

NORTH PARK PLANNING COMMITTEE
(Greater North Park Community Planning Committee)

AGENDA: August 19, 2008 – 6:30 PM

<http://www.northparksd.org>

2901 NORTH PARK WAY, 2ND FLOOR

Mailing address: 3939 ARIZONA ST., SAN DIEGO, CA 92104

I. Parliamentary Items (6:30 pm)

- A. Call to Order, Roll Call and Introductions
 - 1. Report on NPPC Board Attendance
- B. Modifications to & Adoption of the August 19, 2008 Agenda
- C. Chair's Report/CPC
 - 1. Election procedure
 - 2. Academy of Our Lady of Peace
- D. Approval of Previous Minutes: July 15, 2008.
- E. Treasurer's Report - Keoni Rosa
- F. Announcements –
 - 1. North Park Garage Art
 - 2. Balboa Park Committee, Vicki Granowitz.
- G. Planner's Report - Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov

II. Non Agenda Public Comment (2 minutes each) Please fill out a Public Comment Sheet and give to Secretary prior to the meeting.

III. Special Election Appointment for one seat with term expiring March, 2009

IV. Elected Official Reports (2 Minutes Each) (7:10 pm)

- A. Nick Norvell, Hon. Susan Davis, US Congressional District 53
- B. Jason Weisz, Hon. Christine Kehoe, CA State Senate District 39
- C. Kirsten Clemons, Hon. Lori Saldana, State Assembly District 76
- D. Steve Hill, Hon Toni Atkins, City Councilmember District 3

V. Election Appointment Results/Seating

VI. Consent Agenda: Members Present PF/PA August 7, 2008: Rene Vidales, Sal Arechiga, Elizabeth Studebaker, Rob Steppe, Jeffrey Wergeles, Stephen Whitburn.

A. **Request for a 4-way Stop Sign at the intersection of Florida Street and Cypress Avenue.**

B. **Request for a 4-way Stop Sign at the intersection of Florida Street and Myrtle Avenue.**

There are concerns from the neighbors regarding the safety of these two dangerous intersections, and speeding along Florida Street. There is also concern that the Arbor Crest North and Arbor Crest South projects will generate addition traffic even though the City did not require a traffic study. There are 184 signatures in support of the stop signs at both intersections. Additionally, a SANDAG Average Daily Trips report for Florida Street, a recent San Diego Police citations report, an contact information for Arbor Terrace Alliance were also submitted to the subcommittee. **Motion: To request the City to evaluate the intersection of Florida Street and Cypress Avenue and the intersection of Florida Street and Myrtle Avenue for traffic management and calming measures along Florida street, and evaluate vehicular and pedestrian safety at these locations. Two traffic analyses should be conducted; one with existing conditions, and another with proposed conditions incorporating the following project information: Average Daily Trips generated by Arbor Crest North, filed as Project Number 89239 located at 3783-3825 Florida Street; and Average Daily Trips generated by Arbor Crest South, filed as Project Number 90318 located at 3701 --3741 Florida street. Vidales/Studebaker 6-0-0.**

VII. Action Items: Members Present UD/PR August 4, 2008: Elizabeth Studebaker, Keoni Rosa, Ernie Bonn, Kitty Callen, Rob Steppke, Judi O'Boyle, Vicki Granowitz, Carl Moczydlowski).

A. **Facilities Financing Plan** Vicki Burgess - CPCI, Vicki Granowitz - Chair, Balboa Park Committee. (7:30 p.m.)

B. **Texas Street Mitigation Measures as Conditions of Approval, Quarry Falls Master Plan,** Marco Sessa (7:40 p.m.)

C. **Arbor Crest North Affordable Housing Concept.** – Dave Gatzke, Community Housing Works. (8:00 p.m.) A request for a motion to support Community Housing Works (CHW) request for funding from the SD Housing Commission and the (San Diego/North Park) Redevelopment Agency for the acquisition and development of the site at 3783-3825 Florida St. (FKA Arbor Crest North) as family-oriented rental housing affordable to residents earning from 35 to 60 percent Area Median Income. This site is currently entitled for the construction of 72 units. Employing the provisions of the City's affordable housing density bonus program would allow the construction of up to 97 units. CHW's funding request is for approximately 83 units. Any modifications to the entitlement to allow the additional units will be a part of a later subsequent application and action by the City with the advice of the NPPC.

D. **Academy of Our Lady of Peace Draft EIR** (8:20 p.m.) Discussion of any NPPC formal position/comment in response to Draft EIR. Public comment limited to 10 min. and only on EIR.

