



**NORTH PARK PLANNING COMMITTEE**  
**DRAFT MINUTES: March 16, 2010**  
**northparkplanning.org**  
**2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR**  
**Mailing address: 3939 ARIZONA ST., SAN DIEGO, CA 92104**

**I. Called to order:** 6:39 p.m.

**II. Members in attendance (15):** Sal Arechiga (arrived 7:01 p.m.), Robert Barry, Kitty Callen, Dionne Carlson, Steve Chipp, Cheryl Dye, Lynn Elliott, Vicki Granowitz, Judi O'Boyle, Keoni Rosa, Christy Scannell, Rob Steppke, Liz Studebaker, Rene Vidales, Stephen Whitburn.

**III. Adoption of the 3/16/10 agenda. MOTION: Adopt the agenda. Elliott/Granowitz. 14-0-0.**

**IV. Chair's Report**

- A. This meeting is using a different agenda format with liaisons' reports earlier due to voting.
- B. The Boulevard project was delayed. NPPC will hear it in May.
- C. UHCA delayed CPG vote, likely until summer.
- D. Medical Marijuana – 1/3 of CPGs discussed it, 1/3 did not, and 1/3 will not take positions regarding task force recommendations.
- E. Sustainable Incentive program – CPC subcommittee formed.
- F. Administrative guidelines for 600-24 – special CPC meeting, 3/30, 6:30 p.m.

**V. Approval of Previous Minutes:** 2/16/10. MOTION: To approve. Granowitz/Chipp. 14-0-0.

**VI. Treasurer's Report.** Steve Chipp reports \$498.50 in the bank account as of 2/28/10.

**VII. Announcements**

- A. NPCA mixer 3/18 at Lips.
- B. University Avenue Mobility Plan EIR scoping meeting, 3/24, 6-8 p.m., NP Rec Center.
- C. Editorial about no NIMBYs in North Park was in 3/13 edition of *Union-Tribune*.
- D. Call for election write-in nominations. None proposed. Reminder of attendance policy for board.
- E. SOHO home tour, 3/21.
- F. Omar Passons removed himself from ballot.

**VIII. Non-agenda Public Comment**

- A. Anne Wilson/Community Housing Works. Update on The Boulevard project. Says disinformation from opponents is being disseminated. Nothing has changed in proposed design or tenant profile since NPPC approved plan. Waiting on financing.
- B. Joyce Summer/CCDC. Speaker series. Suggestions for empty business locations.
- C. Omar Passons/NPCA. NPCA might provide sound system for NPPC if someone goes to meeting and asks.

**IX. Planner's Report/Marlon Pangilinan**

Cluster update meeting 3/20 from 9 a.m.-2 p.m. at Hall of Champions. City Council approved funding for mobility study for 30<sup>th</sup> Street from Adams Ave. to I-94.

**X. Elected Official Reports**

- A. Mike McLaughlin/Susan Davis, US Congressional District 53: Two neighborhood days. Healthcare action. Money to SDSU for healthcare training.

- B. Kirsten Clemons/Lori Saldana, State Assembly District 76: AB2522 require sports franchises to broadcast all local games if they receive public subsidies. Wedrawthelines.org. Census reminder.
- C. Anthony Bernal/Todd Gloria, City Councilmember District 3: Jobs initiative for veterans will be on June ballot. Improvements to joint-use fields. Coffee 3/20 at UH library.

#### **XI. Liaisons Reports**

- A. Alcohol and Entertainment Working Group/Granowitz. Met with assistant chief of police and vice captain to talk over issues. Second meeting with CD3, Planning, ABC, various neighborhood organizations and officers from Western Division. Asking for legislation from Saldaña to change state ordinances that create census tracts. Starting process for zoning changes.
- B. Balboa Park Committee/Granowitz. Meeting was cancelled. Mayor released memo today that new chair is David Kinney. Steppke reappointed as North Park member.
- C. Historical Resources Board/Arechiga. Board members have to attend workshop for roles and responsibilities, procedures, codes, etc. 4410 Park Blvd. designated historic.
- D. Maintenance Assessment District/Steppke/Callen. Talked about new roles for next year. Chair, Steppke; Secretary, Steve Hon; Vice-chair, Dennis Byrne.
- E. North Park Main Street/Studebaker. Festival of the Arts, 5/16. Major changes coming to farmers market. Community profile content is finished, now working on design of website.
- F. North Park Parking Management Working Group/Vidales.
- G. Project Area Committee/O'Boyle. No report.

#### **XII. 2010 North Park Planning Committee Election**

Eight seats were open for election. All candidates were invited to give a two-minute speech prior to the election. Elected to two-year seats were Scannell (32); Barry, Arechiga, Dye (30); Lucky Morrison (28); Vidales (27); and Chipp (24). Elected to the one-year seat was Brandon Cohen (19).

