Project**

EIR Comment Letter to the City from the NPPC regarding the Serra Mesa Community Plan Amendment Roadway Connection Project #265605

Susan Morrison, Environmental Planner  
City of San Diego Planning Department  
1010 2<sup>nd</sup> Ave. Suite 1200  
East Tower, MS 413  
San Diego, CA 92101

Attached are The North Park Planning Committee's (NPPC) official comments as submitted to the City on the North Park Community Plan Update EIR. You will find the following relevant excerpts on Pages 8 & 9 of the attachment, which support the provision of a Northern access route from the Civita Development to the 805 freeway:

Excerpts on comments from the North Park Community Plan Update EIR are listed below:

"Whereas, **Mitigation measures TRANS 6.3-1 thru 6.3-6, 6.3-8 thru 6.3-12, 6.3-14 thru 6.3-26 as identified in sections 6.3.5.1 & 6.3.5.2 under 6.3 Transportation and Circulation** are unreasonable, unfunded, infeasible, undesirable to the community, do not meet the clearly stated goals of the North Park Community Plan Update (NPCPU) and would, in many cases, engender significant and immitigable environmental impacts of their own to historical resources, sustainability, parking, pedestrian safety, etc.;

*(Reasoning: These mitigation measures are all contrary to goals and policies contained in the Mobility and Sustainability Elements of the NPCPU and are contrary to the City of San Diego's recently enacted Climate Action Plan)*

Therefore, the NPPC suggests inclusion in the Draft PEIR the following reasonable & feasible mitigation measures which DO meet the stated goals of the Greater North Park Community Plan, which would NOT engender further significant and un-mitigable impacts to Transportation and Circulation, and which would constitute more reasonable mitigation under a VMT analysis:

Street and Traffic Signal Improvements

**6) Increase I-805 Freeway access from the Civita development in Mission Valley by implementing a northern ingress/egress route to Civita from the I-805 freeway via Phyllis Place, so as to lessen traffic pressure on Texas Street & Qualcomm Way and provide more efficient emergency evacuation for that very large development.**

*Reasoning: This mitigation measure has been studied and identified by the City of San Diego for inclusion in Mission Valley's IFS, meets the mobility and sustainability goals of the NPCPU and that of Mission Valley, and would reduce motor vehicle trips on Texas Street. Potential traffic from the Civita Development has already been identified as having significant impacts to North Park in the areas of traffic and circulation by that Development's own Draft PEIR, and creating multimodal bike and pedestrian access up Texas Street has already been accepted by North Park and the City as reasonable mitigation for those impacts "*

Below are additional comments on the Serra Mesa Community Plan Amendment Roadway Connection Project:

- 1) Also among the attached NPPC comments you will find support for increased bicycle and pedestrian connectivity between Planning Areas, specifically those adjacent to the North Park Planning area. Mission Valley is directly adjacent to the North Park Planning area, thus traffic congestion in Mission Valley has direct environmental impacts on residents of the North Park Planning Area (including the Mission-Valley-Canyon-Rim neighborhood of University Heights). Any improved Street connectivity that lessens congestion in Mission Valley, also lessens the environmental impacts on residents in North Park and University Heights, for whom Mission Valley is a key Ingress and Egress route used every day, and also most particularly, during times of emergency.
- 2) The effects on reducing evacuation times from the Civita project should be analyzed in the EIR with and without the proposed roadway connection to include, but not limited to natural disasters like flooding and fire. In addition, fire safety response times to the Civita project should also be analyzed in the EIR with and without the proposed roadway connection.
- 3) The City of San Diego's recently enacted Climate Action Plan requires the City to provide increased safe, multimodal, "complete streets" connectivity wherever feasible, and particularly to provide such access to parks and recreation areas that people could reasonably walk and bike to. The proposed roadway connection would provide a safe walking and biking experience for residents on the northern Mesa above Mission Valley to access Civita's large public park and recreation facilities, as well as allowing walking and biking access to commercial shopping and restaurants in Mission Valley. It would also provide safe walking and biking access for the residents of Mission Valley and the Civita development to the large church on Phyllis Place.
- 4) The proposed Roadway connection between the Civita development and Phyllis Place would provide a safe northern route for emergency access from both the Civita development, and from Mission Valley. This roadway connection provides not just additional freeway access points in both north and south directions to the 805, but also an additional emergency access route via surface streets on the North East Mesa. (Serra Mesa)
- 5) Civita is not a "gated" community, and was never designed to be one (see original PEIR and Master Development Plan), with residents of adjacent communities promised public access to its roadways and public parks as mitigation for the environmental impacts of that very large development. Thus, connecting adjacent communities to the Civita development via safe walkable and bike-able roadways, fulfills that promise and the goals of the Master Development Plan.

For all the above stated reasons, the public benefit of providing the proposed roadway connection outweighs the few small negative environmental impacts, and would support findings of overriding consideration.