VIII. Information Items: (8:40 p.m.)

A. **CPC Community Plan subcommittee**

IX. Urgent Non-Agenda Action Items – Items may be initiated by a member and added to the Agenda by a 2/3 vote of the Committee.

X. Subcommittee Reports (5 Minutes Maximum per Report) (8:42 p.m.)

A. **Urban Design/Project Review**, Judi O'Boyle/Jessica Kellett – NP Adult Community Center, 6:00pm 1st Monday. Due to the Labor Day holiday, next meeting is August 25, 2008

B. **Public Facilities/Public Art**, Sal Arechiga/René Vidales-NPMS, 3076 University Ave, 6:30 pm, 1st Thursday. Next meeting September 4, 2008

C. **Policy/Community Relations.** Meetings TBD as needed.

XI. Liaisons Reports (2 Minutes Maximum per Report). (8:52 p.m.)

A. Project Area Committee- Judi O'Boyle

B. Public Safety & Neighborhood Services - Stephen Whitburn

C. Maintenance Assessment District- Carl Moczydlowsky

D. North Park Parking Management Working Group- Rene Vidales

E. NP Parking Garage/Art Selection Working Group-Judi O'Boyle, Keoni Rosa

F. North Park Main Street- Jessica Kellett

XII. Unfinished, New Business & Future Agenda Items

XIII. Next Meeting Date: September 16, 2008

XIV. Adjournment (9:10 p.m.)

****Times are estimates only.**

- This information will be made available in alternative formats upon request. To request an agenda in alternative format, or request a sign language or oral interpreter for the meeting, call: (619) 236-6405.
- To Contact the Chair of NPPC, call Rob Steppke at (619) 297-2012 or arebeestep@netzero.net
- To Contact Urban Design & Project Review, call Judi O'Boyle, Co-Chair at (619) 283-2690 or joboye@ucsd.edu
- **BOARD MEMBERS: THE BYLAWS REQUIRE THAT YOU CONTACT THE CHAIR IF YOU CANNOT ATTEND THE MEETING:**

NORTH PARK PLANNING COMMITTEE
(Greater North Park Community Planning Committee)
2901 NORTH PARK WAY, 2ND FLOOR
P.O. BOX 4825, SAN DIEGO, CA 92164
DRAFT MINUTES: July 15, 2008

- I. Called to Order:** 6:34 pm.
- II. In Attendance:** Rob Steppke, Steve Chipp, Judith O'Boyle, Elizabeth Studebaker, Stephen Whitburn, Kitty Callen, Carl Moczyldowski, Salvador Arechiga, Keoni Rosa, Christy Scannell, John Feher.
Absent: Jessica Kellett, Gayle Richardson, Rene Vidales.
- III. Chair's Report**
1. Upcoming election to fill vacant board position.
 2. Bylaws approved, but we are still waiting for the document from the City.
 3. LEED (Leadership in Energy and Environmental Design) allows for building "green", lowers water use, lowers energy use, reusable materials, worker productivity increases. Although building green costs more initially, property values and rental income increases offset increased costs.
- IV. Approval of May 20, 2008 and June 17, 2008 minutes**
1. Date of next meeting in June 20 minutes changed to July 15, 2008.
 2. The correct spelling of Carl's last name is Moczyldowski.
 3. Delete Historic Resources Board Meeting referenced in May minutes.
 4. Motion to approve May 20, 2008 minutes. **O'Boyle/Callen 9-0-1** (Carl abstained)
 5. Motion to approve June 17, 2008 minutes. **Callen/Studebaker 8-0-2** (Christy & Sal abstained).
- V. Treasurer's Report:** None.
- VI. Announcements**
1. Omar Passions- NPCA & NPMS Graffiti Abatement Program. Documentation Day (8/2), Paint Out (8/9), volunteers sought, contact opassons@gmail.com.
 2. Host a Korean teacher, 7/26-8/23, host receives a \$650 stipend, contact Karen Harris, 619.321.8122, www.azhomestay.com.
- VII. Balboa Park Committee Report**
1. Cinevelo pulled application for movie theater concept at the velodrome.
 2. Upcoming 7/24 workshop to address Parks and Recreation permits and lease issues.
- VIII. Planner's Report.** Marlin Pangilinan, 619-235-5293, mpangilinan@sandiego.gov. No report.
- IX. Non Agenda Public Comment**
1. Lynn Elliott announced continued Summer concerts in the bird park Saturdays at 5:30pm.
 2. Member expressed concerns re: construction noise early in morning near properties and alley access issues during construction
 3. Connie Musser discussed 72-hour street parking code; that owners with antique vehicles should be allowed to park on the street and should not be ticketed.
- X. Officials' Report**
1. Nick Norvell (rep for Susan Davis, US Congressional District 53): Nick discussed the following: vote to override presidential veto for Medicare funding; veterans bill; stimulus payments checks and upcoming events (handout).
 2. Jason Weisz (rep for Christine Kehoe, CA State Senate District 39): Jason absent.

