





NORTH PARK PLANNING COMMITTEE

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## PUBLIC FACILITIES, TRANSPORTATION, PARKS, AND PUBLIC ART SUBCOMMITTEE

### CORRECTED MEETING MINUTES

Wednesday, February 8, 2012, 6:00 p.m., North Park Recreation Center/Adult Center  
2719 Howard Avenue, San Diego, CA 92104

#### Attendance:

**Seated Board Members:** Dionné Carlson (Chair), René Vidales (Vice-Chair), Vicki Granowitz, Peter Hill

**Community Voting Members:** Rob Steppke, Ernie Bonn, Kitty Callen (arrived 6:09 p.m.)

**Board members not seated:** None

**Also present:** Stephen Russell

#### Parliamentary Items:

**Call to order.** The meeting was called to order at 6:04 pm

**Approve February 8, 2012 Agenda. Motion: Approve Agenda with the following change: Move “Plaza de Panama” to the end of the meeting. Steppke/Bonn. 6-0-0**

**Chair’s Comments.** None

**Approval of Previous Minutes: January 11, 2012.**

**Motion: Approve January 11, 2012 Minutes. Bonn/Hill. 6-0-0**

#### Announcements:

1. Presentation “Community Plan Update for Uptown and University Heights in the Uptown Planning area”. Thursday, February 9, Grace Lutheran Church,
2. Next Uptown Planners meeting to cover the Plaza de Panama project will be February 16 at 6 p.m. at the St. Paul’s Cathedral, 5<sup>th</sup> Avenue & Nutmeg
3. The North Park Redevelopment Project Area Committee’s final meeting on Tuesday, February 14. The document recently released from the City does not match the projects that were voted on at the meeting held in February, 2011.
4. McKinley Elementary Joint Use Agreement funds for the design phase have been approved via District 3, through a Special Parks fund from Development Impact Fees
5. An extension of the Interim Heights Ordinance was approved on consent at City Council. Subsequent meeting will be held on February 14; the 30 days start counting from February 7.
6. Grant for linear park on Normal Street, between Blaine and Lincoln; this item never went to the Uptown Planners group.

#### Non Agenda Public Comment:

1. Ernie Bonn distributed the following form the January 2012 Parking Advisory Board. *No Street Parking Zones; Installation, Modification, or Removal of On-Street Parking Zones*. Red curbs are not under the purview of the planning committee. These items are to be listed as a future agenda item.
2. Ernie Bonn requested that the Residential Permit Parking program be listed as a future agenda item.

**Information Items: None**

## **New Business**

- A. Integration of the Sustainable North Park Main Street guidelines into the North Park Community Plan Update.** *Request for support from North Park Main Street (NPMS), presentation, discussion and possible action item – Presented by Stephen Russell*

The plan called “Sustainable North Park Main Street” (SPNMS) originated from a conversation with Liz Studebaker (former NPMS director) and the California Main Street program director, with the intention of having the SNPMS program as the first sustainable Main Street, not just in the state, but in the country.

Plan calls for sustainability to be integrated within the existing structures of North Park; making the district perform as well as possible without damaging the historic fabric of the built environment.

The study was limited to the boundaries of NPMS. An initial work sample won NPMS a grant to hire six graduate students from the New School of Architecture, who went into detail as to what could be done in the 5 sites previously identified; where someone who wanted to follow the guidelines could take the examples and apply them to their site in order to increase sustainability. The document is a public domain document that was put together with public funds.

The purpose of Mr. Russell’s request is to incorporate relevant elements from the SNPMS plan to be incorporated into the NP Community Plan Update. Mr. Russell asked for board members to take a look at the plan and come back with comments.

During the Community Plan Update Process, the NPPC has already drafted a goal for North Park to become a model for sustainable practices as part of an Economic Prosperity element for the updated NP community Plan; and this effort supports that goal.

Mr. Russell requested that interested sub-committee members work together with NPMS on the program. Since almost all subcommittee members expressed interest in and support for the program, it was decided that Cheryl Dye (who is already part of a working group on this project), René Vidales & Peter Hill be the designated NPPC members to follow up, and that Vice-Chair Vidales be the main point of contact with Mr. Russell and NPMS.

Ms. Granowitz stated that, since infrastructure, food sourcing, art, public spaces all pertain to public facilities, this item return to the Public Facilities Subcommittee from time to time as progress is made. Chair and vice-chair can disseminate the info to sub-committee chairs/vice-chairs in order to focus on different aspects from the plan.

Mr. Steppke mentioned that regarding items such as benches and bike corrals, the North Park Maintenance Assessment District (MAD) has some history of funding but is maxed out as of now. The MAD covers a lot of shortfalls in city funding.

## **Old Business**

- A. Texas Street Improvement Design.** *Update/Continuation of discussion of improvements to Texas Street from Madison Avenue to Camino Del Rio South, part of the mitigation improvements for the Quarry Falls (Civitas) Development in Mission Valley. (7:30 to 7:40 p.m.)*

Vice-Chair Vidales described the Traffic Control Plan (TCP) received from Civitas. The TCP shows that during construction a portion of southbound traffic on Texas Street will be limited to one-lane, the length of the segment will depend on the phase that is being constructed. At least one lane in each direction will remain open to traffic at all times during construction.

