



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

DRAFT MINUTES: Monday, August 31, 2015 – 6:00 p.m.

This meeting is being held one week earlier than usual due to Labor Day schedule conflict.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:06 pm)

A. Call to Order*

Board Members: Peter Hill, Rachel Levin, Daniel Gebreselassie, Lucky Morrison, Steve Codraro, Dionne Carlson (6:09)

Seated general Members: Ernie Bonn, Rob Steppke

B. Modifications & Adoption of the Agenda: Rob/Daniel (7-0-0)

C. Approval of Previous Minutes: August 3, 2015 Daniel/Rob (5-0-2)

D. Announcements

II. Non Agenda Public Comment (2 minutes each).

Sunday Nov 8th - Taste of University Heights

Adams Avenue Street Fair September 26th and 27th featuring 110 musical acts on eight stages

Rachel - Ray and North Park Way property – someone from the community contacted us regarding the lack of care to the lot and yard.

III. Action/Information - (6:12 pm) – Order and timing of items are estimates only; items may be heard earlier than the time shown.

A. 2015 Public Review Draft – North Park Community Plan - Information (6:15-7:22pm)

<http://www.sandiego.gov/planning/community/profiles/greaternorthpark/index.shtml>

Continued discussion and input on Land Use and Urban Design elements.

Aug 20 there was a very effective meeting with the Planning Department. Vicki, Howard, Peter and Dionne attended. Were able to get clarification on the density bonus – the existing plan has a density bonus but for different reasons. The current focus is on mini parks, parks, plazas, public use areas. Transition zones were discussed, Howard mentioned that the transition zones were not actually along the commercial corridors, but behind them.

Dionne – Park and Rec – the City was surprisingly responsive and seem to be willing to do what we are asking. They keep leaving off the Oregon street linear park off the plan.

Proposed Process:

In order for North Park Developer Impact Fees to be used for Equivalences Projects in Balboa Park the NPPC requires the following actions: NPPC Chair will be noticed of any workshop for an equivalency project on our approved project list. (This is just the standard 600-33 process) / If a General Development Plan (GDP) is required for an equivalency project the NPPC and NPRC may request one initial staff presentation of that GDP. / Advisory comments could be submitted to the appropriate bodies for consideration in editing & updating a GDP. / The Final GDP will be delivered (via mail or email) to the chair of the NPPC, the groups can make a formal advisory recommendations to the appropriate bodies through the typical process. / Updates on project

progress will be noticed via email at significant milestones. Definition of “milestones” TBD, but would be limited to twice a year. / Annual reporting of DIF equivalencies expenditures would be provided to the NPPC via email.

Lucky - Noise element 9.9-9 discussed adding a line to provide discretionary review process for new bars and music venues and roll up doors. The board was asking for some process for these businesses that are next to residential. Also discussed was signage for restricting large delivery trucks on smaller residential streets.

Ernie – they have had a number of complains regarding Park and Adams, agrees.

Rob – there was a subcommittee that met at main street that reviewed alcohol licenses for new businesses coming in, most involved a noise element. Maybe we could bring something like that back.

Dionne – How do we address that, do we want to put in as one of our goals in noise and light that the community works more closely with ABC. Rob- maybe say improving the dialogue.

Steve – I’m sympathetic to the concern but I’m concerned that we add a neighborhood discretionary review that might differ from the city’s process.

Daniel – the focus is on alcohol, but there are other issues, we should be more broad.

Rachel – Wondering if what happened with the noise issue at Upas and 30th – could something like that work elsewhere with alcohol licenses. A community/business group.

Peter – Instead of reinventing the wheel, we should look at what worked in the past (Rob’s comments)

Lucky - Bluefoot had to do it because of the NUP process.

Roger Lewis – CIPOZ is just another word for another overlay zone. There is really no difference. If we are doing a plan update now, unless we want to not deal with it now, why wouldn’t you just put in in the plan instead of having another layer.

Peter – Its been explained to us that the CIPOZ is the way to implement the plan.

Gary Weber – there is some concern in the business world that there be more hoops to jump through regarding licenses. Right now they are making these districts vibrant. I have sympathy regarding a discretionary review.

Dionne – the city has been trying to push our community plan into the box of the general plan. Without the CIPOZ we would be the same. Regarding the alcohol licenses, since we are trying to be an arts and entertainment district, we shouldn’t discourage alcohol licenses.

