





NORTH PARK PLANNING COMMITTEE

AGENDA: July 21, 2015– 6:30 PM

2901 NORTH PARK WAY, 2ND FLOOR

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* Give Public Comment Sheets to NPPC Secretary or Chair

**Times are estimates only

I. Parliamentary Items

(6:30 pm)

- A. Call to Order, Roll Call and Attendance Report
- B. Modifications to & Adoption of the July 21, 2015 NPPC 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. Items must have come up after the Agenda went out & be of a time sensitive nature.
 2. **Consent Agenda Items:**
 - a) **Park & Polk Apartments:** Includes affordable housing density bonus. **MOTION TO SUPPORT** an amendment to SDP #519003, for construction of an eight story, 59,279 square foot mixed-use project with 47 for rent residential units, 11 commercial spaces, and a 18,233 square foot subterranean garage; including three requested deviations:
 - (1) increase glass allowed from 50% to 75%,
 - (2) reduction in the number of offsetting plains from 7 to 3,
 - (3) requested setback deviations on the north side.
 - (4) additional the board requests that applicant include articulation on the east elevations. Carlson/Vidales 8-2-0 (L. Morrision & Callen voting no)
 - b) **MOTION To Approve an all-way stop at the intersection of 29th Street and North Park Way (through the alternative process). Granowitz/Hill 5-0-0** The NPPC has long supported putting a 4 way stop at this location, there is also support from NP Christian Fellowship & adjacent property owners. Petition has been submitted.
- C. **Agenda:** Adoption of the July 21, 2015 NPPC Agenda
- D. **Minutes:** Approval of the June 16, 2015 Minutes Sarah McAlear
- E. **Treasurer's Report** – Current balance \$591.79 Brandon Hilpert

II. Non Agenda Public Comment (2 min. max each)

Limited to items not on the Agenda & non-debatable.

III. Announcements & Event Notices: Limited to **One minute** each.

- A. **Appeal of the UAMP EIR** July 27, 2015 2 pm City Council 202 C St 12th Floor.

IV. Elected Official Reports & contact Info: Reports are limited to 2 Min Max

- A. Jessica Poole District Director Susan Davis, US Congressional Dist. 53, 619-208-5353
- B. Jason Wiesz, Hon. Toni Atkins, State Assembly District 76, 619-645-3090 jason.weisz@asm.ca.gov
- C. Hilary Nemchik, Hon. Marty Block State Senate District 39, 619-645-3133 hilary.nemchik@sen.ca.gov

D. Adrian Granda, Hon. Todd Gloria, City Councilmember District 3, 619-236-6633AGranda@sandiego.gov

V. **NPPC Reports**

A. Chair's Report

1. **CPC – Tuesday, July 28, 2015, 7-9 pm.** 9192 Topaz Way, Kearny Mesa Auditorium. Agenda Items include: (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
2. **Tentative Maps Update:** Request for City to Amend Process
3. **Switzer Canyon Traffic Calmer Update**
4. **AB744 Bonus Density Parking Requirements** – Does the committee want to agendize? See attached

B. **Social Media** – Brandon Hilpert

C. **Subcommittee Reports:** Limited to Items Not on the Agenda & 5 Min. Max. each)

1. Urban Design/Project Review: Peter Hill Chair Rachel Levin Vice Chair – NP Rec Center Social Room, 6:00 pm 1st Monday. Next meeting August 3, 2015
2. Public Facilities/Public Art: Daniel Gebreselassie Chair, – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting August 12, 2015

D. **Liaisons Reports:** Limited to 1 Min. Max per Report

- | | |
|--|-----------------|
| 1. Balboa Park Committee | Rob Steppke |
| 2. Maintenance Assessment District | Peter Hill |
| 3. North Park Main St | Dang Nguyen |
| 4. NP Mid-City Regional Bike Corridors | Dionne Carlson |
| 5. Adams Ave BIA | Dionne Carlson |
| 6. El Cajon Blvd BIA | Vicki Granowitz |

E. **Planner's Report** – Marlon Pangilinan, 619-235-5293; mpangilinan@sandiego.gov

VI. **Discussion/Information Items:** (2 Min Max per Speaker-Chair can award more time) (7:20 pm)

A. **Community Plan Update: A Plan for Moving Forward**

VII. **Action Items:** (2 Min Max per Speaker-Chair can award more time) (7:30 pm)

A. **UAMP Reaffirming our Comments to the DEIR 2012** *see comments below - Rene Vidales

B. **Conversion to Head in Parking on Illinois St between Howard & Polk** *diagrams below (7:40 pm)
Request & petition submitted by residents, over 75% in favor. Gain of 5 spaces on Illinois & 3 spaces on Polk by converting the existing angle parking to head-in parking.

