

**NORTH PARK PLANNING COMMITTEE**  
**(Greater North Park Community Planning Committee)**  
**AGENDA: June 17, 2008 – 6:30 PM**  
<http://www.northparksd.org>  
**2901 NORTH PARK WAY, 2<sup>ND</sup> 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 June 17, 2008 Agenda
- C. Chair's Report/CPC
  - 1. Board vacancy announcement. Post on website.
  - 2. Historical Resources Subcommittee
  - 3. Bylaws approved
  - 4. 6<sup>th</sup> Update to Land Development Code continued by PC to July 10, 2008
  - 5. Community Plan Subcommittee
  - 6. Leadership in Energy and Environmental Design (LEED)
- D. Approval of Previous Minutes: May 20, 2008
- E. Treasurer's Report - Keoni Rosa
- F. Announcements –
  - 1. Old House Fair, Sat. June 21, South Park vic. 30<sup>th</sup> and Beech
- G. Planner's Report - Marlon Pangilinan, 619.235.5293; [mpangilinan@sandiego.gov](mailto: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. Elected Official Reports** (2 Minutes Each) (7:00 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. Monica Pelaez, Hon Toni Atkins, City Councilmember District 3

**IV. Consent Agenda:**

**V. Action Items:** Members Present UD/PR June 2, 2008: Carl Moczydlowsky, Elizabeth Studebaker, Keoni Rosa, Ernie Bonn, Kitty Callen, Rob Steppke, Judi O'Boyle, Jessica Kellett, Vicki Granowitz).

- A. **The Boulevard at 2030 El Cajon Boulevard** – Applicant Tim Baker PTS 152601. (7:10 p.m.)  
This project was previously approved by the community and is now coming back to the committee with revisions to the project scope and design including number of stories, building height, number of residential units, number of parking spaces, and type of construction. **Motion: Approve the project with more articulation added on Alabama St., retain tile, textures, and color from original plan, and maximize parking on site. Granowitz/Callen 9-0-0.**
- B. **North Park Planning Committee Website Enhancements** - Elaine Boyd. (7:25 p.m.)  
Approximately 3k remains from the County of San Diego/Ron Roberts website grant. Elaine Boyd and Beth Swersie will share enhancements for the site before the grant expires.
- C. **North Park Planning Committee letter to Mayors Office and San Diego Grand Jury** respectively regarding Historical Designations and the Mills Act. - Jessica Kellett. (7:35 p.m.)

- VI. Information Items:**
- A. **City San Diego Phase 2/3 Pedestrian Mstr. Plan.** Maureen Gardner, Sherry Ryan (7:45 p.m.)
  - B. **Safe Streets Now, (North Park Smokeshops).** Leo Wilson (8:05 p.m. )
  - C. **Letter to Uptown Planners** (8:15 p.m)
  - D. **Council Policy 600-24 Administrative Guidelines Section 4.11, Code of Conduct** (8:20 pm)
  - E. **Standing Rules**
  - F. **CPC Community Plan Preparation subcommittee**

**VII. 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.

- VIII. Subcommittee Reports** (5 Minutes Maximum per Report) (8:35 p.m.)
- A. **Urban Design/Project Review**, Judi O’Boyle/Jessica Kellett – NP Adult Community Center, 6:00pm 1<sup>st</sup> Monday. Next meeting July 7, 2008
  - B. **Public Facilities/Public Art**, Sal Arechiga/René Vidales-NPMS, 3076 University Ave, 6:30 pm, 1st Thursday. Next meeting July 3, 2008
  - C. **Policy/Community Relations.** Meetings TBD as needed.

- IX. Liaisons Reports** (2 Minutes Maximum per Report). (8:45 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. Balboa Park Committee Liaison- Vicki Granowitz
  - G. North Park Main Street- Jessica Kellett

**X. Unfinished, New Business & Future Agenda Items**

**XI. Next Meeting Date: July 15, 2008**

**XII. Adjournment (9 pm)** **\*\*Times are estimates only.**

- This information will be made available in alternative formats upon request. To request an agenda in alternative format, or to 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](mailto:arebeestep@netzero.net)
- To Contact Urban Design & Project Review, call Judi O’Boyle, Co-Chair at (619) 283-2690 or [joboyle@cpo.ucsd.edu](mailto:joboyle@cpo.ucsd.edu)
- **BOARD MEMBERS: THE BYLAWS REQUIRE THAT YOU CONTACT THE CHAIR IF YOU CANNOT ATTEND THE MEETING:**

