

NORTH PARK PLANNING COMMITTEE

(A.K.A. Greater North Park Community Planning Committee)

Annual Report March 2007 – February 2008

Approved March 18, 2008

Section I: Introduction

Name: North Park Planning Committee (NPPC)
(Greater North Park Community Planning Committee)

Officers:

Chair: Vicki Granowitz
Vice Chair: Judi O'Boyle
Treasurer: Keoni Rosa
Secretary: Dean Petersen

Subcommittees:

Policy & Community Relations (P/CR): Rob Steppke, Chair
Public Facilities & Public Arts (PF/PA): Salvador Arechiga & Rene Vidales Co-Chairs
Urban Design & Project Review (UD/PR): Judi O'Boyle Chair (Vernon Frank resigned 1/16/08)
Election Committee: Rob Steppke, Chair

Section II: Administrative Issues

1. Approved Name Change to North Park Planning Committee
2. Completed Bylaw Update.
3. Completed Standing Rules Update.
4. Picked URL: northparkplanning.org
5. Created NPPC Website that includes information, FAQ's, links, and other appropriate content helpful for the community and general public.
6. Applied for and received a \$5000 Community Development Grant from Supervisor Ron Robert's Office for the NPPC Website
7. Moved all subcommittee meeting locations to avoid the appearance of a conflict of interest and to provide a larger facility.
8. Held a special election to fill 3 vacancies in November 2007.

Section III: Plan Preparation and Implementation

1. Met with City Planning & Community Investment to discuss the Community Plan Update process.
2. North Park Public Financing Plan Update: Vicki Burgess, CPCI-Facility Financing. Ms. Burgess provided Board members with a packet explaining the proposed changes and increases for Development Fees in North Park. The proposed increase would raise the fee from the current amount of \$4,080 to \$18,456. The committee approved the priority list for projects and sent the proposed DIF back to staff for further review.

Section IV: Special Projects

1. Wrote, adopted and presented to city staff and Council District 3 a position paper that reflects concerns with the City's permit process for demolition of potentially historic properties or properties 45 years or older.
2. Alcohol and Entertainment Working Group continued to meet and formalize the mission of the Group. Co-sponsored a workshop with North Park Main Street dealing with Alcohol Licensing and Education on October 15, from 6-7:30 pm. Representatives from ABC, Police Vice Unit, Development Services and the Planning Department were there.
3. On going education provided by CPG members and CPCI staff in the following areas.
 - a. NUP vs CUP
 - b. The Brown Act
 - c. How to conduct a fair, impartial hearing
 - d. Conflicts of Interest
 - e. Signage Code
 - f. Process for Evaluation of Requests for Alterations to Streets
4. UD/PR briefing to NPPC on the expansion of Our Lady of Peace Academy including the proposed demolition of two homes.

5. UD/PR continues to brief NPPC regarding the ongoing abuse of applicants requesting TM approval of projects already under construction as apartments to be sold as condominiums effectively bypassing community planning group review as required for new condominium projects.
6. Updated on Pershing/Redwood improvements by Mike Arnold, Associate Engineer, City of San Diego. The City has obtained a Community Based Transportation Planning Grant of 150,000 dollars. The City has been able to revisit the concept of a Round About at the intersection of Redwood and Pershing.
7. KFC 2829 University Avenue. The building has been demolished with construction already planned. Prior notice was not afforded to the GNPCPC or to the community at large prior to the demolition. The scope of construction work appears to go beyond that of "maintenance, repair or alteration." The new work does not appear to coincide with new regulations concerning frontage and setbacks. It appears that KFC is going to keep their front parking area, and expand the building's footprint. Motion to request that the City Development Services Department and the City Attorney's Office immediately review KFC's building permit for interpretation and application of code. Steppke/Martin 10-1-0
8. Reviewed Fair Banking Issues (Advance Pay Lending Practices) and determined there was not an issue specific to North Park. Should an issue related to fair banking that is specific to North Park emerge the Committee will reevaluate.
9. 30th Street Wine Bar. Renovation of Existing Property at 3422 30th St. Motion: Support the project with the condition that the business will be operated under a wine and beer license and that the adjacent lot will be used for parking. Whitburn/Petersen 10/0/0
10. Endorsed MAD Reballoting
11. Supported the expansion of North Park Main Street.(dependent of Feb Action)
12. Continued to participate in the North Park Parking Garage/Art Selection Working Group:
13. Presented a plan for the Switzer Canyon Sewer Replacement project update presented by Farid Sadghipour, Civil Engineer, MWWD
14. Supported Policy Change from Voluntary to Traditional for the Burlingame Historic District.