Ernie – should this be in the implementation section.

Lucky – we have commercial and residential so close together, how can they thrive and still maintain the quality of life of those residences. How does

Gary – I have sympathy for you, maybe we could discuss with local law enforcement.

Lucky – law enforcement is after the damage has been done.

Gary – maybe there is more foot patrols, more resources into it.

Lucky – what happened to the bike patrol.

Ernie – breweries, they can come in with a different process.

Dionne – for the next time we discuss this, can we discuss billboards and lighting.

Roger – what is the city’s plan with the Oregon greenbelt. Dionne – it kept getting dropped but we keep putting it in.

Steve – topic of zone changes in the last general meeting – we should follow up with that and proactively brought forth. Peter – its been converted to a table,

Roger – what is the wording now regarding transitions? We are a linear district except for north park way – so if we are talking about physical transitions, I don’t see where we are talking about?

Gary – on el cajon blvd the short block, high density would be fine. Transition would apply on the north side and south side of el cajon. We are concerned that the city has not reflected that in the plan.

Rob – maybe the key is to use more than one word to describe the transitions. / some end cap lots are not on the current map. (madison, Monroe and meade on there – but not on polk and Lincoln. / pg. 59 the rendering is concerning – it seems to

Ernie – transition used to be called buffer zones

Roger – if we want to proactively push something, it should be in the plan, and not as an overlay.

Dionne – density bonuses are sometimes in good places, but we are looking for ways in which we can have it benefit the community.

Lucky – a developer wants certainty when building something, right now it's not clear.

Dionne- the city needs to give us more info regarding lot consolidation to address the Huffmans.

Ernie – developers should also be responsible for the maintenance fees.

B. NPPC Tentative (Condo) Map Approval – Alternatives - Information (7:22-7:46pm)

Alternative ways for NPPC to handle approval of a Tentative Map requests for projects under construction.

Proposal is that we can have an automatic process so that each time we either decline action or declines the tentative map.

Steve – Why are we able to go over the city? Dionne- the city requires them to go through us but we have no say.

Rob- I have an opposing view, I still want to see it.

Daniel – agrees with Rob

Dionne – a lot of times we only get to see these projects is when they come to us. Language should be changed to say how we want the process to actually go. Even when we deny them, I also want us to add the utility appurtenances as a reason. We have the right as it's in the public right of way.

Lucky – why do we have this process anyway, if they know from the beginning their intent. They are actually just following the rules. The issue should be address the time advantage they get for doing so

Dionne – the language should say we want to change the process.

Steve – the city doesn't give criteria, we don't give criteria – we should know what the criteria is.

Dionne – we should table this and get the language from Steve – then because we want to actually change the process.

C. Draft Regulations – Short-Term Vacation Rentals - Information (7:46-7:58pm)

Discussion: proposed Municipal Code amendment on short-term home rentals.

Peter - This will be at the CPC in September – we need to look at it more closely and send Vicki our comments.

Dionne – look at Omar Passons' web site so see what the opposing view is.

IV. Information: None

V. Unfinished, New Business & Future Agenda Items: None

VI. Adjournment (7:58 pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, October 5, 2015

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Peter Hill, at urbandesign@northparkplanning.org or (619) 846-2689.

** **Subcommittee Membership & Quorum:** When all 15 elected NPPC Board Member seats are filled, the maximum total of seated (voting) UD-PR Subcommittee members is 13 (up to 7 elected NPPC Board Members and up to 6 seated North Park community members). To constitute a quorum, a majority of the seated UD-PR Subcommittee members must be elected NPPC Board Members.*

*** **Community Voting Members:** North Park residents and business owners may gain UD-PR Subcommittee voting rights by becoming a General Member of the NPPC and by attending three UD-PR Subcommittee meetings. Please sign-in on the meeting attendance list and notify the Chair or Vice-Chair if you are attending to gain Subcommittee voting rights.*

North Park Planning Committee meetings are held on the second floor of the North Park Christian Fellowship (2901 North Park Way, 2nd Floor), on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on September 15, 2015.

For additional information about the North Park Planning Committee, please like our Facebook page and follow our Twitter feed:



[NorthParkPlanning](#)



[@NPPlanning](#)