



# NORTH PARK PLANNING COMMITTEE (NPPC) AGENDA

**July 18, 2017; 6:30 pm**  
**2901 North Park Way, 2nd Floor**

[www.northparkplanning.org](http://www.northparkplanning.org)  
[info@northparkplanning.org](mailto:info@northparkplanning.org)

Like us: [NorthParkPlanning](https://www.facebook.com/NorthParkPlanning) Follow us: [@NPPlanning](https://twitter.com/NPPlanning)

To receive NPPC Agendas & Announcements sign up at:  
[https://www.facebook.com/NorthParkPlanning/app\\_100265896690345](https://www.facebook.com/NorthParkPlanning/app_100265896690345)

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

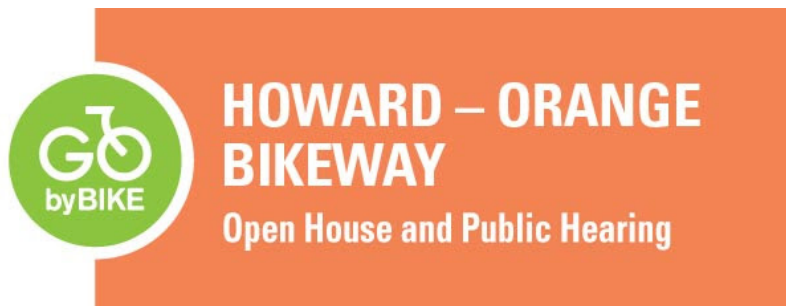
- I. Parliamentary Items (6:30 p.m.)
  - 1. Call to Order, Roll Call and Attendance Report
  - 2. Modifications to the NPPC Agenda
    - a. **Urgent Non-Agenda Action Items:** Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee. Items must have come up after 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, Taylor, Steppke. **Neighborhood Use Permit (NUP) for T-Mobile Palisades Point NUP.** Process 2 application to continue the use of an existing Wireless Communication Facility (WCF) located at 2828 University Avenue in the CC-3-9 zone of the North Park Planning area. The WCF supports nine facade mounted panel antennas with side and bottom skirts, painted to match the surface of the building and rooftop equipment. Dail Richard, Project Presenter. Simon Tse, DSD Project Manager [stse@sandiego.gov](mailto:stse@sandiego.gov) PTS 544682\*\*. **MOTION: To approve the NUP application, which will allow applicant to continue the use of the existing T-Mobile Wireless Communication Facility (WCF) located at 2828 University Avenue in the CC-3-9 zone of the North Park Planning area. Hill/Stayner 4-0-0**
  - 3. **Agenda:** Adoption of the July 18, 2017 NPPC Agenda, if necessary
  - 4. **Minutes:** Approval of the June 20, 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. (6:40 p.m.)
- III. **Announcements & Event Notices:** Limited to One minute each.
  - 1. **SANDAG Mid-City Howard/Orange Bikeway Open House and Public Hearing.** Thursday, July 27 from 6-8 p.m. at the Lafayette Hotel, Mississippi Ballroom. 2223 El Cajon Blvd. Details in the back of agenda.
  - 2. **North Park Mini Park Workshop.** Changes to previously approved General Development Permit for a Mini Park behind the North Park Theater will be presented by City staff. Wednesday, July 19, 5:30-7:00 p.m. at North Park Adult Center, 2719 Howard Ave. Details in the back of agenda.
  - 3. **The Boulevard Market.** Night Time monthly Market on Utah St. between El Cajon Blvd. and Howard Ave. on August 18, September 15 and October 20 from 6-10 p.m. More information at: <http://theboulevard.org>

