





**NORTH PARK PLANNING COMMITTEE**

**AGENDA: February 19, 2013 6:30 PM**

**2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR**

**[www.northparkplanning.org](http://www.northparkplanning.org)**

**[info@northparkplanning.org](mailto:info@northparkplanning.org)**

Like us:  [NorthParkPlanning](https://www.facebook.com/NorthParkPlanning) Follow us:  [@NPPlanning](https://twitter.com/NPPlanning)

**The Annual NPPC Board Elections will be held on March 19, 2013:**

To be eligible to vote in or run for the Board you must have a **valid Registration Form** on file &

**Signed in at one** NPPC Board meeting March 2012 through February 2013

(Registration for the March 19 election closes at the end of the February 19, 2013 meeting)

**I. Parliamentary Items**

(6:30 pm)

**A. Call to Order, Roll Call and Attendance Report**

**B. Modifications to & Adoption of the Feb 19, 2013 Agenda**

1. Urgent Non-Agenda Action Items – Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee.
2. Consent Agenda Items: Items on the Consent Agenda were heard & on voted on at an NPPC subcommittee; are not considered controversial. *Items on the Consent Agenda can be moved to Action for full discussion by any member of the Board or Public. **\*\*Item under Action/Discussion can be moved to the Consent Agenda by an affirmative Motion from the Board.***

**C. Consent Agenda:**

1. **UDPR Feb 4** In Attendance: Barry, Dye, Bonn, Callen, Hill, Lewis, Morrison, Nguyen, Pyles, Steppke; Non-Voting NPPC Board Members Present: Granowitz
  - a) **T-Mobile, Trinity United CUP, 3030 Thorn St., (Project No. 292398)** This project replaces 5 existing antennas and associated equipment storage (3 cabinets). There will be no exterior or aesthetic changes, no exterior antennas. **MOTION: Approve the project as presented including the CUP for replacement of the wireless facility at Trinity Church located at 3030 Thorn St. Nguyen/Bonn 10-0-0**
  2. **Public Facilities Feb 13** In Attendance: Carlson, Vidales, Bonn, Granowitz, Hill, Passons, Steppke, Callen arrives 6:30 pm
    - a) **North Park Community Association requests support from the NPPC for NPCA Bird Park Summer Concert Series. MOTION: For the NPPC to support the 2013 NPCA Bird Park Concert series. Passons/Bonn 7-0-0**
    - b) **Traffic Calming V-Calm sign proposal at 2144 Madison Ave (Westbound):** Traffic calming on Madison between Texas & Park. Issues with speeding and safety for pedestrian crossings. Residents present and in support although their preference is for a stop sign. Ernie. Bonn worked with the residents. **MOTION: To approve V-calm sign for 2144 Madison Avenue (westbound) between Texas Street & Park Boulevard and to request the City to study the area with vehicular speeds with the possibility of a stop sign as a preferred solution at Madison Avenue & Mississippi Street. Granowitz/Callen 8-0-0**
    - c) **Proposal to replace diagonal parking with head-in parking on the west side of Alabama Street (University Avenue to Lincoln Avenue):** Net gain of 10 parking spaces. This is a result of the University & Alabama improvement projects. Does not need to go to City Council because it was previously instituted as diagonal parking. Has the support of NPMS & adjacent businesses. **MOTION: To support proposal to replace diagonal parking with head-in parking on the west side of Alabama Street from University Avenue to Lincoln Avenue. Hill/Bonn 8-0-0**

**D. Approval of Previous NPPC Minutes: January 15, 2013**

**E. Treasurer's Report:** David Cohen; the current balance \$621.87.

**F. Chair's Report/CPC**

(7:00 pm)

1. CPC: 3<sup>rd</sup> Tuesday of the month, 7 pm MOCII 9192 Topaz Way, Kearney Mesa

- (1) Neighborhood Parking Protection Proposal & Pilot
- (2) Street Preservation Ordinance

- 2. Voting Procedures for conducting an election for a single Board vacancy: Members vote by secret ballot, however voting Board Members names are to be included on the ballot with the specific voting results recorded in the Minutes making them public and in conformance with the Brown Act & CP 600-24.
- 3. March 19 NPPC Election Update & request for candidate's declaration.
- 4. Academy of Our Lady of Peace: On Feb 12, 2013 in closed session the City Council voted to rescind the AOLP lawsuit, for the city to compensate the AOLP & approve the project. Todd Gloria & Sheri Lightner voted against the action. See Steve Hill email of Feb 12, 2013 included on pg 6 below.

