



# NORTH PARK PLANNING COMMITTEE (NPPC)

## Draft Meeting Minutes

**January 15, 2019; 6:30 pm**

**2901 North Park Way, 2nd Floor**

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**All times listed are estimates only, an item may be heard earlier or later than the estimated time:**

### I. Parliamentary Action Items

#### 1. Call to Order, Roll Call and Attendance Report

	Steve Billings	Kate Callen	Steve Doster	Daniel Gebreselassie	Marc Gould	Peter Hill	Megan Kucharski	Sarah McAlear	Dang Nguyen	Chelsi Sparti	Melissa Stayner	Tim Taylor	Eduardo Velasquez	René Vidales	Randy Wilde
Member															
Attendance												1			
Late															
Absences			1	1	1		3	2	1		1	1	1		

#### 2. Modifications to the NPPC Agenda

a. **Urgent Non-Agenda Action Items:** None

b. **Consent Agenda Item:**

i. Public Facilities & Transportation. Members present: Steve Doster, René Vidales, Peter Hill, Randy Wilde, Ernie Bonn, Rob Steppke

1) **Installation of Angle Parking on the east side of Mississippi St. between Lincoln Ave. and Polk Ave.** The proposed parking configuration will add approximately 8 parking spaces including one disabled parking space. ***SUBCOMMITTEE MOTION:*** *To support the parking conversion on Mississippi St. between Polk Ave. and Lincoln Ave. as presented to convert parallel parking to head-in parking and add design features such as centerline striping as listed in the NPPC recommendations from April 17, 2018. Bonn/Vidales 5-1-0 (Wilde)*

**MOTION:** **To adopt Consent Agenda. Nguyen/On Consent 14-0-0**

3. **Minutes:** Approval of the October 16, 2018 Minutes. **MOTION:** **To approve October 16, 2018 Meeting Minutes. Wilde/Hill. 11-0-3 (Doster, Gebreselassie, and McAlear abstained due to not being present at the October meeting)**

4. **Treasurer's Report.** Chelsi Sparti/Randy Wilde. Account balance is \$752.64. Updated the check signers to René Vidales, Chelsi Sparti, and Randy Wilde

a. Request for reimbursement of \$95.88 to Brandon Hilpert for webpage renewal fees. **MOTION:** **To reimburse \$95.88 to Brandon Hilpert for webpage renewal fees. McAlear/Gebreselassie 14-0-0**

II. **Non-Agenda Public Comment.** 2 comments pertaining to Agenda Items VI.1 and VII.1 were submitted in writing to be read.

III. **Announcements & Event Notices**

1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year-round. More info at: <https://northparkmainstreet.com/events/farmers-market/>
2. **Ray at Night.** San Diego's largest and longest-running monthly art walk. Second Saturday of every month from 6-10pm. Next event is February 9. More info at: <https://rayatnight.com>
3. **Dia Del Café Alley Shutdown.** New monthly and local business support event. Next event Saturday, January 26, 10 am to 7 pm at the alleyway bounded by Adams Ave., Utah St., Madison Ave. and Kansas St.

IV. **Elected Officials & Planner Reports**

1. **Jawad Albaghdadi, Hon. Susan Davis, US Congress Dist. 53,** 619-280-5353, [jawad.albaghdadi@mail.house.gov](mailto:jawad.albaghdadi@mail.house.gov). **H.R. 1:** To expand Americans access to the ballot box, reduce the influence of big money in politics, and strengthen ethics rules for public servants, and for other purposes. This bill also included 3 provisions that the Congresswoman has introduced before as separate bills. Includes Universal Vote by Mail Act, grants for states to track mail-in ballots, and the Sec. of State bill to prohibit certain State election administration officials from actively participating in electoral campaigns. **H. Res. 23:** Expressing the sense of the House of Representatives that Congress should take all appropriate measures to ensure that the United States Postal Service should take all appropriate measures to ensure the continuation of door delivery for all business and residential customers. **H.R. 511:** To amend title 18, United States Code, to protect more victims of domestic violence by preventing their abusers from possessing or receiving firearms, and for other purposes. **H.R. 67:** Federal Employee Retroactive Pay Fairness Act: To provide for the compensation of Federal employees and other government employees furloughed during a Government shutdown, and for other purposes.
2. **Michaela Valk, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, [Michaela.Valk@asm.ca.gov](mailto:Michaela.Valk@asm.ca.gov). The legislature has started its new legislative session and a new governor who was sworn in last Monday (01/07). Assemblymember Gloria was reappointed as Majority Whip, and will continue to be involved in the leadership of the Assembly. Some of the committees that he serves on include, Housing & Community Development, Business & Professions, Veteran Affairs, and Water, Parks & Wildlife. In May of 2018, Asm. Gloria requested the State to audit whether the city and county responded to the Hep A outbreak properly. Last month, the State Auditor released her audit and some of her findings included (1) The City & County didn't promptly implement solutions to improve sanitation and hygiene conditions for at-risk populations (i.e. homeless); (2) The County didn't promptly share location data to inform the City about the concentration of cases in its jurisdiction which would have allowed the City to better target public health resources. With these results, Asm. Gloria is looking at what solutions and legislation he can create so that Counties can better respond to health crises such as this one. Across the state, \$2 billion in Mental Health Funds are being unspent from Proposition 63 passed by voters in 2004—in San Diego the County is currently sitting on \$200 million unspent funds. Assemblymember Gloria's first bill this year is AB 43, which is a reintroduced bill from last year that would ensure that local governments spend all of their mental health funds.
3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, [Toni.Duran@sen.ca.gov](mailto:Toni.Duran@sen.ca.gov). Mon, Jan 7 Gavin Newsom was sworn in as our new Governor. He introduced his proposed budget on Thurs, Jan 10 and is commitment to investing in: early childhood & higher education, affordable housing, alleviating poverty & homelessness, expanding access to healthcare, paid family leave, EITC, & overhauling CA's emergency preparedness. (EITC is the Earned Income Tax Credit which was expanded again). December started the new 2 year session. Senators and Assemblymembers are introducing their new bills. Pro Tem Atkins introduced SB1 – CA Environmental, Public Health, and Workers Defense Act of 2019. This would make current federal clean air, climate, clean water, worker safety, and endangered species standards enforceable under state law, even if the federal government rolls back and weakens those standards. (Fed standards in effect as of January 2017)

