

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

CORRECTED MEETING MINUTES

Thursday, September 4, 2008, 6:30 p.m., North Park Main Street office
3076 University Avenue, San Diego, CA 92104

Called to order: 6:34 p.m.

Board Members in Attendance: Sal Aréchiga (Co-Chair), René Vidales (Co-Chair), Steve Chipp, Rob Steppke (arrived 6:39 p.m.), Lynn Elliot (arrived 6:39 p.m.) Kitty Callen (arrived 6:56 p.m.), Liz Studebaker (arrived 8:25 p.m.)

Also in attendance: Todd Schmit, Howard Greenstein, Anne Wilson, Michael Holmes, Rick Hathaway, Frances Sitta, Debbie Lowery, Amber House

Approve September 4, 2008 Agenda. Motion: Approve agenda with the following change: Add Information Item: E-mail regarding recently installed Stop sign on Boundary St. at Palm St.: Aréchiga/Vidales 3-0-0

Chair's Comments. None

Approve August 7, 2008 Minutes. Motion: Approve minutes with the following changes: in Announcements, change from "Summer in the Park Concert Series" to "Bird Park Concert Series" and change "University Heights Barn Park Concerts" to "Trolley Barn Concerts"; in Old Business A, change "Vicki Burgess and Todd Schmit from the City of San Diego Planning and Community Investment Department" to "Vicki Burgess from Facilities Financing and Todd Schmit from Park Planning, both from City Planning and Community Investment". Vidales/Aréchiga 2-0-1 (Chipp abstained)

Announcements:

1. **SANDAG Coordinated Plan.** Public hearing Friday, September 19, 2008 at 9 a.m. in SANDAG's offices in downtown.
2. **1st Avenue Bridge closed.** Closure of 1st Avenue starting in the fall 2008 around the bridge
3. **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.
4. **City of San Diego Pedestrian Master Plan Phase II.** Workshop to provide input to be held on Saturday, November 8, 2008 9 a.m. to 12 noon.

Non-Agenda Public Comment:

- Ann Wilson from Community Housing Works announced an open house to discuss affordable housing in North Park, on Saturday September 13 at 9 a.m. to 10 a.m., location to be determined; or Wednesday, September 17, from 6:30 p.m. to 7:30 p.m. at the LaFayette Hotel.
- Michael Holmes with the Arbor Terrace Alliance announced that they are going to have a meeting in the neighborhood at 11 a.m. on September 5, with the following City officials: Kim Nguyen from Toni Atkins' office and Gary Spence from Transportation Engineering. Mr. Holmes also mentioned that he was able to get in touch with the developers from Arbor Terrace regarding the extension of the alley, only to find out that the owner is sympathetic to neighborhood concerns about traffic, but emphatic that there was no money in the

project to complete the last 100 feet of the alley behind Arbor Terrace to Robinson Avenue to provide a second way for residents of Arbor Terrace to enter and exit the parking garage.

Information Items:

- 1. Email regarding a dangerous intersection for cyclists in Balboa Park.** Carl Moczydlowsky sent an email to Vicki Granowitz and René Vidales stating that for the second time in three months a vehicle has severely injured a cyclist at the Pershing Dr. southbound and I-5 on-ramp intersection; he expressed that this is a notoriously dangerous intersection that has become more so with increasing cyclists in the area due to high gas prices. He suggested that a minimum Pershing Dr. needs a sign that says “watch for cyclists” in the area. He has contacted Toni Atkins and the Union-Tribune “Just Fix It”. It was concluded that this area falls within the Greater Golden Hill planning committee, and that Mr. Moczydlowsky needs to contact this group.
- 2. Email regarding recently installed Stop Sign on Boundary St. at Palm St.** Rob Steppke received an email from Andy French. Mr. French contacted Toni Atkins’ office requesting the reason as to why a stop sign was installed at this intersection. This item will be in the agenda as Old Business at the next Public Facilities subcommittee meeting.

Old Business

- A. North Park Public Facilities Financing Plan update.** Todd Schmit and Howard Greenstein from Park Planning, City of San Diego Planning and Community Investment department were present.

Mr. Schmit gave a presentation regarding the concept of equivalencies as it relates to park facilities within Balboa Park that are being utilized by the Greater North Park community, followed by a description of projects by area that have been included in the updated Draft Public Facilities Financing Plan, dated October 2008. The projects are located in Morley Field, and are part of the “East Mesa Precise Plan for Balboa Park”.

Copies of pertinent pages from a number of documents were distributed:

- Greater North Park Community Plan
- City of San Diego General Plan 2008
- Exhibits detailing Balboa Park Study Areas 1 through 6 for Equivalencies
- East Mesa Precise Plan for Balboa Park
- Description of Projects within Balboa Park, P18 through P35 from the Draft Public Facilities Financing Plan for the Fiscal Year 2009
- Development Impact Fee comparison
- Calculations for required Park acreage based on population

Mr. Schmit mentioned that Park project P6 shows up on page 18 with the “Park and Recreation Projects”, but it is in the same category as the projects listed on page 19 “Park and Recreation Projects: Balboa Park East Mesa”.