**North Park Planning Committee  
Urban Design/Project Review Subcommittee  
Minutes -DRAFT  
May 5, 2008, 6:00 PM  
North Park Recreation Center/Adult Center (2719 Howard)**

**I. Parliamentary Items**

1. Meeting was called to order at 6:00 PM; members introduced themselves.

Planning Committee Members Attending: *Judith O'Boyle, Jessica Kellett, Rob Steppke, Stephen Whitburn, Kitty Callen (arrived at 6:15), Steve Chipp (left at 7:15)*

Community Members Attending: *Ernie Bonn, Vicki Granowitz (left at 7:30)*

2. Minutes of the March 3 meeting were approved with one correction. The next meeting of the North Park Planning Committee is May 20, 2008 (not June 17<sup>th</sup>). (Chipp/?) Motion passes 5-0-2
3. There were no requests for additions to or re-ordering of the agenda.

**II. Non-Agenda Public Comment**

1. Beth Swersie asked the committee to consider adding content to the North Park Planning Committee website. Specifically, posting project descriptions, plans, and/or DSD assessment letters and cycle issues reports prior to meetings. There are some unspent funds for website development that could be used to include this type of information. Beth Swersie and Elaine Boyd were largely responsible for the North Park Planning Committee and the North Park Community Association websites. A number of these documents are very large and bulky, and not all of them are currently sent to the committee chairs in an electronic format. This matter will be agendized for the North Park Planning Committee.

**III. Project Review**

1. **Academy of Our Lady of Peace Expansion – 4860 Collier, 2710 and 2746 Copley, 4910 Ulvada Place. Project Number 130619.** A PDP, SDP, and CUP to amend CUP/Resource Protection Ordinance Permit 92-0769. The project involves an update to the Master Plan, an EIR, and an amended CUP allowing enrollment to 750. AOLP would construct a two story classroom/lab building and a new two-level parking structure. Deviations are sought for setback, parking, building height. RS 1-7 and RS 1-1 zones in transit overlay zone within the Greater North Park Community Plan. Representing the applicant was Trish

Butler, Kay Willis Tim Gnibus, and Megan Tunney. This item was presented for information.

The project is intended to serve 750 enrolled students, modernize learning spaces, and increase parking in order to enable AOLP to continue its long tradition of providing college preparatory education to young women. The school intends to fully comply with an amended CUP by February 28, 2009. The school may seek LEED certification. The current plan is to construct a wall around the on-grade parking so that it will not be visible from the street or neighboring property. In response to community consultation, there is less bulk along street frontage and more articulation. The design is intended to complement the historical architecture of the neighborhood and the school itself.

This meeting was attended by a great many individuals in support of the school and its plan and those from the surrounding community who are both opposed to the project and upset regarding past and current violations of the existing CUP. About 30 individuals oppose the project and conducted an organized presentation by the Between-the-Heights Community Group. Opposition to the plan focused on five issues:

- 1) The demolition of historical residences that could be adaptively reused as residences for the school principal or as classrooms and classlabs.
- 2) The parking structure with spaces on-grade. There are questions regarding the formula used to calculate parking need for students and staff. There are issues regarding traffic and pollution.
- 3) Past and existing CUP violations. Should AOLP be rewarded with an amended CUP after violations dating back to the year after the 1995 CUP was approved?
- 4) Non-comformance with the community plan which calls for architecture diversity, preservation of historical resources, and protection of the environment.

About 45 individuals attended the meeting to support AOLP, mostly parents and students. They support the school as a stellar one-of-a-kind educational, religious institution for young women and have been in existence for 125 years and has long been an asset to the community. Supporters feel that the school has reached out to the community and has tried to respond with revised design plans. There was also concern about the message of disallowing a school for young women to expand while permits a school of young men to expand (St. Augustine's in North Park).

Committee members commented that the school was originally constructed as a residence (mansion). St. Augustine was originally constructed as a school and does not have residences immediately adjacent. There is a strong desire to have a formal hearing before the HRB, have hearings before the community planning group regarding the proposal to amend the CUP, and have community meetings regarding the EIR. Members believe that there should be balance in protecting historical resources and supporting an important educational institution. One member questioned how retaining the historical residence for adaptive reuse would present a

financial hardship on the school. Another member expressed strong reservations regarding the credibility of the school's assertion that they had worked to inform and consult with the community. Judi O'Boyle stated that the project would not be heard by the subcommittee for action until the CUP and EIR are resolved with community input on both matters.