would remain in effect.). She also re-introduced her Medi-Cal bill (SB 66) which would authorize reimbursement for a max of 2 visits on the same day at a single community health center location if one is a mental-health visit.

4. **Tyler Renner, Hon. Chris Ward, City Council Dist. 3**, 619-236-6633 [TRenner@sandiego.gov](mailto:TRenner@sandiego.gov).  
New appointments to MTS, SANDAG: as part of our new legislative year, Councilmember Ward was appointed to the board of MTS and the Regional Planning Committee at SANDAG; he will continue to Chair the Economic Development and Intergovernmental Relations Committee. Budget Process: the City is just now gearing up on our FY20 budget process; this year we are looking at a \$73 million deficit, which will require creative thinking and advocacy to hold the line on our most important services. Last week, our ordinance to address Styrofoam and single use plastics in the City was passed 6 to 3; this a huge achievement for the environment in our community. Environmental Services will create outreach material in multiple languages and will engage on education campaigns to let businesses know. Thank you NPPC and North Park businesses that supported this proposal. It will go into effect 30 days after the Mayor signs it (he has until January 18<sup>th</sup>). Select Committee on Homelessness has officially been ended but the San Diego Housing Commission is working on creating an overarching plan to address homelessness in the City and that plan will be ready in July. This will guide how to deploy funds appropriately. Councilmember Ward was appointed as Chair of Regional Task Force on Homeless and he is looking forward to tackling this issue region-wide with help from State funding. Homeless Emergency Aid Programming Funds: (1) \$14 million in funding awarded to City of San Diego and additional funds county-wide through RTFH; (2) Will include new partnership with McAllister Institute to address drug use on our streets; Western Division including Old Town, Mission Hills, Middletown, Hillcrest, and University Heights will be in pilot; (3) The Mid-City Homeless Outreach Coordinator will begin working in the North Park Main Street business district next month. This outreach worker will connect with homeless individuals on the street and offer resources.
5. **Planner's Report:** Elizabeth Ocampo Vivero, 619-236-6301, [EOcampo@sandiego.gov](mailto:EOcampo@sandiego.gov)

## V. NPPC Reports

1. **Chair's Report**
  - a. **Administrative.** The holiday break welcomed two more babies to the NPPC Family: Eduardo Velasquez' wife had a baby boy recently; Sarah McAlear had a baby girl on November 21 named Eleanore, one day after what was supposed to be our NPPC meeting. In addition Megan Kusharski had a baby girl in last April named Samantha; Melissa Stayner had a baby boy in December 2016 named Fox. That is 4 NPPC babies in less than 2 years. This is very unprecedented for NPPC and for most planning groups. Board Secretary Marc Gould announced that he is also expecting a baby in the coming weeks.
  - b. **2019 NPPC Election.** The Annual Board Election is on March 19, 2019. January 15 and February 19 are the last opportunities to establish eligibility to vote or run for the March 19 NPPC Board Election. To be eligible to run for the NPPC Board or vote in the election, a member of the public must have a valid registration form on file and have signed-in at one NPPC Board meeting from March 2018 through February 2019. Additional information about the elections is available at [www.northparkplanning.org](http://www.northparkplanning.org)
  - c. **AT&T Faux Water Tower Cell Site update.** Ribbon Cutting Ceremony was held on November 1 at the site. State Assembly Member Todd Gloria as well as Councilmember Ward attended.
  - d. **Georgia St. Bridge Update.** Project is almost complete. The bridge is now open to pedestrian, bike, and vehicle traffic. Lighting and other features are yet to be installed. Ribbon cutting ceremony date to be determined.
  - e. **Melhorn & Son Proposed Residential Historic District.** On November 9, 2018 North Park got a new Historic District. Shown on the Community Plan as Shirley Ann Expansion; it includes the west side of Texas St. from Monroe Ave. to Adams Ave. and the east side of Louisiana St. from Monroe Ave. to Adams Ave.
  - f. **Audit on Community Planning Groups**  
Some takeaways from this report are:

- 1) Statements made by some that CPGs delay the approval process were essentially disproven. Weaknesses in the City's documentation made it difficult for the audit to fully assess this. Still, the audit made the key point that the approval process within the City continues parallel to the CPG process.
  - 2) Not all CPGs are properly submitting their minutes, rosters, annual reports and project recommendations.
  - 3) The recommendations for more training will be a benefit. However, it is important we get the right training. Fortunately, some of the recommendations about specific training on the development review process are on point. Less useful will be continual repetition of the entry-level COW.
  - 4) The Auditor's point about being unable to assess in which category board members belong is true, but responsibility for this lies with City Policy which never fine-tuned how those categories should be reported. This is particularly true when there are members who can fulfill multiple categories.
  - 5) In conclusion as a result of the recommendations, the City will be proposing revisions to Council Policy 600-24 and the Administrative Guidelines to Council Policy 600-24 to provide additional oversight of CPGs compliance with the policy, and to help ensure CPG transparency, diverse community representation, and performance. Management agreed to implement the recommendations.
- g. **Response to Grand Jury Report on Community Planning Groups**  
The City's response was limited, as in the less they said, and the less they diverged from quoting existing policy, the more comfortable they felt.
- h. **Community Planners Committee (CPC)**. Tuesday, January 22, 2019, 7-9 pm. 202 C St Civic Concourse. Terrace Level Silver Room. For more info:  
<http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>
- i. **12<sup>th</sup> Land Development Code Update**. Item moving rather quickly. NPPC provided input on 2 items that were later removed from the update.
  - ii. **Transit Priority Area (TPA) Parking Regulations**. Item moving extremely quickly. Will hear this later in the agenda as an action item.
  - iii. **Capital Improvement Program (CIP) Projects Prioritization for 2019**. CPGs provided input 2 years ago, and the City is requesting input again. Item to be discussed at PF&T subcommittee in the coming months in order to re-evaluate our CIP project priorities.
2. **Social Media**. Chelsi Sparti/Randy Wilde – No update
  3. **NPPC Website**. Chelsi Sparti/Randy Wilde. Election info is now on the NPPC website. Meeting minutes from past year are now also on the website. Updated link for registration, application form for download also available. You can now register and submit your name directly to the website for meeting notifications including subcommittees.
  4. **Subcommittee Reports**
    - a. **Urban Design/Project Review (UDPR)**. Peter Hill Chair, Melissa Stayner Vice Chair – NP Rec Center Crafts Room, 6:00 pm. Next meeting February 4, 2019. No meeting this month.
    - b. **Public Facilities & Transportation (PF&T)**. Eduardo Velasquez Chair, Steve Doster Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Resident gave a presentation on wanting to create bike lanes on 30th Street in the section that crosses Switzer Canyon. Howard Ave utilities undergrounding update - trenching to residences is in process, and will begin removing utility poles this summer. Next meeting February 13, 2019.
  5. **Liaisons Reports**
    - a. **Balboa Park Committee**. Vicki Granowitz. January 3<sup>rd</sup> BPC Report. Park continues to be plagued by vandalism. Rock N Roll Marathon requested & was granted approval for a companion 5k race impacting the West Mesa. Heard an information only report on the New Children's Zoo Exhibit Proposal. BPC Chair created a Subcommittee to be called "Land Use & Policy" to be Chaired by BPC Board Member Vicki Granowitz; more details to come.
    - b. **Maintenance Assessment District**. Peter Hill. Presentation on proposed bikeway on 30th Street, between Juniper and Redwood. Presentation on NPMS planned kiosk at University and Ray St. Discussion on possible monument sign for community.

