

**North Park Planning Committee
Urban Design/Project Review Subcommittee
Monday, October 6, 2008 at 6:00 PM
North Park Recreation Center/Adult Center (2719 Howard Street)**

Draft Meeting Minutes

Parliamentary Items

1. The meeting was called to order at 6:00 and the following members were in attendance:

North Park Planning Committee Members Present: Judi O'Boyle, Liz Studebaker, Kitty Callen, Lynn Elliott (6:15), Rob Steppke (6:55)

Community Members Present: Ernie Bonn

Community Persons Present: Elaine Boyd to establish committee eligibility (meeting #1)

Seventeen presenters and interested community members signed attendance sheet.

2. Approval of the Previous Meeting Minutes

Correction to the meeting minutes from September

Judi O'Boyle stated that one resident who attended on the OLP issue wrote to the Chair to suggest that more details of the discussion be included in the minutes for public record. It was noted that the meeting minutes are intended to be a summary of the meeting discussions, and the level of detail provided was appropriate as submitted.

Motion: Approve the Minutes without revision (Callen, Bonn) – Motion passes 3-0-1 (Studebaker abstaining)

3. There was no requests for Additions or Re-ordering of Agenda.

Non Agenda Public Comment

Ernie Bonn announced the following:

- Oct 9th: Next date the Planning Committee will hear OLP project. At the last hearing, the Planning Committee suggested that the school and the community make a genuine attempt to work together towards goals that work for both parties.
- Oct 21st: Quarry Falls Project to be heard at City Council, 2pm session
- Oct 10th: Forum on CCDC, SEDC, and the Redevelopment Agency at 5:30pm at the War Memorial Bldg in Balboa Park.
- Oct 12th: Afternoon celebration of the 120th Anniversary of University Heights, to be held in Trolley Barn Park.

Urban Design

1. California Reinvestment Coalition.

A brief presentation was provided by Liana Molina from the CA Reinvestment Coalition about the current statewide campaign to end, or improve the payday lending industry. The coalition, including local groups such as the El Cajon Boulevard BIA and North Park Main Street, and is planning to meet

with City Council members at the City Council LU&H Committee in the coming weeks. The Coalition is seeking to pass an ordinance for an interim moratorium on the approvals of any new check cashing/payday lending stores and is asking the City to enact zoning restrictions and more stringent conditional use permitting requirements. The Campaign to End Predatory Lending also seeks to pass legislation to cap interest rates on Pay Day loans at the State level. Long term strategy includes: passage of land use ordinances, moratorium on new business licenses, and implementing CUP requirements, and inclusion of mandatory safety measures that could include lighting, security, and restricted hours of operations. The NPPC has been invited to support these efforts by endorsing this strategy of the interim moratorium, permanent zoning restrictions, more stringent CUP requirements, statewide interest cap, and designating NPPC members to participate in advocacy activities.

There was group discussion about the need for this lending service in the community, but with fair interest rates to help low-income residents regain financial stability. An element of financial literacy education would need to be included in the coalition's strategy.

Motion: To endorse the strategy of the interim moratorium, permanent zoning restrictions, more stringent CUP requirements, statewide interest cap, and designating NPPC members to participate in advocacy activities. (Bonn, Callen) Motion Passes 5-0-0

2. Pathfinders of San Diego, Inc.

Presentation by Director of Pathfinders of San Diego, Inc. and several Board members about the history of the organization of the organization in the North Park community, the need for such a service in this area, and the positive contributions they have been for the 40+ years in North Park. Approximately 17 community members raised their hands to indicate support for the project. There were no objections.

Pathfinders is a support organization for men with addictions and who have a medical diagnosis of mental illness. The organization seeks to purchase properties located at 2621 and 2625 University Avenue (current location of the North Park Inn). Their previous of 15 years was at University Ave and Grim Street. The building was recently renovated, at which time they were evicted. Many of the residents were relocated to other facilities, but a large number were not.

The property Pathfinders wishes to purchase would be used as permanent housing for up to 18 men. Pathfinders has strict organizational and programmatic policies which their residents to adhere to, including therapy for their addiction and mental issues, and encouragement to stay with physician prescribed medication.

A project proposal was distributed to committee members.

Discussion:

O'Boyle – what is the community notification process for surrounding residents & businesses?