G. **Social Media** - Brandon Hilpert (7:05 pm)

H. **Planner's Report** - Marlon Pangilinan, 619.235.5293; [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)

- 1. Community Plan Update – See Action/Discussion Item IV., A.

I. **Announcements & Non Agenda Public Comment (2 min. max each)** Please fill out a Public Comment Sheet and give to Secretary/Chair preferably prior to the meeting

- 1. **Misc. North Parks Links** on pg.'s 6 & 7 below.
- 2. **Ribbon Cutting for the Texas St Improvements Tuesday, March 12 at 9:45 am**
- 3. **C3 The Reinvention of Planning in San Diego:** Thursday, Feb 28, 2013 7 am, Holiday Inn on the Bay 1355 North Harbor Dr for more see pg 5 below
- 4. **SANDAG Regional Bike Projects:** For more info:
  - Uptown Regional Bike Corridor **Community Advisory Group:** Beth Robrahn, Project Manager [http://www.keepsandiegomoving.com/RegionalBikeProjects/uptown\\_intro.aspx](http://www.keepsandiegomoving.com/RegionalBikeProjects/uptown_intro.aspx)
  - Mid-City Regional Bike Corridor (Includes North Park) Advisory Group: Bridget Enderle, Project Manager Not on website yet, check <http://www.keepsandiegomoving.com/RegionalBikeProjects/Introduction.aspx>
- 5. **WalkSanDiego – Golden Footprints Awards** Thursday, April, 7 – 9 PM San Diego Natural History Museum. NPPC has been nominated for an award for our work on the Texas St Improvements. For more info: <http://www.walksandiego.org/get-involved/2013-annual-gala-and-kaiser-permanente-golden-footprint-awards/>.

J. **Elected Official Reports** (2 Min Max Each) (7:15 pm)

- 1. Gavin Deeb, Hon. Susan Davis, US Congressional District 53,
- 2. Hon. Toni Atkins, State Assembly District 76,
- 3. Anthony Bernal, Hon. Todd Gloria, City Councilmember District 3, [ABernal@sandiego.gov](mailto:ABernal@sandiego.gov)

II. **Subcommittee Reports** (Limited to Items not on the Agenda, 5 Min Max per Report) (7:20 pm)

- A. **Urban Design/Project Review**, Robert Barry, Cheryl Dye - NP Adult Community Center, 6:00pm 1st Monday. Next meeting, March 4, 2013
- B. **Public Facilities/Public Art**, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting, March 13, 2013
- C. **Utility Boxes**, Cheryl Dye

III. **Liaisons Reports** (2 Min. Max per Report) (7:30 pm)

- |   |                 |
|---|-----------------|
| A. Balboa Park Committee                              | Rob Steppke     |
| B. Maintenance Assessment District                    | Lucky Morrison  |
| C. North Park Main Street                             | Cheryl Dye      |
| D. Adams Ave BIA                                      | Dionne Carlson  |
| E. NPMS Sustainability Committee                      | Rene Vidales    |
| F. Regional Bike Plan Proposed Initial Implementation | Carlson/Vidales |
| G. NPBIID Collaborative                               | Vicki Granowitz |

IV. **Action/Discussion Items:** (2 Min Max per Speaker-Chair can give more time as need

A. **Request for Support for the North Park Historical Society Car Show** Steve Hon NPHS (7:45 pm)

- 1. The NPPC has supported this event since its inception.