- c. **North Park Main Street.** Tim Taylor. The Board heard a brief informational presentation on the new Target store, which is scheduled to open March 15<sup>th</sup>. The Board heard an informational presentation on PATH, People Assisting the Homeless. PATH will be providing services under the No Park/City Height Outreach project. The Board moved to write a letter to the City requesting postponing opening of the North Park Mini Park pending a plan to address potential homeless and safety concern in the park. The next NPMS meeting is Feb 14<sup>th</sup>.
- d. **Adams Avenue Business Association.** Chelsi Sparti. Adams Avenue BA continued conversation about pedestrian enhancements to the I-805 overpass on Adams Avenue. West Coast Wi-Fi is continuing to deploy telecommunications equipment along Adams Avenue at major nodes: (30th and Adams, Normal Heights Sign). Next meeting is Feb 21<sup>st</sup> 2019.
- e. **El Cajon Boulevard Business Improvement Assoc.** Randy Wilde. November 15, 2018 Board Meeting. Board approved a grant proposal to pilot a transit-only lane on a portion of El Cajon Blvd, along with partners. They expressed that there was some interest and support from MTS, but I believe this conversation has since evolved. The proposed limited-time pilot would reserve the third (right-most) travel lane for bikes and buses only, without impacting street parking. The BIA is advocating for a faster installation of a crosswalk at Louisiana and ECB. They held a "Boulevard 20/20 Town Hall" on Mobility on Dec. 4. Updated pending. Next meeting is Thursday Jan, 17<sup>th</sup>.

VI. **Information Item**

- 1. **Observatory North Park Neighborhood Use Permit (NUP).** Proposed application for a NUP for a Previously Confirming Use. The scope of the project includes the issuance of a Neighborhood Use Permit for a previously conforming use and renovations to the existing 2nd story including the interior remodel of the mezzanine space and adjacent wardrobe storage room. The property is located at the southwest corner of University Avenue and 29<sup>th</sup> Street. Informational presentation by Paris Landen, Manager of the Observatory North Park, and Ryan Blank, Director of Observatory Operations.

*Public comments:*

Matt Thompson (submitted in writing). Administrators of the Observatory North Park have done a service to the community by relocating 18 and over shows and co-marketing them with the more appropriate club site at 4<sup>th</sup> and B, revealing they are concerned about being good neighbors and a business in good standing. While the observatory staff appear to be interested in doing the right thing for the neighborhood while providing a desired service, there is no means to guarantee how long they will be a business in the community, as in the case of the previous tenant, the San Diego Lyric Opera. Thus, I ask that the board support their request for the subject NUP pursuant to: (1) Disclosure via documentation (not word of mouth) of the current historical theater seating storage location; (2) An accounting of the total number of seats in storage and their condition; (3) An inspection by any willing board member or NPPC attendee willing to verify the seating for condition and number and report back to the board for follow-up and further action on the NUP request.

Pat Sexton. Is this permit going to list the proper uses? A: Everything will be listed.

Brer Marsh. What kind of modification will be needed to the building for the remodel to happen? A: We do not know yet.

*Board comments:*

What is the new use proposed for? A: The same use

What happens if you don't get it approved?

Can you please bring renderings when they are completed?

This item will return to NPPC for Action at a future meeting.

VII. **Action Item**

1. **Transit Priority Area (TPA) Parking Regulations.** Proposed amendment to Municipal Code. The Planning Department conducted a study to examine options of efficiency-based parking standards in Transit Priority Areas (TPAs). California Senate Bill 743 (2013) defines a TPA as an area located within one-half mile of a major transit stop, such as trolley, bus, or ferry. The goal of this study was to develop a regulatory framework that tailors parking requirements for multifamily residential developments based on their land use context and other key factors that influence the parking demand. No presentation was given. Chair Vidales introduced the item based on documents publicly available and spoke about the timeline for adoption.

*Public comments:*

Matt Thompson (submitted in writing). The city is ignoring the impacts of increased density and exacerbating the pain by doubling down with Zero Minimum parking standards. I strongly urge the NPPC to provide the city negative comment on the concept of zero minimum parking standards, especially the proposed zoning map blanketing areas not adjacent to transit arteries.

The majority of the public was in favor of this item. The concerns that were brought up were: (1) If they reduce the parking and people continue to move here with cars where will they park? (2) The City needs to do a better job and bringing our public transportation up to speed to accommodate this kind of regulation.

*Board comments:*

The NPPC was mostly in favor of the reduced parking regulations but had a few questions and concerns. (1) Did the city identify how much affordable housing they are trying to accomplish with this program? (2) The city needs to consider building more public transportation before expecting us to reduce our reliance on vehicles; (3) People will start to make decisions to reduce driving. We think it is a good idea to move forward; (4) Do they have a plan for families with kids?

After further discussion the following motion was made:

**MOTION: To approve the Draft Transit Priority Area Parking Regulations as presented and to voice support for additional transit investment. Wilde/Velasquez 10-2-1 (Gebreselassie and Doster voting no, Stayner abstained due to not having enough information)**

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, February 19, 2019

IX. **Adjournment.** Meeting adjourned at 8:35 pm