3. Kirsten Clemons (rep for Lori Saldana, CA State Assembly District 76): Kirsten announced the following: legislators are in recess, the budget has not been passed yet and AB1282 that addresses affordable housing is in process.
4. Steve Hill (rep for Toni Atkins, City Council District 3): Steve announced that the City Council passed the 2008-2009 budget; support for restoration of cuts to Parks and Recreation; land use and housing meeting on 7/16 at 2pm re: the demo permit process; and Mills Act meeting on 7/24 at 4pm.

XI. Consent Agenda-

1. **AWASH Market.** Paul Le. PTS 150548. Conditional Use Permit for alcohol sales in a market/café on a .08 acre site in the CN-1 zone of Mid-City Communities Planned District within the Greater North Park Community Plan. **Motion: Approve the CUP. Granowitz/Studebaker 8-0-0.**
2. **4736 Oregon.** Applicant, John Pizzato. PTS 156577. Map Waiver application to waive the requirements of a Tentative Map and underground of utilities to convert 1 existing residential unit to condominium and create a residential condominium (under construction) on a .16 acre site in the MR-3000 Zone of Mid-City Communities Planned District within the Greater North Park Community Plan. **Motion: Deny this project as it fails to preserve or contribute to the architectural variety and residential character of North Park as set forth in the Greater North Park Community Plan; There was no forethought given to the architectural design; The structure was permitted and completely constructed without review or input from the community, which would have been required had it been permitted as a condominium development. Steppke/Callen 8-0-0.**
3. **Request for Stop Sign on Mission Ave. at Georgia St.** This location is between the traffic signal at Park Blvd. and the stop sign at Florida St., a few blocks from the previously approved V-Calm Sign on Mission Ave. at Alabama St.. Mission Ave. runs east one-way from Park Blvd. to Madison Ave., in a mostly residential neighborhood. **Motion: To request the City to install a Stop Sign on Mission Ave. at the intersection with Georgia St. Steppke/Aréchiga 4-0-0.**
4. **Request for Stop Sign on Meade Ave. at Georgia St.** The topography of this location results in poor visibility for drivers to detect pedestrians, and Meade Ave. is heavily used by cars heading west, the opposite direction as Mission Ave. **Motion: To request the City install a Stop Sign on Meade Ave. at the intersection with Georgia St. to address pedestrian safety due to poor visibility and speeding traffic. Vidales/Wergeles 4-0-0.**
5. **Consent Agenda approved. Arechiga 10-0.**

XII. Action Items

1. **Fresh and Easy/Meridian Properties** – Applicant Mike Kalscheur PTS 152601. This project was previously approved by the NPPC and the applicant is returning to the committee to request approval of a Type 21 General Off Sale license application to sell a specially selected range of alcoholic beverages to provide a convenient shopping experience for its customers. This item received the support of the North Park Alcohol and Entertainment Working Group at its 7/2/08 meeting. **Motion: fully support applicant’s CUP application for a Type 21 off-sale alcohol license because the enterprise offers a unique full service market that meets the needs of the North Park Community. O’Boyle/Callen 10-0.**
2. **29th Street Townhomes** - Applicant Brett Camack PTS 158775. DSD staff has advised the public that this PROCESS 2 Neighborhood Development Permit “to demolish an existing residence and construct 3 residential for rent units with reduced front, side and rear yard setback, increased height, increased floor area, and a reduced front yard area on a 0.11 acre site”... “decision by City staff will be made **without** a public hearing...”. Item will be heard at August

19 meeting, but board expressed concern that this might be too late due to improper noticing. Treated as an information item.

XIII. Information Item

1. **California Reinvestment Coalition**, Liana Molina. Re: 36% payday loan cap. Fair access to banking for low income residents campaign. Pay day loans are a debt trap, interest rate must be capped at 36% and moratorium on pay day loan businesses proposed. Liz requested that the board follow these issues and to offer continued support for a loan cap and moratorium, as well as a representative to work with the coalition.
2. **CPC Community Plan Preparation Subcommittee**. Rob emailed chapters 1 and 2 to the board for review re: Plan update information and modifications.