Chair Carlson will consult with Mike Radelow of Civitas regarding timing of the construction. It was suggested that a short (1-page or less) informational handout on the project be put together and distributed to inform the wider community as soon as possible, and Carlson agreed to do that.

**B. Discussion of “Park & Recreation Needs Assessment Survey for the Greater Golden Hill North Park, & Uptown Communities”.** For time sake, this item will be discussed at a future meeting

**C. Affordable Housing Parking Study.** *Update, discussion and possible action*

Chair Carlson asked whether this item went to the Community Planners Committee (CPC). Ms. Granowitz said it has not gone back to CPC a second time. Ms. Bonn said it has not gone to the Parking Advisory Board either. Apparently no presentation has been given at a public forum recently. This item will be deferred to the full board.

It was suggested to look at Census data in the socio-economic category for household and parking. Ms. Bonn will connect Chair Carlson with Gary Smith.

**D. South I-805 off-ramp into North Park Way and South I-805 off-ramp into Madison Avenue.** *Continuing discussion of potential improvements to these and other entryways to North Park, including landscaping, signage and entry monuments/gateways.*

Chair Carlson informed the committee that Omar Passons has started some efforts on this item and that Ed Badrak & the Adams Avenue Business Association are also exploring entryway improvements in their area. She suggested we coordinate and keep contact with other groups so as not to be duplicating efforts.

Cheryl Dye suggest researching City guidelines for signage as a starting point for future discussion.

Vice-Chair Vidales recommended contacting Jay Turner to find out how the pergola on University and I-805 was accomplished. Ms. Granowitz suggested talking with District 3.

**E. Plaza de Panama – Balboa Park (Project No. 233958).** *Proposed project includes an amendment to the Balboa Park Master Plan; an amendment to the Central Mesa Precise Plan; and a Site Development Permit. Ongoing discussion of parking, pedestrian & vehicular circulation*

Plan Amendments:

The NPPC Plan Amendment comments have not been sent in yet, and will probably be sent after we find out whether there will be a final version of the plan amendments.

Environmental Impact Report (EIR):

The public comment period has a quick turnaround schedule, but there is the possibility that a 15 day extension may be granted. EIR comments are currently due March 8<sup>th</sup>.

There will be a cover letter for the EIR comments, and the NPPC EIR comments will be an attachment to the letter. The attachment will list the unedited individual comments from NPPC board members, as there will not be enough time to edit them and vote on them before the deadline for submission. Comments should be submitted to the Chair or Vice chair for inclusion in the NPPC submission.

An action plan for EIR comments was presented by Rene Vidales and Vicki Granowitz.

1. Each NPPC comment needs a factual link from an adopted plan to go with the comment(s). Use Attachment 2 Existing City and Regional Planning Document, this attachment can be used as a crib sheet to assist you.

2. Significant issues for a CEQA review and determination that can result in an EIR revision and recirculation through the public review process are:
  - a. Regarding stated Impacts & Mitigation for that impact.
    - i. Do you agree with their conclusion(s)? If not, why not?
  - b. Include comments on recommendation(s) to mitigate an unmitigatable item(s)
  - c. Identifying impacts/environmental factors that were not identified
  - d. Identifying impacts/environmental factors &/or mitigations that are insufficient or flawed.
  - e. Identifying alternatives the applicant did not include, are incomplete or have been misrepresented.
    - i. EIRs are supposed to provide information to help establish the best solution to a problem. If viable options have not been included then there is no way to determine if the right alternative has been selected.
    - ii. Alternative recommendation must be viable.
  
3. EIR Topic Areas for NPPC Members to Comment on Include:
  - a. Transportation/Circulation and Parking
  - b. Visual Effects & Neighborhood Character/Architecture
  - c. Noise
  - d. Land Use: Consistency with the City's General/Community Plan (this has, at least partially, already been done. Attachment 2 includes this information)
  - e. Biological Resources
  - f. Historic Resources (Built Environment)  
(Paleontological and archeological resources are not included as subject areas for NPPC review)
  
4. Use Spreadsheet provided as an example to follow
  
5. Items to provide comments on:
  - Unmitigated impacts
  - Unexplored/new alternatives
  - Comment matrix spreadsheet
  - Financial issues regarding the parking structure
  - Land Use conflicts
  - Mitigated impacts that we do not agree with the EIR summary about

It was mentioned that that SOHO's recent presentation at the Balboa Park committee brought up the fact that the PdeP EIR talks about "Rehabilitation", however a National Historic Landmark generally warrants either Preservation or Restoration, not Rehabilitation. It appears that the Plaza de Panama committee is using an inappropriate standard. This should be mentioned in the EIR comments.

Mr. Steppke suggested that when making their comments, board members not lose focus on what the objectives of the Jacobs plan are, and also on the economic impacts to the wider population of the financing and the paid parking.

**Next meeting date:** Wednesday, March 14, 2012.

**Adjournment. Motion:** To adjourn meeting Hill/Vidales. 7-0-0. Meeting adjourned 7:58 p.m.