- IV. **Elected Official Reports & contact Info:** Reports are limited to 2 Min Max (6:50 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)
  5. **Planner's Report:** Elizabeth Ocampo Vivero 619-236-6301; [EOcampo@sandiego.gov](mailto:EOcampo@sandiego.gov)
- V. **Action Items:** (1 Min Max per Speaker; Chair can award more time) (7:00 p.m.)
1. **Capital Improvements Program (CIP) – Prioritization of Projects.** Community Planning Groups are tasked to do outreach in June and July of 2017 and submit a list of prioritized projects to the Community Planners Committee and to the City in August in order to be included in the 5-year plan. Projects previously discussed at June and July PF&T subcommittee meetings
  2. **NPPC Bylaws Update.** Discussion limited to: Article 6, Section 2 (b)(ii). Current Bylaws available at [http://northparkplanning.org/pdfs/nppc\\_bylaws.pdf](http://northparkplanning.org/pdfs/nppc_bylaws.pdf)
  3. **Accessory Dwelling Units / Companion Units Ordinance.** Proposed Land Development Code amendment to allow for secondary dwelling units to be heard at City Council Monday, July 24. Recommendations from SG&LU include 1) Reducing all fees to a flat fee of \$2,000 on a two year pilot project basis; 2) Removing owner-occupancy requirements; 3) Removing the maximum floor area limits for attached CUs (50% of existing) where upper limit of 1,200 SF would remain; 4) Removing setback requirements for units constructed over existing nonconforming garages.
- VI. **NPPC Reports** (8:10 p.m.)
1. **Chair's Report**
    - a. North Park Observatory Community Forum held Thursday, July 13
    - b. Valle Vista Terrace Historic District. Policy Subcommittee meeting held Monday, July 10
    - c. Spalding Place Historic District. Historic Resources Board Meeting, Thursday, July 27, 1 pm 202 C Street Civic Concourse. Terrace Level Silver Room.
    - d. Community Planners Committee (CPC). Tuesday, July 25, 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 (UDPR): Peter Hill Chair, Melissa Stayner Vice Chair – NP Rec Center Social Room, 6:00 pm 1<sup>st</sup> Monday. Next meeting August 7, 2017
    - b. Public Facilities & Transportation (PF&T): Eduardo Velasquez Chair, Kate Callen Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting August 9
  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 Street	Robert Gettinger
d. Adams Avenue Business Association	Dionne Carlson
e. El Cajon Boulevard Business Improvement Assoc.	Dang Nguyen
f. Community Review Board for Police Practices	Brandon Hilpert
- VII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, August 15, 2017
- VIII. **Adjournment** (8:30 p.m.)

- 
- \*\*For more info on any project, enter the SD Development Services PTS number in "Project ID" at <http://www.opensd.sandiego.gov/web/approvals/>
  - 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.
  - NPPC Chair: René Vidales 619-797-6772 or [info@northparkplanning.org](mailto:info@northparkplanning.org)

- Urban Design/ Project Review Subcommittee Chair: Peter Hill 619-846-2689 or [urbandesign@northparkplanning.org](mailto:urbandesign@northparkplanning.org)
- Public Facilities & Transportation Subcommittee Chair: Eduardo Velasquez 619-535-8875 or [publicfacilities@northparkplanning.org](mailto:publicfacilities@northparkplanning.org)
- Adams Avenue Business Association: [www.adamsAvebusiness.com/](http://www.adamsAvebusiness.com/)
- North Park Main Street: [northparkmainSt.com/](http://northparkmainSt.com/)
- “The Boulevard” El Cajon Boulevard Business 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)



#### **DATE AND LOCATION**

Thursday, July 27, 2017 | 6–8 p.m.  
 The Lafayette Hotel, Mississippi Ballroom  
 2223 El Cajon Boulevard, San Diego, CA 92104

#### **ABOUT THE PROJECT**

The Howard – Orange Bikeway will be more than 3 miles and is one of six segments planned as part of the San Diego Association of Governments (SANDAG) 13-mile North Park | Mid-City Bikeways. The proposed bikeway will provide more than three miles of new biking and walking connections between North Park and City Heights. Proposed features include buffered bike lanes, neighborhood traffic circles, raised crosswalks, and other traffic calming measures designed to make the streets more pleasant for everyone – people who walk, bike, drive, take transit, work, and live there. For more information, please visit: [KeepSanDiegoMoving.com/HowardOrangeBikeway](http://KeepSanDiegoMoving.com/HowardOrangeBikeway).

#### **ABOUT THE MEETING**

This open house and public hearing marks an important step for the Howard – Orange Bikeway project and will serve as the project’s official public hearing under the California Environmental Quality Act (CEQA). The comments collected at the open house and public hearing, and responses to those comments, will be incorporated into the project’s official record and reviewed by the SANDAG Transportation Committee, potentially at their September meeting. During the open house portion of the meeting, attendees will have the opportunity to talk with project team members, ask questions, and provide feedback.

# North Park Mini-Park



The City of San Diego invites you to a meeting to present and outline the future improvements for the North Park Mini-Park

Wednesday, July 19th, 2017 at 5:30 p.m.  
North Park Adult Center  
2719 Howard Ave.  
San Diego, CA 92104



*The North Park Mini-Park provides for the design and construction of a 0.50 acre mini park and associated streetscape improvements in the Greater North Park Community. For more information or questions, contact the Project Manager, Shannon Stoks (619) 533-7587 or email [sstoks@sandiego.gov](mailto:sstoks@sandiego.gov).*