XIV. Urgent Non-Agenda Action Items. None.

XV. Subcommittee Reports

1. **Urban Design/Project Review**, Judith O'Boyle/Jessica Kellett. OLP draft EIR re: construction at school and upcoming issues.
2. **Public Facilities/Public Art**, Sal Arechiga/Rene Vidales. Joe Rizzo (619.533.3186) is the new City Transportation Department representative assigned to North Park.
3. **Policy/Community Relations**. No report.

XVI. Liaison Reports

1. **Project Area Committee**- Judith O'Boyle. Construction at Scholari's on 30th near University. Proposals for redevelopment at Big Lots building, including a proposal for a combination of restaurants, coffee shop, deli and wedding reception area.
2. **Public Safety and Neighborhood Services**. Stephen Whitburn. None.
3. **Maintenance Assessment District**. Carl Moczydlowsky. None.
4. **North Park Parking Management Working Group**-Rene Vidales. None.
5. **NP Parking Garage/Art Selection Working Group**- Keoni Rosa. Upcoming formal presentation from 5 final artists, followed by a public display. Dates to be determined.
6. **North Park Main Street**- Liz Studebaker. Discussed: pay day loans issues; Fresh & Easy update; 7/28 public hearing at 2pm to discuss expansion and modification of assessments; Hamilton Row nominated for Arch Foundation award; 2009 "cow" parade coming to San Diego, request for formal support re: \$7,500 cost to have a painted cow in our area on display.

XVII. Unfinished, New Business and Future Agenda Items

1. Pay Day Lending on future agenda.
2. Urban Design meets last Monday of August (8/25) for September meeting.

XVIII. Next Meeting: August 19, 2008.

**XIX. Motion to Adjourn: Arechiga/Callen 10/0/0
Meeting adjourned 8:13 p.m.**

Submitted by:

John D. Feher, Secretary

North Park Planning Committee
3939 Arizona Street
San Diego, CA. 92104

Ms. Vicki Burgess
City Planning and Community Investment
202 C Street
San Diego, CA. 92102

Re: October 8, 2008 Draft North Park Facilities Financing Plan

August 19, 2008

Dear Ms. Burgess;

I have reviewed the material that were presented to the North Park Planning Committee (NPPC) Public Facilities/Public Art subcommittee on Thursday, August 7, 2008 and was left with many new concerns and questions.

Mr. Schmid indicated that the Morley Field proposals are set forth in the East Mesa Precise Plan. Please make arrangements for the distribution of at least 15 copies of the Plan so the board and the public can better understand the topic being discussed.

As you mentioned, the General Plan does speak to park equivalencies when it states (p.RE-11) that it will be done as part of a City-wide Parks Master Plan or as part of the community plan update. The Plan would "...develop the criteria and details on how the credits/calculations for equivalencies would be implemented...". None of this has occurred.

The NPPC needs a tutorial about equivalencies along with an understanding of the nexus between North Park and Morley Field regarding each identified project in the Financing Plan. In addition the NPPC needs a clear understanding of what percentage of park standard requirements for North Park are being met by the proposed Morley Field projects identified in the Financing Plan.

I would further request the Park and Recreation Board have a full policy discussion on the implementation of equivalences before Facilities Financing Plans get tasked with absorbing the full funding responsibility for projects utilized by those outside of the North Park Community.

The General Plan assures the public of a clear process and that discussion of implementation would occur prior to any action being taken. The NPPC expects the City to honor these policies and until ALL of these public processes have occurred, we will vigorously protest any attempt at City Council approval of the October 8, 2008 Facilities Financing Plan for North Park as presented in its current form.

Sincerely yours,

Rob Steppke, Chair
North Park Planning Committee

cc: Councilmember Toni Atkins
Bill Anderson Chief City Planning Community Investment
Stacy LoMedico Director Park and Recreation
Debra Sharpe
Todd Schmid
Vicki Granowitz NPPC Representative to the Balboa Park Committee

Concerns Regarding the Academy of Our Lady of Peace EIR

BACKGROUND

- The Academy of Our Lady of Peace (OLP) is a Catholic girls' high school on Oregon Street at the northern tip of North Park.
- The school has not been in compliance with their current conditional use permit (CUP) since 1995. That CUP allowed 640 students and 46 staff and called for four parking lots with a total of 106 spaces. As of the 2007-08 school year, enrollment was 750 with 68 staff. Only two parking lots were built with a total of 59 spaces.
- A 2007 city hearing assessed penalties for OLP's non-compliance but earlier this year the school was granted an extension for compliance. Meanwhile, OLP applied for an amended CUP which, should it be granted, would bring the school into compliance. However, neighbors, who say they have endured significant impact from the violations, question the enforcement mechanism of this new CUP and campus usage for non-school events on weekends.
- OLP is proposing building a new 22,000-square-foot classroom building on Collier Ave. where an existing historical home, which the school owns, now stands. The project also includes a two- or three-story parking structure on Copley Ave. that will require demolition of two homes, both of which the school owns.
- The city has determined both of these homes to be "locally significant historical resources" because they are noteworthy examples of Spanish eclectic style and meet the city's Significance Criterion C.