B. **Community Plan Update** Cecilia Gallardo Deputy Director Advanced Planning & Engineering (7:50 pm)

**C. AT&T Wireless Facility at 4375 1/3 Boundary St. (Public Right of Way, Project # 226649) (8:10 pm)**

UDPR has heard the item three times previously and voted to deny. The applicant has redesigned the facility based on the Subcommittee's suggestions. Three design options were presented. Each includes new lighted street bollards, landscaping, backlit, brushed, stainless steel cut-out North Park identification sign, narrowed "legs", reduced height, (as is technically possible) and stubbed out irrigation lines that can be tapped into for future development. **Option #1** includes tile tower top. **Option #2** is a design reflecting the iconic North Park Water Tower. **Option #3** includes a stucco tower top. AT&T is responsible for the tank's maintenance. All options are improvements to original design & members expressed appreciation for the effort AT&T put into coming up with the much improved options. Committee ruled out Option 1 which some thought looked like a prison guard tower; with a slight preference for Option 2 –The NP Water facsimile, although there are concerns it could look kitschy if it is too literal. NP Artist Lynn Susholtz will be invited to attend the NPPC Board meeting, since this was partly her suggestion. **MOTION: Recommend that the Board endorse design option #2 and approval of the CUP Lewis/Morrison 7/3/0 (Barry, ? & ? opposed)**

**D. Plaza de Panama Project, Balboa Park: Update & next steps. (8:25 pm)**

(Heard at 2/13/13 Public Facilities Meeting) NPPC voted the project down for a number of reasons but specifically because the findings necessary to approve the Site Development Permit could not be made. (April 17, 2012 NPPC Resolution included see pg 4 below.) In a law suit SOHO v. City of San Diego (Plaza de Panama Ctee.), Case # 2012-00102270 Judge Taylor found the City violated the Municipal Code section 126.0504 (i)(3) when the approved the SDP without being able to make the required findings & therefor the If the BPMP & CMPP are left in their currently amended status it opens the door for another similar project to be approved with less public review. Council. President Todd Gloria & City Attorney Jan Goldsmith are currently looking into an expedited process to amend the Municipal Code to remove the section of the code Judge Taylor cited in his published ruling (see link below). Concerns that this would create problematic precedents and approval of the project the NPPC has found to be deferential to Balboa Park. To read Judge Taylor's rulings go to: [http://www.voiceofsandiego.org/community/article\\_2e64660e-6f19-11e2-a624-001a4bcf887a.html](http://www.voiceofsandiego.org/community/article_2e64660e-6f19-11e2-a624-001a4bcf887a.html)

**MOTION: The NPPC to send a resolution recommending that City Council, the Mayor and the City Attorney rescind the July 2012 approval of amendments to the BPMP & BPCMPP & to reinstate the 1989 BPMP & BPCMPP, in order to be consistent with NPPC's previous actions & Judge Taylor's ruling of February 1, 2013 Case # 2012-00102270, that the findings from the San Diego Municipal Code cannot be made to approve the Site Development Permit for the Plaza de Panama Project. Vidales/Passons (8-0-0)**  
E. Bylaws – Time Permitting

**V. Unfinished, & Future Agenda Items**

**A. Board Elections**

**VI. Next Meeting Date: March 19, 2013**

**VII. Adjournment**

(9 pm)

**\*\*Times are estimates only.**

- To request an agenda in alternative format, a sign language or oral interpreter, call (619) 236-6405.
- To Contact the NPPC Chair, call Vicki Granowitz 619-584-1203 or [NPPC-Info@cox.net](mailto:NPPC-Info@cox.net)
- To Contact Urban Design/ Project Review, call Robert Barry at (619) 954-5588 or [robert.barry@cox.net](mailto:robert.barry@cox.net)
- To Contact Public Facilities/Public Art call Dionne Carlson at (619) 584-2496 or [dionneleighcarlson@cox.net](mailto:dionneleighcarlson@cox.net)
- For information about North Park Activities go to NPCA website at [www.northparksd.org](http://www.northparksd.org)



## NORTH PARK PLANNING COMMITTEE

[northparkplanning.org](http://northparkplanning.org)

April 17, 2012

Following nearly two years of attending the applicant's presentations, studying, analyzing and debating the Proposed Plaza de Panama, Circulation and Parking Structure Project, The North Park Planning Committee finds the following:

- 1) Per the General Plan Land Use element, Sec LU-D.10, the proposed Plan Amendments must be "consistent with the goals and policies of the General Plan and Community Plan" NPPC finds that there are basic inconsistencies with existing goals and policies adopted within the City's General Plan, Balboa Park Master Plan and Central Mesa Precise Plan, as outlined in detail in NPPC's March 14, 2012 letter to Mayor Sanders. Key issues include:
  - o An intrusive bypass bridge and road in non-compliance with the General Plan's Historic Preservation, Urban Design, and Recreation Elements in terms of historic preservation goals
  - o Excessive and unnecessary grading and use of retaining walls and other elements
  - o Overtly project-specific amendments which jeopardize future approval of superior alternatives should the proposed project not go forward
  - o Inappropriate use of the plan amendment process for fundamental land use changes that merit comprehensive plan updates.
  - o Introducing parking fees at the Organ Pavilion parking garage that will create significant impacts to the surrounding no-fee parking lots;
  - o Creating substantial general fund liabilities for City taxpayers to repay the parking garage bonds if the project's estimated parking garage occupancy levels of 77% cannot be sustained.
- 2) Proposed circulation and parking designs are in conflict with current regional park best practices which encourage relocation of centralized parking and related traffic to the park's exterior, combined with investment in Traffic Demand Management techniques within the park's interior
- 3) The three findings required by Municipal Code 126.0504 for any project to be approved or conditionally approved for a Site Development Permit (SDP) cannot be made to justify the project's adverse impacts, specifically related to historic resources
  - o The proposed project will adversely affect the applicable land use plan(s). The applicant's SDP findings fail to acknowledge the General Plan's applicability to the project and thus fail to acknowledge non-compliance with the General Plan's Historic Preservation, Urban Design, and Recreation element goals, as has been concluded by City staff and documented in the Draft EIR.
  - o The proposed project will be detrimental to the public health, safety, and welfare by increasing pedestrian and vehicle conflicts in the Alcazar Garden and Cabrillo Bridge/new bypass road intersection, and by relocating existing disabled parking from the Plaza de Panama to more than 800 feet away from the museum core
  - o The proposed project will not comply with Land Development Code regulations (Chapters 11, 12, 13, and 14) because it will cause significant unmitigable impacts to historic resources and does not qualify for a deviation from Historical Resources Regulations under §143.0260(c).

For these reasons the North Park Planning Committee opposes the proposed Balboa Park Master Plan Amendment, Central Mesa Precise Plan Amendment, Site Development Permit and Balboa Park Plaza de Panama Circulation and Parking Structure Project.

Vidales Hilpert 11-1-0 (Cohen voting no; Granowitz recusing)

## Please join us for our February Breakfast Dialogue:

Holiday Inn on the Bay ~ 1355 North Harbor Drive, 92101  
Thursday, February 28, 2013 7:00 AM PST

### The Reinvention of Planning in San Diego



**Who says you can't influence City Hall?**

**This is your opportunity to help guide the  
Reinvention of Planning in San Diego.**

Not long ago, the San Diego Union-Tribune declared that Bill Anderson might be the last Planning Director for the City of San Diego. That pronouncement may have been premature.

Recently elected Mayor Bob Filner campaigned on a platform that included community plan updates, complete streets and sustainability policies. In his State of the City address, he outlined plans for a Department of Healthy, Safe and Livable Neighborhoods where a holistic approach to neighborhood planning and services will be advocated.

Join C3 to explore what the focus of planning ought to be in San Diego, and what organizational structure would best fulfill that mission. Several of our biggest thinkers on this subject will share their perspectives and then it will be your turn. This promises to be a lively discussion that could actually influence next steps at City Hall!

Participate in this Breakfast Dialogue regarding the function and form that planning ought to take in San Diego.