C. **Letter of Support for a Traffic Study for the Intersection at Grape/Fern, & 30th in South Park**
The city has declined to require Target Express to conduct a traffic study claiming there will be no change in usage. However, Target Express will include a Pharmacy and a Bank. The Greater Golden Hill Planning Committee believes these changes will lead to an increase in usage and that a traffic study should be conducted. They are asking the NPPC for a letter of support for their request that the City have a traffic study done for this, dangerous and confusing intersection.

D. **Equivalencies Memo** Vicki Granowitz (7:50 pm)

E. **Recreation Element** Daniel Gebreselassie/Vicki Granowitz (8 pm)

F. **Noise & Light Element** Sarah McAlear (8:30 pm)

VIII. **Unfinished & Future Agenda Items**

IX. **Future Meeting Date:** August 18, 2015, 6:30 pm

X. **Adjournment** (9 pm)

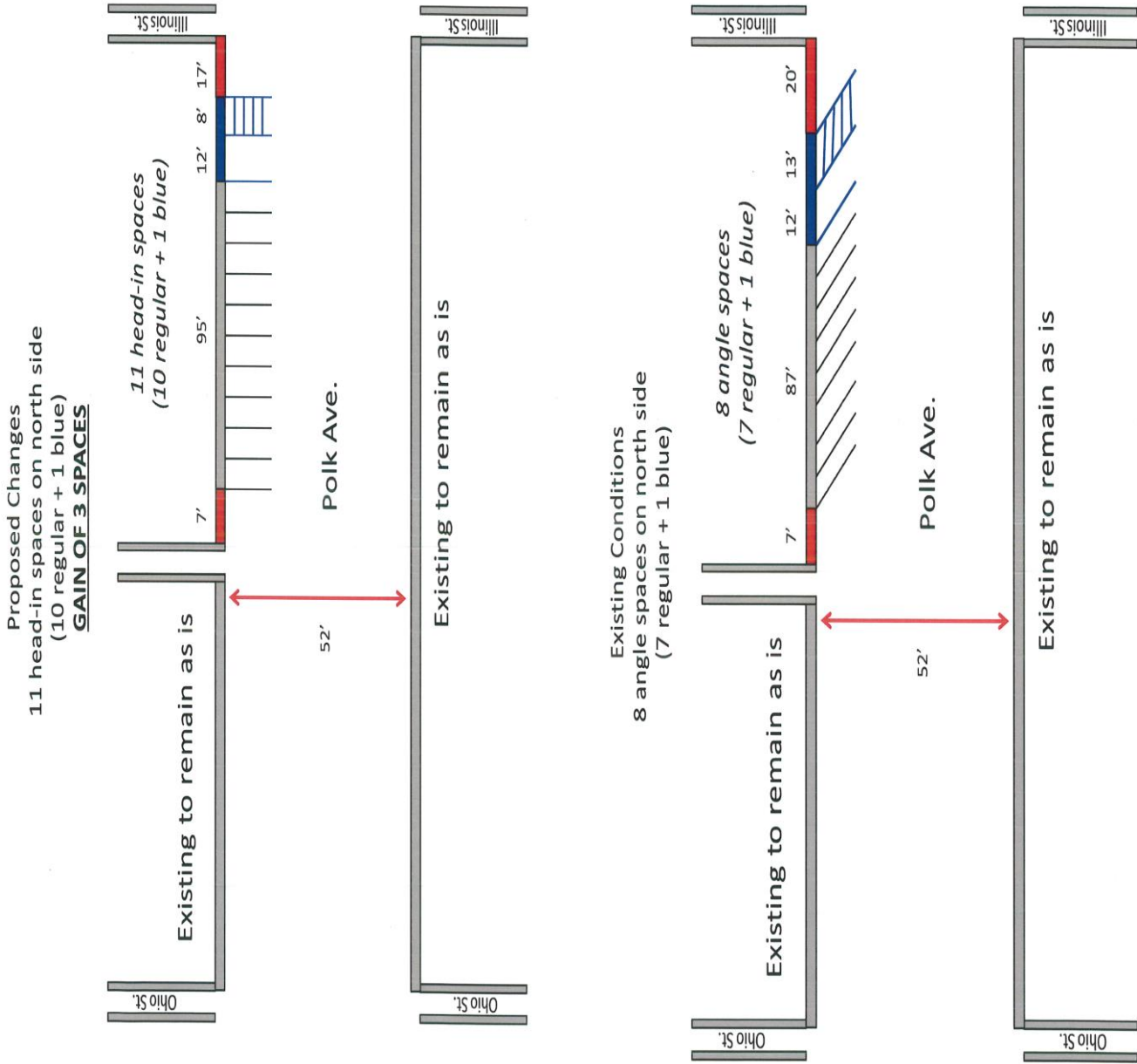
- NPPC Agendas are posted in the North Park Main St Window at 3076 University Ave
- To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.
- To Contact the Chair of NPPC, call Vicki Granowitz 619-884-0008 or info@northparkplanning.org
- To Contact Urban Design/ Project Review, call Peter Hill 619-846-2689 or hillpeter@hotmail.com
- To contact Public Facilities call Daniel Gebreselassie 619-320-5071 or d2010an@gmail.com
- For information about North Park Activities or to have an event posted go to NPCA website at www.northparksd.org;
- Adams Ave Business Improvement Association: www.adamsAvebusiness.com/
- North Park Main St: northparkmainst.com/
- “The Boulevard” El Cajon Boulevard Improvement Association: www.theboulevard.org
- University Heights Community Association (UHCA): uhsd.org/
- City of San Diego’s “Open DSD” Site: <http://www.sandiego.gov/development-services/opendsd/>