DEIR AREAS OF INTEREST FOR NPPC

DEIR: Page 3-5 of the report says one of the "design criteria driving the proposed Academy improvements" is "preservation of existing historical areas of the campus." Continuing, it says, "The new plan envisions using the historical structures in a manner consistent with their historical nature."

CONCERNS:

- The Collier and Copley homes are historical and their recent purchase makes them part of the OLP campus. In light of the stated criteria above, why would the school demolish these homes?
- Demolishing historical homes conflicts with the North Park Community Plan's objectives to "preserve the architectural variety and residential character of Greater North Park" and to "preserve and restore unique or historic structures within the community."
- The Community Plan calls for maintaining the low-density character of predominantly single-family areas and the preservation of moderate and higher-cost housing, which the Collier and Copley homes are.

DEIR: The report does not mention any adaptive re-use of the single-family homes set for demolition.

CONCERNS:

- This is an issue that has been raised at UD subcommittee meetings and OLP has failed to answer except to say that it is not feasible as adequate/modernized space in keeping with OLP's objectives/goals. Some NPPC committee members toured the campus and felt that the homes could be used as nuns' housing, offices, and/or small classrooms. The larger building currently used for the nuns' residence could be modernized to function as classroom and lab space.
- The school's plan to demolish two potentially historical homes without investigating their potential adaptive re-use is outside the Community Plan's goals and objectives.

DEIR: The report finds that for the Copley house "adaptive reuse is not considered feasible for this structure as a parking facility is proposed for this location."

CONCERN: Eliminating feasibility of reuse based solely on the fact that the applicant wants to demolish it due to its being in the footprint of a proposed structure is not considering adaptive re-use as an alternative.

DEIR: The report says OLP's board plans to "adopt a solution of financial hardship" based on a religious exemption that will exempt it from developers' rules, including limitations on demolition of historically designated buildings.

CONCERN: The report also says the "school is considered the primary use of the site." Should a school be considered a "religious institution"? Should a board be allowed to receive this hardship exemption — and thereby demolish historical structures — when it also is proposing a multi-million-dollar building project?

DEIR: The report notes without objection that the 30-foot-tall classroom building will have "design features" that will extend its height in some places by 13.5 feet over the maximum height limitation and will be 10 feet from the property line of the adjacent historically designated single-family residence. It will be taller than any existing campus buildings.

CONCERN: The Community Plan says "new development should be consistent with the scale and character of the existing development of the surrounding areas" and it should "relate the height of the new buildings to the height of existing development."

DEIR: The report's visual impact simulations show a low-impact bulk and scale of the project.

CONCERN: The classroom building on Collier will result in residents facing a two-story wall 10 feet or across a narrow street from their property instead of the landscaping and air circulation they enjoy from the placement of the current single-story residence. The parking structure could prove similar, depending on its final rendition.

DEIR: In the report, page 5.10-6 says, "The proposed new parking structure would reduce existing congestion and parking issues by providing new on-site parking which does not currently exist."

CONCERN: These items are in the current CUP but were never addressed on campus. If the school were to comply with the CUP, these issues would be resolved without the proposed structure. Also, it has not been demonstrated that students will park in the structure with ample street parking available or that the structure will ease congestion with one ingress/egress.

DEIR: In the alternatives discussion on Page 9-7, the report argues that if the campus is not expanded, "110 existing students would be forced to leave the school."

CONCERN: The report does not recognize that the original CUP enrollment could be reached by limiting incoming freshmen to a pre-determined percentage each year until the overall maximum enrollment number is met.

DEIR: In the report, page ES-1 and 3-1, it says one of the CUP modifications is to "modify limitations of special events."

CONCERN: On page 1-1, the 2008 CUP amendment is silent regarding special event modifications and on page 3-25-26 there is no mention of any changes to the proposed uses or operational characteristics. What are the modified limits?

DEIR: The report says OLP seeks to "legalize several deviations" in a development permit to expand their campus footprint.

CONCERN: With OLP's history of CUP violations, is the applicant trying to "bend" city guidelines rather than comply with them?