





NORTH PARK PLANNING COMMITTEE

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**PUBLIC FACILITIES, TRANSPORTATION, PARKS, AND PUBLIC ART
SUBCOMMITTEE
AND
URBAN DESIGN/PROJECT REVIEW SUBCOMMITTEE
JOINT MEETING**

MEETING MINUTES

Wednesday, April 10, 2013, 6:00 p.m., North Park Recreation Center/Adult Center
2719 Howard Avenue, San Diego, CA 92104

Attendance:

Seated Board Members: Dionné Carlson (Public Facilities Chair), Robert Barry (Urban Design Chair), René Vidales (Public Facilities Vice-Chair), Vicki Granowitz, Omar Passons

Community Voting Members: Ernie Bonn, Rob Steppke, Kitty Callen (arrived 6:17)

Board member not seated: None

Also present: Marlon Pangilinan, Cecilia Gallardo, Dan Normandin, Anthony Bernal, Kevin Clark, Matti Asgarian, Bruce Shank, Hans Wangbichler, Mike Pickford, Naida Hindert, Nancy Keys, Sean Chen, Vincent Manno, Aaron Vaksvik, Bill Mackey, Justin Cressy, Sarah McAlear, Kristin Harms, Alexandra Elias, George Franck

Parliamentary Items:

Call to order. The meeting was called to order at 6:06 pm

Approve April 10, 2013 Agenda. Motion: Approve Agenda Barry/Vidales. 7-0-0

Chair's Comments. None

Approval of Previous Public Facilities Minutes, March 19, 2013.

Motion: Approve March 19, 2013 PF Meeting Minutes with the following corrections: On Non-Agenda Public Comment, Item C, revise to "Janet O'Dea and Ernie met with Mayor Filner on historic preservation issues (Uptown Planners Subcommittee) brought forward at Councilmember Gloria's "History Day" but never acted on. Ernie also referred to earlier correspondence to the Mayor on University Heights Teacher's Training Annex. He requested sending it again". Granowitz/Bonn. 5-0-2 (Barry and Passons abstained)

Approval of Previous Urban Design Minutes, March 4, 2013.

Minutes were not presented and they will be presented at a future Urban Design meeting

Announcements & Non-Agenda Public Comment:

- Passons: Mayor will be presenting budget on April 15
- Barry: Council President Todd Gloria will be listing the categories for the budget
- Carlson: SOHO Event

- Bonn: 4200 block of Alabama St. has been evaluated to increase parking and will be adding 7 more spaces for conversion from diagonal to head-in parking. This is a future agenda item. City hired Joe Jimenez as new traffic engineer to work with parking districts.

Information Items: None

New Business:

- A. Stop Sign at Mississippi Street and Madison Avenue.** Traffic calming on Madison between Texas Street and Park Boulevard, first heard on 2/13/2013 as a V-Calm Sign request. Signatures were collected for the preferred option of stop sign

Signatures were gathered from all four properties at the intersection of Mississippi Street and Madison Avenue and nearby properties. Sean Chen presented the original petition signatures.

After discussion the following motion was made.

MOTION: To approve the installation of a 4-way stop at the intersection of Mississippi St. and Madison Ave. for traffic calming purposes. Granowitz/Passons. 8-0-0

- B. North Park Community Plan Update – Land Use Map.** Presentations, discussion & comment on proposed Land Use Map prior to hand off to City staff.

Marlon Pangilinan from the City Planning Division presented the Land Use Plan. Dan Normandin and Cecilia Gallardo from the City Planning Division were also present.

There are 18 different Land Use Categories in the 1986 Community Plan and there are 12 Land Use Categories proposed in the Community Plan Update. The general aspect of the category did not change. No such change will be from a residential to a commercial, but most changes will occur within the same category.

Marlon Pangilinan presented a summary of Land Use changes.

- Proposing a commercial density reduction from Commercial and Multiple Use to Community Commercial on 30th St. between Madison Ave. and Meade Ave.
- Proposing a commercial density reduction from Commercial and Multiple Use to Neighborhood Commercial on Park Blvd. between Adams Ave. and Meade Ave.
- Proposing a commercial density reduction from Commercial and Multiple Use to Neighborhood Commercial on the Vons supermarket block (Howard Ave., 30th St., Polk Ave., Ohio St.) with two different options.
- Proposing no alcohol services in transition areas, reducing bulk and scale for new development that will be facing existing residential in the guidelines; also proposing office portion of commercial.
- Nodes would be commercial zoning with residential optional

Public:

- Bill Markey: Zoning does not reflect existing lot lines. Chair Barry response: Zoning will be discussed at a different meeting
- Alexandria Elias: Splitting land use within the same lot is problematic; committed to make a historic neighborhood livable.
- Kristin Harms: Will provide Chair Barry with maps of those transitional areas of concern
- Nancy Keys: asked about street widths, answer we are allowing higher density based on the wider street and will also be studied with the traffic modeling that is part of the Mobility Element
- Hans Wangbichler: Concerned about building heights. Response: Floor Area Ratio (FAR) will vary depending on the area

- Mike Pickford: Concerned about alley vacations in commercial areas. City response: City Council approval required for vacations.