**AGENDA ITEM VII. A: NPPC Comments on the University Avenue Mobility Plan Draft EIR
July, 29, 2012**

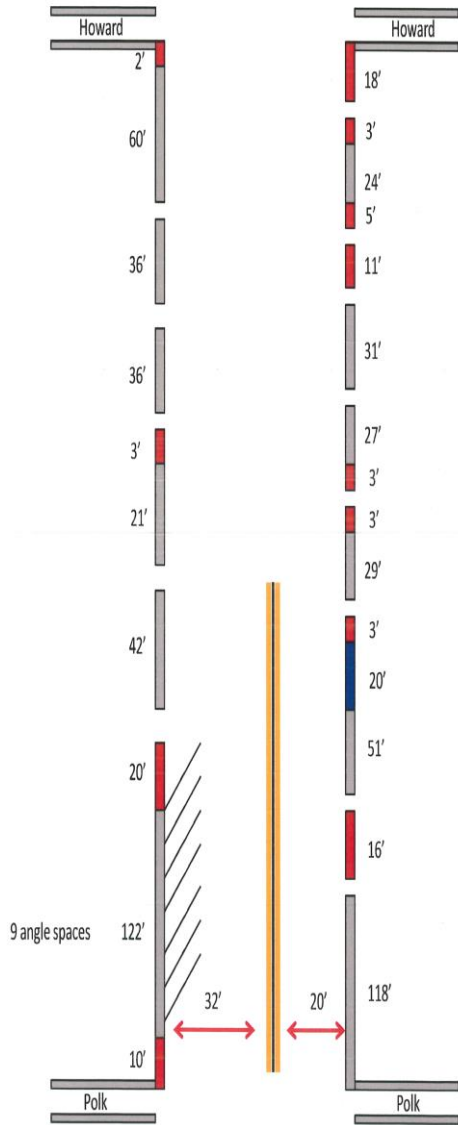
1. The Draft EIR should elaborate on the ability to use the transit-only lanes for bicycles. A number of bicycle riders use University Avenue as a link between North Park and Hillcrest/Mission Hills. Proper signage can be implemented on the transit-only lanes with a special striping/signage with the words “TRANSIT ONLY / BIKES OK”.
2. The Draft EIR should consider as one of the alternatives in Section 11.0 implementing Head-in/Back-out Parking (as currently exists on Kansas St. between El Cajon Blvd. and Meade Ave.) in order to reduce the number of net lost parking spaces and possibly end with a surplus.
3. The Draft EIR should consider implementing Back-in/Head-out parking for the side streets that are heavily used by bicycle riders. This can eliminate possible collisions between bicycles and vehicles because the visibility is much higher for vehicles driving away from a parking space.
4. The Draft EIR states that the raised median along University Ave. will be landscaped only if the North Park Maintenance Assessment District (MAD) is willing to accept the maintenance. It further states that if the MAD does not accept maintenance of the landscaping the raised median will be completely made out of concrete. The option to have the raised median completely made out of concrete should include an analysis on the impacts on Hydrology & water Quality due to the increase of impervious surfaces.
5. In Section 10.0 the net loss of parking was deemed not a significant impact and therefore mitigation was not required. The Draft EIR should explain why the net loss of 45 parking spaces does not require mitigation.
6. The Draft EIR states that during Phase 1 of the project parking will be removed along University Ave. between Utah St. and Boundary Ave., but no angle parking will be implemented on the side streets between Utah St. and 30th St. The Draft EIR should elaborate on the impacts from loss of parking in that area until Phase 2 of the project is implemented.
7. The Draft EIR should describe how other projects that are currently being designed will fit into the timing of both Phase 1 and 2 of the University Avenue Mobility Plan, (Phase 1 is projected to begin in July 2014 and end in August 2015) in order to avoid removal of recently constructed improvements. More specifically:
 - a. Project S00863, Georgia Street Bridge Improvements, projected to start November 2014 and end in August 2016.
 - b. Project S11049, North Park Curb Ramp Barrier Removal which will provide 8 pedestrian ramps by removing existing ramps, relocating signs, adjustment of meter boxes and fire hydrant relocations, projected to start October 2012 and end in December 2012.