- 2. 4075 Park Boulevard – Park Terrace. Project Number 147090 – Process 4.** Vesting tentative map and site development permit to construct 36 residential condominiums and 7,000 sf of commercial space in the CL-2 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan, FAA Part 77, Transit Area. Mark Freed presenting for the applicant. The project will be five stories with 78 residential and 18 commercial spaces below grade. The height deviance is in line with other developments in the area on Park Boulevard and the setbacks are to provide more articulation and interest. There was strong community interest regarding this project as most of the audience from the previous item remained. Concern was expressed regarding the construction of a very modern building on the site of a church that was potentially historical before it was demolished by the church. There was also concern regarding the loss of street parking, traffic and access to the below grade parking, lack of commitment to delivering a sustainable/green/LEED project, the amount of glazing, and some desire for more commercial and fewer condominiums. One member stated that there is a wide variety of development on Park Boulevard south of El Cajon Boulevard, and the modern style was not problematic. Another was not interested in a project that would mimic an historical design. The roof design appears to lend itself well to solar.

*Motion: Approve the project with the condition that sustainability/green/LEED elements be incorporated in the project and reflected in the building plans before it is presented to the NPPC for action (O'Boyle/Kellett). Motion passes 5-0-1 (YES - Steppke, Witburn, O'Boyle, Callen, Kellett; ABSTAIN - Bonn). Note that the NPPC will also hear input from the Uptown Planners community group.*

- 3. 2436 Adams Avenue – Casa Verde. Project Number 1131189.** Process 4 site development permit for environmentally sensitive lands. Mid-City Communities Planned District within the Greater North Park Community Plan, MR 1750, RS 1-1, and RM 1-1 zones, Transit Area. Tentative Map to construct 15 residential condominiums with increased building height on 2.75 acre site. Project demolished existing residential housing. Norma Stafford presenting for the applicant. The project consists of five separate buildings, stepping down to contour with site. Mature trees are preserved; some are moved. The height deviations are due to measurements that include the below-grade parking. The canyon has been disturbed and the project will take measures to restore it. The project incorporates sustainability elements and will design for silver LEED certification at the minimum. The project appears like a village with diversity between the buildings in design and color. There are varied outside elements and functional spaces.

Community members expressed support for the project saying that they were very excited about it and believed it would serve to enhance the neighborhood. They were appreciative of the outreach efforts by the developer. Project is also supported by the Between-the-Heights group. The developer does not intend to offer compensation to the displaced residents who are all on month to month rental agreements. These residents expressed concern about the appropriateness of this type of development on the site given its size, geological attributes, and canyon location.

*Motion: Approve the project as presented (Steppke/Callen). Motion passes 6-0-0 (YES - Steppke, Callen, Bonn, Kellett, Whitburn, O'Boyle) for consent.*

- 4. 3918 Mississippi. Project Number 95317.** Process 4 Tentative Map to convert 8 two-bedroom units into residential condominiums and waiver to underground overhead utilities on site located in the MR 800B zone of the Mid-City Communities Planned District within the Greater North Park Community Plan, transit overlay zone. Applicant was unable to confirm the number of parking spaces or how the trash/recycle bins would be located. He stated that there were 5 spaces in the rear of the building.

One community member spoke in opposition due to no undergrounding of utilities, lack of community benefit, and whether VA mortgages could be used for this conversion.

*Motion: Deny the project because it is under-parked (Steppke/Callen). Motion passes 6-0-0 (YES - Steppke, Callen, Bonn, Kellett, Whitburn, O'Boyle) for consent.*

- 5. 3736 Arnold. Project Number 14936.** Applicant did not show up.

#### **IV. Urban Design**

- 1. Consideration of Draft Response to Grand Jury and Mayor Report on Historical Designations and Mills Act.** Tabled to the June UD/PR meeting.

#### **V. Announcements and New Business**

North Park Planning Committee – May 20  
UD/PR Subcommittee – June 2

#### **VI. Adjournment**

The meeting was adjourned at 8:00 pm.