**Moderator:**

**Mark W. Steele**, FAIA, AICP, NCARB  
President, M.W. STEELE Group, Inc.

**More information and online registration:** [The Reinvention of Planning in San Diego](http://citizenscoordinateforcentury3.wildapricot.org/Default.aspx?pageId=1265208&eventId=635593&EventViewMode=EventDetails)  
<http://citizenscoordinateforcentury3.wildapricot.org/Default.aspx?pageId=1265208&eventId=635593&EventViewMode=EventDetails>

## Academy of Our Lady of Peace Update

**From:** Hill, Stephen [<mailto:SHill@sandiego.gov>]

**Sent:** Tuesday, February 12, 2013 6:27 PM

**Subject:** OLP Settlement Finalized

Good evening - I wanted to give you this update concerning the action taken by the City Council in Closed Session this morning. The following was read into the record this afternoon by Deputy City Attorney Mary Jo Lanzafame:

“The City Council voted on Closed Session Item #1 – **Academy of Our Lady of Peace vs. City of San Diego** U.S. District Court Case No. 09CV0962 CAB to authorize entry of the Consent Decree by the court in **full, and for final settlement of the case**. The Academy sued the City claiming the City violated its rights under the Federal Religious Land Use and Institutionalized Persons Act. **The Consent Decree will order the City to issue a permit for the Modernization Project and pay a monetary settlement to OLP in the amount of \$500,000**. The permit will allow OLP to construct a 2-story classroom building and a 2-story parking structure; will allow OLP to demolish a single-family dwelling owned by OLP on Uvada Street without any further discretionary review by the City. It will allow the removal of two other houses, one on Collier Street and one on Copley Street owned by OLP and will allow for a Conditional Use Permit with student enrollment of 750 students on campus. Upon notice by OLP the City will remove the Collier single-family dwelling and the Copley Street single-family dwelling from the OLP property. The removal must occur by May 1, 2014 unless a new date is agreed to by OLP and the City, and approved by the Court. The City will be responsible for all aspects of the removal of the two homes. OLP will retain no legal interest in or responsibility for the Copley or Collier single-family homes following their removal from OLP’s property. The City will limit the cost to OLP for processing further permits for the Modernization Project to no more than \$100,000. All further permits needed for OLP’s Modernization Project will be processed through the City’s Express Plan Check Process at no extra cost to OLP. Other than payment of the settlement funds, each party will bear their own costs and fees associated with the action. The action will be dismissed with prejudice when the conditions of the Consent Decree have been met. **The motion passed 6-2 with Council Members Gloria and Lightner voting no and Council District 4 vacant.**”

I’m told that there will be no further Council action on these items. Obviously this is a blow to the community who opposed the project as it was proposed, and to Council President Gloria, all of whom have fought to preserve the community’s character and the historic homes in the neighborhood. If there is specific information I can find for you beyond what is stated above, please let me know.

Sincerely,

Stephen Hill  
Senior Policy Advisor for  
Council President Todd Gloria  
619-236-6137

## Misc. North Parks Links

1. **Adams Ave Business Association:** <http://www.adamsavenuebusiness.com/>
2. **El Cajon Boulevard Business District:** [www.theboulevard.org](http://www.theboulevard.org)
3. **North Park Main Street:** <http://northparkmainstreet.com/>

4. **University Heights CDC:** [www.uhcdc.org](http://www.uhcdc.org)
5. **North Park Community Association:** <http://northparksd.org/> community calendar at <http://northparksd.org/meetings-calendar>.
6. **San Diego Planning Division:** <http://www.sandiego.gov/planning/index.shtml>
7. **University Heights Community Association:** <http://uhsd.org/>
8. **SANDAG Regional Bike Projects:**
  - Uptown Regional Bike Corridor **Community Advisory Group:** Beth Robrahn, Project Manager  
[http://www.keepsandiegomoving.com/RegionalBikeProjects/uptown\\_intro.aspx](http://www.keepsandiegomoving.com/RegionalBikeProjects/uptown_intro.aspx)
  - Mid-City Regional Bike Corridor (Includes North Park) Advisory Group: Bridget Enderle, Project Manager  
Not on website yet, check <http://www.keepsandiegomoving.com/RegionalBikeProjects/Introduction.aspx>