#### **XIII. Consent Agenda**

(2/17/10, webmaster sub, members attending: Scannell, Elliott, Whitburn, Steppke)

- A. **Webmaster Contract – Skot Norton, applicant. Motion: Skot Norton will post all committee and subcommittee minutes and agendas and any supporting material on a timely post-by-post basis plus continue to provide backup at a flat rate of \$42 per month. Scannell/Elliott. 4-0-0.**  
(3/1/10 UD/PR, members attending: Rosa, Dye, Elliott, Callen, Granowitz, Steppke, Ernie Bonn)
- B. **Sidewalk Café – 2121 El Cajon Blvd. Steve Florman, applicant. NUP for a 333-sq.-ft. sidewalk café for an existing restaurant. Motion: Approve as presented with request for enhanced guardrail design. Granowitz/Callen. 8-0-0.**
- C. **Clearwire Palisades Garden, No. 194785, 2828 University Ave. Proposal to install a wireless communication facility consisting of 6 panel antennas and 3 directional antennas with the associated equipment. Motion: Approve. O'Boyle/Granowitz. 7-0-1 (Steppke abstained). MOTION: Move to approve. Arechiga/Barry. 15-0-0.**

#### **XIV: Action Items**

- A. **Jack in the Box, No. 188132, 2886 El Cajon Blvd. Billy Swanson, applicant.** Project proposes a Site Development Permit (process 3) to demolish an existing drive-thru/walk-up Jack in the Box and construct a new 1,538 sq. ft. drive-thru/walk-up Jack in the Box including site work, with requests for deviations to floor area, pedestrian access, street wall, transparency and driveways. **UD/PR Motion: Move that the project is approved with conditions the project will be moved forward to be presented to the full planning board with modifications to include a patio cover that is part of the building structure, security cameras, landscaping, replace the block wall, architectural enhancements and enhanced lighting. Dye/Granowitz. 6-1-0 (Steppke against).** Concerns from public about color, potential for graffiti, light design. Concerns from committee about signage off Kansas Street, location of trellis. **MOTION: To approve the project as presented with the addition of a sign on Kansas Street and consideration of extending the trellis toward the street. Granowitz/Rosa. 14-1-0 (Steppke against).**

#### **XV. Information Items**

- A. **Spectrum Terrace, 4105 Georgia Street. PTS 205463, Anna Scott, applicant. Affirmed Housing Group.** Proposal to resume construction on a previously entitled condominium project to create affordable

apartment housing. Corner of Polk & Georgia streets. Incomes 50-60% AMI level. Stalled-out market rate development. No change in approved mass or height. 31 units, 61 parking spaces. Concerns from committee about sustainable building practices, tree choice, recreation/youth facilities, construction inconvenience for neighbors, airflow.

- B. University Avenue Mobility Plan Update – Julie Ballesteros, Project Manager.** Reconstruction of a 1.25-mile segment of University Ave between Florida and Boundary Streets at \$3.37 million for first phase. Will include transit-only lanes and dedicated turn lanes; remove parking from University and add angled parking to several streets up to a block north of University. Concerns from committee about building in space for potential trolley. Agreed to save other questions for 3/24 scoping meeting.

**XVI. Subcommittee Reports**

- A. Urban Design/Project Review.** Rosa/Barry. Next meeting 4/5/10. All items from previous meeting were reviewed at this NPPC meeting.
- B. Public Facilities/Public Art.** Vidales/Arechiga. Next meeting 4/14/10. Now meets second Wed. of month.
- C. Utility Boxes/Barry.** No report.
- D. Website Negotiations/Scannell.** See Consent Agenda, Item A. No further meetings scheduled.

**XVII. Installation of 2010 Officers and Liaisons**

(O'Boyle left meeting prior to following votes due to illness)

- A. Chair:** Steppke. Carlson/Studebaker. 14-0-0.
- B. Vice-chair:** Granowitz. Steppke/Carlson. 14-0-0.
- C. Secretary:** Scannell. Callen/Elliott. 14-0-0.
- D. Treasurer:** Chipp. Callen/Carlson. 14-0-0.
- E. Urban Design/Project review subcommittee chair:** Barry. Steppke/Callen. 14-0-0.
- F. Urban Design/Project review subcommittee vice-chair:** Vidales. Callen/Carlson. 14-0-0.
- G. Public Facilities/Public Art subcommittee chair:** Carlson. Vidales/Arechiga. 14-0-0.
- H. Public Facilities/Public Art subcommittee vice-chair:** Vidales. Studebaker/Callen. 14-0-0.

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

Next meeting: noise issues and Mid-City Rapid Bus.

**XIX. Next Meeting Date: April 20, 2010.**

**XX. MOTION: To adjourn. Steppke/Callen. 9:07 p.m.**

Submitted by Christy Scannell, secretary.