The list of Parks by Classification included Community Parks, Neighborhood Parks, Mini-Parks, and Joint Use projects, both existing and future, and how they relate to the calculations for required Park acreage based on population. Mr. Schmit stated that Areas 1, 5, and 6 are the most appropriate areas that serve neighborhood areas. In addition, he mentioned that the use of any equivalencies within open space areas needs to be consistent with the East Mesa Precise Plan for Balboa Park and the Balboa Park Master Plan.

The Development Impact Fee comparison listed the fees as follows:

- Current Fee, without Morley Field projects: \$4,080
- Proposed Fee as presented last year, and without Morley Field projects: \$18,456
- Proposed New Fee with 15% land cost reduction, and including Morley Field projects: \$13,873

The number reflecting the fifteen percent (15 %) revised land cost credit, but not agreeing to equivalencies, was not provided; City staff was not sure whether the 3rd number did include the 15 % discount.

Overall, the presentation explained in detail the concept of equivalencies, and the newly added projects, but did not clarify how the Development Impact Fee was decreased from \$18,456 to \$13,873 by adding 18 projects and reducing land acquisition costs by 15%.

After further discussion, the subcommittee opted to continue this item at the next subcommittee meeting before bringing it to the full board in October.

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. Request for a 4-way stop sign at the intersection of Florida Street and Cypress Avenue**
- C. Request for a 4-way stop sign at the intersection of Florida Street and Myrtle Avenue**
- D. 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.**

René stated that he had a conversation with David Chang with Transportation Engineering and discussed the following topics:

- Additional “No Parking in alley” and “15 mph speed limit” signs cannot be posted in the alley because there is not enough width within the alley for additional posts, and the existing power poles cannot be utilized because currently there is no agreement between the utility company and the City.
- The City will not perform traffic studies because these are typically performed by a consultant at the development stage prior to project approval. Mr. Chang suggests waiting until the results are obtained from the point study for the intersections of Florida and Cypress, and Florida and Myrtle.
- A letter with the motion that was passed at the August 19, 2008 North Park Planning Committee meeting was sent to the Transportation Engineering Department.

Michael Homes added that he awaits the results of the point study on both intersections, and that additional feedback from the City regarding traffic calming will be obtained at the neighborhood meeting announced under “Non-Agenda Public Comment”.

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

René stated that he received an email from Ernie Bonn with a concern from Ken Peek who lives at the property where the V-calm sign was installed. According to Mr. Peek, the sign appears to be too bright in the evenings, and the lights activated by speeding cars illuminate his living room at these hours. Mr. Peek has been copied on all Agenda and Meeting Minutes, and was not present at this meeting to make additional comment. The subcommittee feels that the installation of the V-Calm sign was a good solution to the

speeding problem along Mission Avenue between Park Boulevard and Madison Avenue. The subcommittee will follow up with the Transportation Department regarding the speed limit sign to be posted in the same pole as the V-Calm sign.

New Business:

A. Discussion of Texas Street infrastructure and possible improvements as part of the Quarry Falls project

Rob Steppke mentioned the following:

- At the Planning Commission meeting today, no vote was made and the Quarry Falls project will be continued on September 11 at 10 a.m.
- Even though the developer will be asked to share the cost to build a new fire station, such fire station would not be built as a result of this project alone because the City cannot guarantee additional funds can be obtained for the total cost.
- The applicant will be spending about 50 Million dollars for necessary improvements, but by the time everything is completed, that number might be higher.
- The Serra Mesa Planning Group voted in favor of the project with the condition to exclude the extension of Phyllis Place
- The Mission Valley Unified Planning Organization voted in favor of the project with the condition to include the extension of Phyllis Place
- Both planning groups approve the project, but they disagree with the extension of Phyllis Place
- The motion from the August 19, 2008 full NPPC board meeting asked for workshops to discuss a number of improvements along Texas Street, from Camino del Rio South to Madison Avenue. A consensus was made between the present members as a starting point for further discussion in the next NPPC full board meeting. The items and the consensus for each item were:
 - Sidewalks – Yes, one side
 - Street Lights – Yes, in the median with dual light poles
 - Street widening – No
 - K-Rail median – Yes
 - Community Entry Sign – Not a priority at this time
 - Undergrounding of utilities – undecided at this time
 - Right-of-Way acquisition – May not be applicable with the above improvements
 - Retaining Wall – May not be applicable with the above improvements

Additional research will be made regarding Right-of-Way before the September 16, 2008 NPPC full board meeting.

Liaison Reports:

- **North Park Parking Garage Art Selection Committee.** Liz Studebaker mentioned that work from the selected artists will be displayed from October 16 to November 3 at Art Produce, located at University Avenue and Herman Avenue.
- **North Park Parking Management Working Group.** No update

Unfinished, New Business & Future Agenda Items: None

Next Meeting tentative date is Thursday, October 2, at 6:30 p.m.

Adjournment: Meeting adjourned 8:33 p.m.

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