Response: Pathfinders has been meeting with neighboring residents and at public meetings such as the North Park PAC, North Park Planning Committee, and North Park Main Street. They do have an on-site manager to maintain a quiet, clean atmosphere.

Bonn – how is medication intake monitored? – The program itself does not monitor medications. Rather, each program participant has monitoring by their physician, as needed. Some residents are well enough to work full time or part time, the spectrum of severity of illness is varied.

Studebacker – Pathfinders has been a good neighbor.

Motion: Endorse the program proposal and support project funding

from the Redevelopment Agency and Housing Commission. (Studebaker, Elliott) Motion passes 6-0-0. For consent.

Project Review

1. St. Augustine High School Campus Redevelopment at 3266 Nutmeg Street, CUP 8110 and PDP 34245.

Presentation of design for completion of final phases of campus redevelopment, seeking community endorsement. John Zeibarth presenting. For Information/Action.

The NPPC approved the project four years ago. The first phase is complete and the applicant is now initiating the final phases. Have worked well with the community. No need for project approval action at this meeting, St. Augustine's is primarily here for feedback. They working to consolidate the 2nd & 3rd to a final phase. – St Augustine's presented at UD/PR in July and has since met with neighbors and held an open house.

They have worked on fine tuning of building size, eliminating the swimming pool, increasing theater seating capacity from 272 to 400. Total construction was reduced by 22,800 feet though the project footprint is larger. They have also added wrestling room and larger weight room and have broken down the mass of the building by stepping back at upper levels. Will add more decorative lighting with reduced lamination impact on neighbors. Have added even more parking spaces, now 29 above code requirements. Reduced the need to relocate dirt from excavation. The event center has been moved away from the property periphery and will be fairly out of view from the street. Landscaping and tree planting has been enhanced.

Resident comments:

Questions about square footage, appears that the ground floor is expanding, can't understand the decrease in square footage. Two neighbors noted that parking in the area has improved.

Request that landscaping be native, and drought resistant, improve fencing near residential, remove chain link.

Request that classroom lighting be turned off at night.

Due to time, St. Augustine's agreed to submit answers to remaining questions to the UD/PR Chair and they will be included as an addendum to the minutes.

Motion: Endorse additional improvements to St. Augustine High School Campus as presented. The committee appreciates continued open dialogue that the school has had with the community, which has been reflected by incorporation of suggested changes in construction plans. (Bonn, Callen) Motion passes 6-0-0. For Consent.

2. Community HousingWorks discussion regarding the property at 3783 – 3825 Florida St., south of University Ave., and currently known as Arbor Crest North.

Community HousingWorks has held a several community forums to address concerns from the residents in the immediate adjacent areas to their project on Florida Street. Two primary issues identified are traffic/safety and congestion. They are no longer proposing 97 units, but have scaled back the project to 83 units. It was noted that through numerous research studies, that affordable unit housing projects have proven to have fewer cars per unit than market rate. Also, many existing multi-

family projects in the area charge extra for parking which forces residents to park on the street. Arbor Crest North will not charge for parking.

Current project has 108 parking spaces, with unit mix at: 40% one-bedroom, 30% 2 bedroom, and 30% three bedroom, to allow for more family units. Since original project design, CHW has decreased the size of the building by 9%, has reduced the height of the building, and has increased their focus on environmental design. Community HouseWorks invited all to attend an open house at Solara, one of their award-winning properties, on October 11.

Resident Comments

The issue of preservation was raised, and the possibility to relocating the existing craftsman style homes that would be demolished.

Another issue was outdoor play space for kids. CHW is planning three community spaces for recreation/relaxation including a tot lot. Art will be incorporated throughout project and in the lobby.

Residents are still concerned about fire vehicle access, traffic impacts.

Residents are still concerned about the high concentration of affordable/low income units in a single area of North Park. Isn't there are City requirement that affordable units be spread throughout San Diego?

Committee Comments

Members are concerned that the project may still be under-parked, although there is recognition that different parking standards apply to this type of project.

There was some agreement with residents regarding the concentration of low-income units along the Florida Street corridor.

Motion: Endorse the design and programmatic concept with conditions that the existing residences that would be demolished be reviewed for historical significance, that efforts be made to relocate existing residences rather than demolish them, and that the applicant fully explore opportunities for increasing parking. (Elliott, Studebacker) Motion passes 4-2-0 with Callen and Bonn voting no. For Action.

New Business

None

Adjournment

The meeting was adjourned at 8:07.