



**NORTH PARK PLANNING COMMITTEE**  
**Draft Minutes: March 20, 2012 – 6:30 PM**  
<http://www.northparkplanning.org>  
**2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR**

**I. Called to order: 6:51 p.m.**

**II. Members in attendance (15):** Rene Vidales, Cheryl Dye, Vicki Granowitz, Carl Moczydlowsky, Lucky Morrison, Dang Nguyen, Brandon Hilpert, Peter Hill, Rick Pyles, David Cohen, Christy Scannell, Dionne Carlson, Judi O'Boyle, Robert Barry, Roger Lewis.

**III. Modifications to & Adoption of the 01/17/12 Agenda.**

- Add Toyland Parade Letter of Support to the Agenda Action Items
- Changes in the Park Terrace Consent agenda item as strikethrough/underlined below.

**MOTION TO AMEND AGENDA: Barry/Moczydlowsky 13-0-2 (O'Boyle, Pyles abstaining)**

**MOTION TO ADOPT: Carlson/Dye 13-0-2 (O'Boyle, Pyles abstaining)**

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

- None

**V. Approval of Previous NPPC Minutes:**

- Minutes to be approved at April Meeting

**VI. Treasurer's Report.**

1. Balance \$532.81
2. Meeting collection of \$116 (Cohen/Carlson)

**VII. Election Results**

1. Election registration closed at 7:13
2. Election balloting closed at 7:37
3. Results (\*Incumbent):
  - a. Robert Barry\* Resident Homeowner 73 votes, 3rd place, re-elected
  - b. Nate Benedetto Business Owner/Resident Homeowner 45 votes
  - c. Adam Cook Business Owner/Resident Renter 44 votes
  - d. Dr Rick Donaldson Resident Homeowner 28 votes
  - e. Cheryl Dye\* Business Owner/Resident Homeowner 94 votes, 2nd place, re-elected
  - f. Peter Graves Resident Renter 39 votes
  - g. Brandon Hilpert\* Resident Homeowner 64 votes, 4th place, re-elected
  - h. Don Leichtling Resident Homeowner 31 votes
  - i. Lucky Morrison\* Resident Homeowner 56 votes, 6th place, re-elected
  - j. Omar Passons Resident Homeowner 63 votes, 5th place, elected
  - k. Rene Vidales\* Resident Homeowner 98 votes, 1st place, re-elected
  - l. Steven Williamson Business Owner/Resident Renter 48 votes, 7th place electe

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

- Update big effort to update the plan. LUH Committee provided with schedule. Land Use, outlines for the elements and basic format to be presented as soon as May 2012. Would like to use the planning group format instead of the community plan update format. Don't want to lose other members that had specific subject matter expertise.
- Dye – moving forward can you answer some specific process questions:
  - Will the specific elements be presented in May along with their respective outlines?
  - Will the Plan organize guidelines by neighborhood or by the entire community?
  - Will the Plan propose Overlay Zones?
  - What scope will the Economic Prosperity element cover? The Manual instructions leave that wide open.

## IX. Announcements & Non Agenda Public Comment

- **North Park Main Street – David Cohen and Angie Landsberg** - reviewed strategic objectives and handoff of Toyland Parade. Looking for volunteers and sponsors for the North Park festival of the arts – Sunday May 20th 10am to 6pm. Sustainable North Park Main Street is hosting a competition for design project incorporating solar technologies. Parking services one sheet is available on the web site regarding the valet and parking garage. Businesses have not been released but may be through the NPMS.Affordable Housing Fund Annual Plan for FY2013 – Housing Commission
- **HRB Hearing on possible historic designation of the Woolworth building (3606 University)** March 22, 2012, 1 pm 202 C St 12 Flr 12 Committee rm, see attachment 1 below
- **LGTB Mayoral Candidate Forum** - The Center 3909 Centre St., March 28, 2012, 6 pm
- **Tools for Preserving Community Character: Conservation Areas**, Marlon Pangilinan. Grace Lutheran Church in University Heights, located at 3993 Park Blvd. southeast corner of Park & Lincoln. Free parking is available in the lot behind the church as well as how to find the staircase to the meeting rm. April 12: 2012, 6 pm
- **NP Mini Park** – Scoping and next steps meeting for redevelopment funding. North Park Recreation Council 4044 Idaho St April 23, 2012, 6 pm. <http://www.sandiego.gov/engineering-cip/projectsprograms/northparkminipark.shtml>
- **Scannel** – thank you for electing me to the board. Tonight is last night.
- **Dionne Carlson** – thank you to the outgoing members.

