

GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE  
**PUBLIC FACILITIES, TRANSPORTATION, PARKS, AND PUBLIC ART**  
**SUBCOMMITTEE**

**CORRECTED MEETING MINUTES**

Thursday, August 7, 2008, 6:30 p.m., North Park Main Street office  
3076 University Avenue, San Diego, CA 92104

Called to order: 6:30 p.m.

**Attendance:** Sal Aréchiga (Co-Chair), René Vidales (Co-Chair), Rob Steppke (Board Member) (arrived 6:33 p.m.), Liz Studebaker (Board member), Stephen Whitburn (Board Member)(arrived 6:45 p.m.), Jeffrey Wergeles (Community Voting Member)

Also in attendance: Ernie Bonn, Dionne Carlson, Vicki Burgess, Todd Schmit, Michael Holmes, Anita Holmes, Scott Anker, Amoreena Anker, Todd Gloria

**Approve August 7, 2008 Agenda. Motion:** Approve agenda with the following change: Move New Business A before Old Business F: **Wergeles/Vidales 4-0-0**

**Chair's Comments. None**

**Approve July 3, 2008 Minutes. Motion:** Vidales/Wergeles 4-0-1 (Studebaker abstained)

**Announcements:**

1. **30<sup>th</sup> Street Transmission Line undergrounding project completed.** This project started 8 years ago and it includes Lincoln Avenue in North Park to Switzer Canyon and south to the Grand Hill substation at 26<sup>th</sup> & L streets.
2. **North Park Bird Concert series.** The last concert in the series will be on August 16
3. **Trolley Barn Park Concerts.** The last concert in the series will be on August 8
4. **Rapid Bus coming to Mid-City.** There will be a public forum to provide input to the Mid-City Rapid Bus project on Thursday, September 11 at 3:00 p.m. at the LaFayette Hotel located at 2223 El Cajon Blvd.
5. **Quarry Falls Planning Commission Hearing.** The hearing has been postponed to September 4
6. **1<sup>st</sup> Historic Walk Tour on August 23.** Ernie Bonn made the announcement.
7. **City Council hearing regarding the expansion of the North Park Business Improvement District on September 13.** Liz Studebaker made the announcement.
8. **Graffiti clean-up on Saturday, August 9.** Liz Studebaker made the announcement.

**Non-Agenda Public Comment:** Dionne Carlson with Between the Heights spoke about traffic and parking issues associated with the expansion of the Academy of Our Lady of Peace (AOLP).

- A 3-Story parking structure is proposed, and will funnel all the traffic down one street and create a bottleneck
- The proposed parking structure does not comply with the North Park Community Plan
- AOLP has been using offsite parking on Adams Avenue

Ms. Carlson handed out a list of comments from resident Martin Chevalier and pictures depicting the issues.

**Information Items: None**

## Old Business

- A. North Park Public Facilities Financing Plan update.** Vicki Burgess from Facilities Financing and Todd Schmit from Park Planning, both from the City of San Diego Planning and Community Investment Department were present.

Ms. Burgess presented an updated draft of the Public Facilities Financing Plan, dated October 2008, where the following changes have been made since the last presentation to this subcommittee:

- The fee has been reduced from \$18,456 per unit to \$13,712 per unit
- Project P6, Page 54 proposes to buy an additional 69.73 acres of park land. The old draft proposed 103.55 acres. 67 acres of Morley Field have been included in the park inventory, which reduces the number of acres needed.
- The estimated cost of an acre of land has been reduced from \$3,290,400 per acre to \$2,800,000 per acre
- 17 new project have been added: P19 (Page 67) to P35 (Page 83); all new projects are in Morley Field

Todd Schmit indicated that the Morley Field proposals are set forth in the East Mesa Precise Plan. Ms. Burgess mentioned that the General Plan speaks about park equivalencies as part of a City-wide Parks Master Plan or as part of the community plan update. After further discussion, the subcommittee opted to send this presentation to the full board.