Section V: Project Review (numbers are based on existing data and are for general information only.)

Project Actions Overview:

1. Received 10 applications for condo conversions projects (TM & MW):
 - a. Approved 7 projects with a total of 68 Units.
 - b. Denied 3 projects with a total of 22 Units.
 - c. See Addendum for a complete list of TM/MW Condo Conversions Projects.
2. Approved 1 Single family home addition.
3. Denied 1 Wireless project.

Specific Project Details

1. **T-Mobile Neighborhood Use Permit** (PTS 114049) at 3144 Juniper Street Installation of a 6'8" underground vault; with three antennas on a new steel light standard that would replace the existing light standard; installation of a new 200 amp electrical service. Motion: Deny the project because it is located in a residential area and placing equipment in the public right of way has a negative impact on the residential character of the community.
2. **Lafayette Hotel SDP** (PTS# 125216) Motion: Support the project plan revisions to add 8 rooms to existing hotel building (reconfigure internal rooms only) and have project permit state that 25%, or 28 units, of the proposed 110 units are residential condominium only and the remaining 82 are condominium-hotel units. **Traffic calming along the 2500 to 2900 blocks of Boundary Street.** Motion: To recommend the City to install a Stop Sign on both northbound and southbound Boundary St at the intersection with Cooper St, and a Crosswalk at its intersection with Cooper St.
3. **Request to install Angle Parking on west side of Oregon Street, between University Avenue and Lincoln Avenue.** Motion: To support petition to remove Angle Parking on east side of Louisiana St, between Meade Avenue and Monroe Avenue, with the recommendation that marked parking be instituted on the east and west side of Louisiana Street for parallel parking.
4. **Bluefoot Bar & Grill NUP (PTS# 143884) 3404 30th Street.** (Process 2) to re-establish previously conforming use for an existing bar/lounge in the CN-1-2 zone Motion: Approve the NUP with the following conditions: 1. The business owners will responsibly manage loitering during business hours and after closing; 2. This permit shall expire within 5 years in order to reevaluate compatibility with surrounding development and, if necessary, to add conditions to protect the public health, safety, and welfare; 3. The operator of the establishment shall take reasonable steps to prevent loitering on the premises, in parking lots serving the premises, and on public sidewalks adjacent to the premises; 4. A litter

control plan shall be implemented to keep the facility and adjacent property free of litter. (Conditions 2-4 conform to City Conditions 4-6)

5. **Guard Residence Guest Unit 3547 Laurel St** (PTS# 135884). Neighborhood Use Permit to allow the construction of a 494 square foot guest quarters on top of an existing 367 square foot detached garage
Motion: To Approve NUP
6. **Gibbins Vacation** (#5719) Motion: To approve the vacation with the condition that the applicant returns with the final plan of grading, street and curb improvements they will be making.
7. **Stop Sign Boundary Street at Palm Street.** Motion: To recommend the City to install a Stop Sign on both northbound and southbound Boundary Street at the intersection with Palm Street, and a Crosswalk at its intersection with Palm Street.
8. **Drainage at the end of the 2300 block of 34th Street.** Motion: To recommend the City to install a Curb Inlet and Storm Drain to discharge public runoff coming from the 2300 to 2500 blocks of 34th Street in order to eliminate surface drainage from entering the private property at 2345 34th Street.

