

**North Park Planning Committee**  
**Urban Design/Project Review Subcommittee**  
**Monday, February 2, 2009 at 6:00 PM**  
**North Park Recreation Center/Adult Center (2719 Howard Street)**  
[www.northparkplanning.org](http://www.northparkplanning.org)

**Draft Meeting Minutes**

**Parliamentary Items**

1. Call to Order, Roll Call - Meeting was called to order at 6:05

Members Attending: Judi O'Boyle, Steve Chipp, Rob Steppke, Ernie Bonn, Kitty Callen, Ryan Silva, Vicki Granowitz (left at approximately 6:50), Elizabeth Studebaker, Keoni Rosa  
Others Attending, but not seated: Lynn Elliott (6:20)  
Others Attending to Establish Committee Membership: Colin Parent (meeting #1)

2. Approval of Previous Meeting Minutes

Deferred to March 2 Meeting

3. Requests for Additions or Re-Ordering of Agenda

None

**Non-Agenda Public Comment**

Community Housing Works will propose to develop the previously approved *The Boulevard@North Park* project as an affordable rental work force housing project, including accommodations for special needs populations. There will be to public meetings to share plans, etc on February 14 at 9:00 am and February 19 at 6:30 pm – both meetings will be at the Lafayette Hotel – New Orleans Room.

**Urban Design**

1. No Items

**Project Review**

1. **Texas Street Map Waiver #169171 – 4555 Texas Street.** Map Waiver application to waive the requirements of a Tentative Map and under-grounding overhead utilities to create 4 residential condominiums (construction recently completed) on a .16 acre site at 4555 Texas Street in the MR-1750 Zone of Mid City Communities Planned District with the Greater North Park Community Plan, FAA Part 77. Transit Area. For Action

Discussion focused on possible illegal demolition on the site and construction of a project as rental apartments when applicant understood his intention to seek condo conversion and did not apply for initial permits as a condominium project. Since the project is now complete, there is no opportunity for the committee to provide input.

**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 North Park Community Plan.**

**Granowitz/Bonn**

**Motion passes 9-0-0**

2. **Muzita Bistro – 4651 Park Boulevard.** Extend deck two feet into city property (sidewalk). Abel Woldemichael – For Information

Applicant was not present to present.

3. **Elderhelp – 3069 30<sup>th</sup> Street.** Expansion plans which include expanded office space and a new senior/adult center on the ground floor. Leanne Marchese and Scott Suckow – For Information.

This project involves two organizations: Elderhelp and Mental Health America and two locations 3069 30<sup>th</sup> Street and “storefront” space at the Renaissance on El Cajon and 30<sup>th</sup> Streets. Mental Health America will need to work with the Redevelopment Agency and the North Park PAC regarding occupying space in the building and obtaining funding for improvements. Mental Health America would make meeting rooms accessible for use by community groups at no cost. Mental Health America responded to a recent RFP by the Redevelopment Agency to establish its qualifications for use of the Renaissance space. The space vacated by Mental Health America would allow Elderhelp to expand its services at its current location. The senior citizens’ programs that are now housed at the adult center at 2719 Howard would possibly relocate to the Elderhelp site. There was general discussion that the existing building that houses the adult services in the park would be demolished and become part of the open space of the park.

Granowitz and Steppke stated that both organizations provide important services to the community. Also, more detailed plans and preliminary discussions with other groups (Main Street, El Cajon (Boulevard) BIA, and the North Park PAC should occur before there is a more substantive discussion with the NPPC and its subcommittees. Suggest that groups present a timeline of key steps in gaining approval for the projects and fully consider comments and suggestions by the groups (stated previously).

### Announcements and New Business

1. **Community Plan Update.**

Steppke noted that many of the committee members had attended the first public meeting in which the City described its proposed process and timeline for updating the community plans for North Park, Uptown, and Golden Hill (the cluster). Documents from that meeting were distributed to NPPC members and are posted on the website. Of particular concern is the proposed manner in which community members will be selected to serve on the Community Plan Update Advisory Committee. It is proposed that community members will submit interest forms to represent areas or interests and then committee membership will be selected by lottery. NPPC members can not constitute a majority of the committee. Steppke and O’Boyle felt that without a pre-qualification process and an firm understanding of how engaged possible applicants will be in the process and in regularly attending meetings and community forums, the resultant advisory committee representation may be less effective, balanced, and open-minded than a committee that had undergone a more in-depth prequalification. O’Boyle

proposed that the NPPC Chair be tasked with pre-qualifying community applicants and then those who prequalified would be in a lottery for the seats. She also felt that NPPC members ought to be selected by a vote of the NPPC as a whole. Steppke will continue to work with the City and CPG chairs, particularly from the other cluster communities, to reshape the community advisory group selection process.

## Adjournment

The meeting adjourned at 7:05

*Please speak only when recognized by the Chair. Be respectful of others and their ideas. Listen and be open-minded. No interruptions or side conversations. Stay focused on issues rather than personalities. Times listed are estimates only. For information about this committee please contact Judi O'Boyle at 619 283-2690 or [jboyle@ucsd.edu](mailto:jboyle@ucsd.edu)*

*The next meeting of the North Park Planning Committee is February 17, 2009, 6:30 pm at the North Park Christian Fellowship (North Park Way at 29th Street).*