- c. Project S00823, North Park Lighting Improvement, which will install 8 streetlights, projected to start September 2012 and end April 2013.
 - d. Project B00983, Traffic Signal Modifications at 8 High Accident Locations, projected to start March 2013 and end September 2013.
 - e. Project S00960, University Avenue at Alabama Street Bike & Pedestrian Safe, projected to start January 2013 and end August 2013.
 - f. Project S11021, University Avenue Pipeline Replacement. This project replaces 23,072 linear feet of existing cast iron pipeline with a new 16-inch distribution line on the entire alignment of the pipeline. This project will connect crossing distribution lines at all intersections and reconnect, and is projected to start June 2014 and end August 2016.
8. The project eliminated a number of pop-outs in some locations along University Ave. due to drainage concerns, more specifically the requirement of removing metal plates in order to clean the gutter underneath them. University Avenue has these types of pop-outs in the Hillcrest area, more specifically at the southeast corner of University Ave. & Vermont St., and at University Ave. & Richmond St. The metal plates that exist at the Vermont and Richmond pop-outs are not necessary if an alternate design is implemented consisting of landscaping on both sides of the gutter, so pedestrians will not be encouraged to step into or accidentally fall into the gutter. If an alternate design is implemented, additional pop-outs can be incorporated along University Avenue as part of the Mobility Plan.
 9. The Draft EIR should explain why an eastbound transit lane from Florida St. to Utah St. is not part of the project. If the lack of an eastbound alternative route on this segment was the reason that this facility segment was removed and reverted back to a multipurpose lane in the project, then eastbound traffic could be detoured to Lincoln Avenue to the north or to Upas Street to the south in order to keep the transit lane on University Ave. from Florida St. to Utah St.
 10. The Final EIR should make it clear that the project continues to maintain the number of on-street parking spaces in the corridor, based on the number of spaces that existed when planning for the project started in 2002. Since planning started, the number of spaces in the side streets of the corridor has increased though the introduction of angle parking, as disclosed in the original University Avenue Mobility Plan proposal.
 11. Although not part of the scope of the Mobility Plan, the Draft EIR should disclose that this project will be fully integrated with the “Georgia St. Bridge and Associated Improvements” project (Project S00863) so that between Park Boulevard and Florida Street s transit-only lanes are implemented and to also allow the transit-only lanes to be used for bicycles, as well as re-instating the sidewalk on the north side of University Avenue (currently non-existing and forbidden to pedestrians) as long as the cross section from curb to curb has a minimum of 52 feet (same as the minimum width that is used in other cross sections of the University Avenue Mobility Plan) and the sidewalk on the south side of the street remains the same. It was recently disclosed that the improvements west of Florida Street have been moved to a separate “Georgia St. Bridge St. and Associated Improvements“ project, but operation of these two segments of University Avenue must be fully integrated.

AGENDA ITEM VII. B: Conversion to Head in Parking on Illinois St between Howard & Polk



Existing Conditions
 Angle & Parallel on west side
 (9 angle + 8 parallel spaces)



Proposed Changes
 Head-In parking west side
 (26 head-in spaces)
 TOTAL GAIN OF 9 SPACES BY CONVERTED ENTIRE WEST SIDE
 GAIN OF 5 SPACES BY ANGLE TO HEAD-IN CONVERSION