**Due to the fact that the following items are all related to a development named Arbor Crest and because of time constraints, the subcommittee decided to hear the following four items in the same presentation:**

- B. (Old Business) Request for a 4-way stop sign at the intersection of Florida Street and Cypress Avenue, and**
- A. (New Business) Request for a 4-way stop sign at the intersection of Myrtle Avenue and Florida Street**
- C. (Old Business) Request for extension of alley from Cypress to Robinson for the alley located between Florida and Alabama Streets.**
- D. (Old Business) Request for additional “No Parking” and “15 mph Speed Limit” signs on alley located between Florida and Alabama Streets and between Cypress and Myrtle Avenues.**

Michael Holmes made a presentation on behalf of a group called Arbor Terrace Alliance. Mr. Holmes handed out to the subcommittee a petition package with 184 signatures in support of creation of 4-way stops on Florida Street at the intersections of Cypress Avenue and Myrtle Avenue.

Mr. Holmes stated that there are currently 4-way stops along Florida Street in the stretch between Robinson Avenue and Adams Avenue, in areas that are less densely populated than the stretch between Robinson Avenue and Upas Street.

A SANDAG report described the Average Daily Traffic (ADT) volume for the Florida corridor between Robinson Avenue and Morley Field Drive to be 7,000 ADT, where the Maximum Desirable Volume (MDDV) should be 5,000 ADT. A comparison to Park Boulevard between Robinson Avenue and Morley Field Drive shows 13,400 ADT, with the desirable volume being 34,000 ADT. The point Mr. Holmes made was that Florida Street was 40% over the desired volume and Park Boulevard was 60% underutilized.

Another concern from the Arbor Crest Alliance was the number of students from Roosevelt

Middle School that cross Florida Street.

Mr. Holmes added that once the project Arbor Terrace (Arbor Crest South) is completed, traffic matters will only get worse in the area.

There are concerns from the neighbors regarding the safety of these two dangerous intersections, and speeding along Florida Street. There is also concern that the Arbor Crest North and Arbor Crest South projects will generate additional traffic even though the City did not require a traffic study. In addition to the 184 signatures in support of the stop signs at both intersections, a SANDAG Average Daily Trips report for Florida Street, a recent San Diego Police citations report, and contact information for Arbor Crest Alliance were also submitted to the subcommittee.

René mentioned that according to the City Traffic Department, stop signs are not meant to be used for traffic calming, but rather for controlling approaching traffic at intersections. Also, René presented to Mr. Holmes a copy of the City of San Diego Street Design Manual, where there is a chapter regarding traffic calming measures.

Mr. Holmes described the current speeding and illegal parking problems within the alley located between Florida and Alabama Streets and between Cypress and Myrtle Avenues.

After further discussion, the following was concluded by the subcommittee:

- René will contact the city to find out the process to install additional “no parking” and “15 MPH Speed Limit” signs in the alley
- It was suggested for Mr. Holmes to contact the developer regarding the extension of the alley
- The following motion was drawn regarding the request for the two (2) stop signs along Florida Street:

**Motion: To request the City to evaluate the intersection of Florida Street and Cypress Avenue and the intersection of Florida Street and Myrtle Avenue for traffic management and calming measures along Florida Street, and evaluate vehicular and pedestrian safety at these locations. Two traffic analyses should be conducted; one with existing conditions, and another with proposed conditions incorporating the following project information: Average Daily Trips generated by Arbor Crest North, filed as Project Number 89239 located at 3783-3825 Florida Street; and Average Daily Trips generated by Arbor Crest South, filed as Project Number 90318 located at 3701-3741 Florida Street. Vidales/Studebaker 6-0-0.**

**E. V-Calm Sign on Mission Avenue at Mississippi update**

Sal stated that René received an email from Ernie Bonn with a concern from Ken Peek who lives at the property where the V-calm sign was installed. René contacted Mr. Peek to hear his case, and Mr. Peek mentioned that he would not be able to attend this meeting, and would send an email stating his case. At the time this meeting was held, this subcommittee did not receive a message from Mr. Peek.

**F. Discussion about the possibility to change the day of the PF/PA Sub-Committee meeting.** Subcommittee members agreed not to change the day of the PF/PA meeting for the rest of the calendar year.

**Liaison Reports:** No update

**Unfinished, New Business & Future Agenda Items:** None

**Next Meeting tentative date is Thursday, September 4, at 6:30 p.m.**

**Adjournment:** Meeting adjourned 7:54 p.m.

Respectfully submitted, René Vidales (Co-Chair) and Sal Aréchiga (Co-Chair)