Chair Carlson suggested to Mr. Mackey and Ms. Elias to send an enlarged figure with the area of concern to Chair Barry & Marlon with an explanation of their concerns.

Board input:

- Chair Carlson: (In response to a question about why there are lower density “end caps” on the blocks that face Madison, Meade & Monroe Aves) There is a predominance of existing historic bungalows and Spanish Revival single family residences on those East/West running streets, which still retain their original integrity, and which historic neighborhood character we want to preserve by keeping the density designation lower, and thus discouraging demolition & infill there. Whereas the North/South running streets (the centers of those blocks, are now mostly multifamily housing with a denser character, thus their higher density designation.
- Passons: Is City staff getting questions from organized groups or individuals? Response: Only from individuals so far
- Steppke: Should consider south of El Cajon Blvd. like Howard, Polk, and Lincoln. Should the south side of Lincoln be replicated on the north side or should the north side be replicated on the south side?
- Bonn: Process for Lot consolidations. City staff response: Some could be done ministerially
- Bonn: Consistency for Park Blvd. east and west sides. City staff response: Will be mirroring each other
- Carlson: Asked about how discretionary Floor Area Ratio (FAR) overlay zones might get integrated into the NP Land Use Plan in some commercial areas. City staff response: City may develop a Land Development Code amendment for the current Civic San Diego area (former CCDC area) in downtown. So the question is whether the downtown approach (that is attached to a zone or a package of zones) would apply for North Park.

City staff: When there are old buildings that are non-conforming, they are best to be maintained as they are

Public input:

- Sarah McAlear: C-1-2 commercial at 30th & Upas. Downzoning in commercial areas can have big impacts
- Matti Asgarian asked for definitions and the following responses were given:
 - a) FAR or Floor Area Ratio: The number of floors allowed within your remaining area within your parcel once you subtract setbacks, parking requirements, etc.
 - b) DU/Ac. or Dwelling Units per Acre: Another way of saying density, the number of units that are allowed in an acre of land

(Granowitz left at 7:48)

Board input:

- Chair Barry: Concerned about reducing options in the future, with chances of decreasing the committee’s ability to scrutinize future project reviews. Regarding Commercial transition areas, are they under commercial land use designation, or a residential land use designation, or is it a hybrid? City staff response: Proposed to retain commercial designation and allow more flexibility moving forward. Residential would restrict further commercial development. Could keep existing land use designations and zones that implement those land use designation. Proposed Supplemental Community Regulations that would supplement the land development code.
- Chair Barry: Concerned that neighbors would not be able to weigh in on future development on higher density areas. Would like to hear more about overlay zones, that is, retaining existing ministerial land use designation but providing an option for discretionary overlay zones.

- Vidales: Asked whether the proposed Guidelines would be a separate publication or part of one of the Community Plan Elements. City staff response: The guidelines would be policies within the Urban Design Element
- Chair Carlson: Kristin Harms left the meeting earlier but wanted to convey that both sides of Park Blvd. should mirror each other

Public input:

- Kevin Clark: Asked about the 30th St. corridor. City staff response: Meade Ave. would become the dividing line between the high density commercial and the less dense commercial. North of Meade Ave. on 30th St. and along Adams Ave. would be less dense commercial. Along 30th St. south of Meade Ave. would be high density commercial, just like most of El Cajon Blvd. and most of University Ave. Meade Ave. will also be the dividing line along Park Blvd.

Anthony Bernal is waiting to hear back from staff if the joint University Heights working group is feasible.

Ernie Bonn announced that a land use discussion about University Heights will be held on May 16 at Grace Lutheran Church on Park Blvd.

The Land Use Element will continue to be discussed at the May 6 Urban Design Sub-Committee meeting.

- C. North Park Community Plan Update - Recreation Element:** Discussion of presentation by City staff of evaluation of Community-proposed Park Sites. Discussions & comment on Recreation Element prior to handing off to City staff

Mr. Pangilinan presented matrix with the community-suggested locations, showing data on each location and a feasibility/prioritization ranking for each site, based on the list of criteria used by City Staff (also presented in a hand-out).

Discussion on matrix

- Barry: Site 16B will not be part of the Joint-Use and should not be a dog leash park (McKinley). Keep 16A
- Barry: Site 34 should not be a pocket park since it is not big enough
- Vidales: Site 29, does the 13,000 sf. include area beyond the fence and within the slopes for the freeway? Sometimes right-of-way lines and fences are not in the same location and we may end up with a lot less than 13,000 sf.
- Shank: There is a need for an off-leash dog park. Maybe Site 3 in the northern area of North Park?

- D. North Park Community Plan Update – Remaining Elements.** No discussion

Ongoing Business

- A. MTS Streetcar Feasibility Study.** No discussion
- B. Angle Parking Policy:** No discussion
- C. Utility Box Task Force.** No discussion
- D. Regional Bike Corridor Project, Mid-City & Uptown.** No discussion

Unfinished, New Business & Future Agenda Items. None

Next Public Facilities Meeting date: Wednesday, May 8, 2013

Next Urban Design Meeting date: Monday, May 6, 2013

Adjournment: Motion: To adjourn meeting Callen/Passons. 7-0-0. Meeting adjourned at 7:59 p.m.