Section VI: 2008 Objectives

To include but not be limited to:

1. Lobby for the start of the North Park Community Plan Update.
2. Insist on the highest standards in adherence of the Brown Act and Committee standards of operation to be based on but not be limited to, Council Policy 600-24, the Administrative Guidelines, the Brown Act and Robert's Rules of Order.
3. Request City Council approve the NPPC Bylaws.
4. Update the NPPC Standing Rules after the Bylaws are approved by City Council.
5. Monitor the proposal by the Uptown Planners/University Height Community Association to annex lands currently in the North Park Planning area.
 - a. Request information on policies and procedures for such a taking.
 - b. Find out if such a taking as occurred in the past, if so, find out the circumstances, process and outcomes.
 - c. Make sure City Staff and the Council District 3 are kept apprised of our concerns, including the lack of an inclusive process to date.
 - d. Request policy implications of request be heard at CPC.
6. Assist and provide City staff/consultants input regarding the content and completion of the North Park Historic Survey.
7. Continue to monitor and advocate for the preservation of historic properties, districts and Bungalow Courts.
8. Follow up on the latest revisions to the City's Public Facilities Financial Plan for North Park
9. Continue to work with City staff on Transportation issues, such as Signing, Street Striping, Parking, and Traffic Calming Devices
10. Monitor progress on the University Avenue Mobility Plan.
11. Monitor implementation of the Parking Management Plan for North Park, after obtaining endorsement from the North Park Planning Committee and other community groups
12. Continue to follow up on Joint-Use Park/Public School Projects, with particular attention to the Jefferson Elementary Joint Use Project.
13. Continue to follow-up on the new park behind the North Park Theater and the attached streetscape improvements.
14. Follow up on the progress of the Art Selection Committee for the North Park Parking Garage
15. Continue working with Council District 3 on requests from constituents for traffic control/calming devices.
16. Monitor development projects to assure that street improvements are built "per plan" at conclusion of construction.
17. Lobby for projects that include on site affordable housing.
18. Continue commitment to the protection of our canyons, open space and environmentally sensitive lands.
19. Continue to explore issues related to Alcohol and Entertainment in North Park.
20. Continue to participate in the formalization of the North Park Alcohol Entertainment Working Group.
21. Continue to lobby for construction of the CD3 Library to be located in North Park.
22. Maintain focus on public safety issues and improve working relationships with San Diego Police Dept.
23. Make sure the Mayor's office is aware we of the need to nominate a new North Park representative to the Balboa Park Committee.
24. Continue to monitor the expansion plan for of Our Lady of Peace and the violation of their CUP.
25. Continue to utilize NPPC's sphere of influence to require apartment and condominium projects to be presented at the community planning group level as part of the permitting process.

26. Continue to provide liaison representation and work with a variety of other committees including but not limited to: North Park Main Street, Maintenance Assessment District, Project Area Committee, North Park Parking Management Working Group, Balboa Park Committee, North Park Garage Public Art Working Group, North Park Recreation Council and Various Neighborhood Associations.

****Addendum: TM/MW Condo Conversion Projects**

Approved Condo Conversion Projects

April 17, 2007

3509 Florida Street Map Waiver

June 19, 2007

3940 Oregon St. Tentative Map

4361 Kansas Tentative Map

July 17, 2007

3953 Florida Tentative Map

August 21, 2007

1935 Polk Street SDP/TM

November 20, 2007

4070 Iowa TM

January 15, 2008

4052 32nd Street Map Waiver

TOTAL

Projects Approved: 7

Number of Units: 68

Condo Conversion Projects Denied

May 15, 2007

Polk Townhouses 1921 Polk Avenue to convert 4 units. Motion: Deny the project based on non-acceptance of proposed deviations, specifically exceeding frontage FAR and reductions of rear setback requirements; the well-maintained, occupied bungalow should be preserved and not demolished; and the proposed project design does not reflect the architectural variety and residential character of the community as set forth in the Greater North Park Community Plan.

July 17, 2007

3727 Grim. TM to convert 14 existing residential units to condominiums Motion: To deny the project due to lack of a clear plan, clear community benefit, and responsible property management

October 16, 20067

4484 Utah St MW to create 4 residential condominium units (under construction). City approved this project as apartments. Motion: Deny this project as the excessively replicated design is destructive to our community, failing to preserve or contribute to the architectural variety and residential character of North Park as set forth in the Greater NorthPark community plan; also applicant did not produce renderings of present landscaping plan.

TOTAL

Projects Denied: 3

Number of Units: 22