## X. Elected Official Reports

- 1) **Katherine Fortner, Hon. Susan Davis, US Congressional District 53**, [Katherine.Fortner@mail.house.gov](mailto:Katherine.Fortner@mail.house.gov) - No update.
- 2) **Lindsey Masukawa, Hon. Toni Atkins, State Assembly District 76**, [Lindsey.Masukawa@asm.ca.gov](mailto:Lindsey.Masukawa@asm.ca.gov) - No update.
- 3) **Anthony Bernal, Hon. Todd Gloria, Councilmember District 3** [ABernal@sandiego.gov](mailto:ABernal@sandiego.gov) - Councilmember Gloria is chair of the budget and finance committee, finally resolved the structural budget deficit. Savings of council supply accounts are reinvested into the community. In North Park \$10,000 went to the NP fire station. Work completed on historic properties without reports can now penalize up to \$250,000. Texas street improvements sidewalk, bike lane and acorn lights. Award to Judi O'Boyle from Council Member Gloria.

## XI. Consent Agenda

(3/5/12 UDPR Barry, Dye, Bonn, Callen, Granowitz, Hill, Pyles 6:25, Steppke)

- A. **Verizon – 4330 30th St.** (Doc. Brown, Project No. 258726): Applicant requesting Neighborhood Use Permit (Phase II DSD determination, appealable to the PC) for a wireless communication facility consisting of antennas and equipment within the building's clock tower element. The site

(Renaissance building at El Cajon Blvd and 30th St.) contains a Designated Historic Resource but City staff has determined that there will be no impacts. Applicant indicated that they considered other sites, including the Covenant Church and retail center across the street, but Renaissance supports a higher WCF. Applicant has agreed to conduct an on-air study once construction is completed to document actual radiation emissions levels, which they suggest are generally significantly lower than regulations permit: **Motion: To approve the NUP with the caveat that the applicant provide the building's residents with the on-air study shortly following construction. Granowitz/ Dye 7-0-0**

**B. Park Terrace – 4075 Park Blvd.** (Project No. 269953): Substantial Conformance Review for a SDP with a Tentative Map for an apartment complex at the Park & Polk vacant lot instead of ~~28~~ 35 luxury condos. There is no change to the 7,377 sq. ft commercial space. Project now includes a 560 sq.ft. community room with gym equipment & a 5000 sq. ft. 2nd floor patio. The proposed apartments include 4 studios s 540-586 sq. ft.18 one-and two-bedroom units 664924 sq. ft, & 13 two-bedroom units 887-1148 sq. ft. The original proposal requested 4 deviations, including a 65.5 feet tall, 5-story building -a 28% deviation. The applicant is now requesting a 55 feet tall, 4-story complex -a smaller 10% deviation. The 3 other deviations have been eliminated by reducing the number of stories from 5 to 4. The exterior design includes 6 offsetting planes on the street side, and is unchanged to reflect previous input from the planning group. Residential parking is underground. Subterranean commercial parking has been ~~replaced by~~ retained as grade level spaces behind the retail stores. This proposal gains 2 parking spaces and is 1 parking space above the requirement. Bus service is available to the site. The applicant indicated that the Fire Dept. wanted the proposed red curbing to allow entry from the street versus the alley. The applicant indicated that the patio and community room could potentially provide for child centric play space & not be dominated by adult-oriented uses. **Motion: To approve the Substantial Conformance Review for a Site Development Permit with the caveat that the applicant provides assurance that child-friendly features will be made a significant part of the patio and/or community room. Dye/Pyles 8-0-0**

**C. Sprint – Trinity United Methodist Church – 3030 Thorn St.** (Project No. 253791) CUP for replacement of an existing wireless communications facility, consisting of 9 antennas & 12 ft of vertical cable located in the steeple within a residential zone. The project will reroute the cable tray into the steeple, removing the existing cables that currently can be seen running along the exterior wall and into the windows. The antennas will be shortened and covered by casing- they will not change in number. The church's daycare facility is located in a separate building in back of the church. Hill asked about historical resource impacts. **Motion: To approve CUP as presented. Hill/Callen 8-0-0**

(3/14/12 PF/PA: Carlson, Vidales, Granowitz, Hill, Steppke, Bonn, Callen)

**D. Request from North Park Main Street for letter of support for Bike Corral.** Bike corral to be located at the southwest corner of 30<sup>th</sup> Street and North Park Way. Funded with grant from the County, Jay Porter owner of the Linkery has been briefed & is in support. **Motion: The NPPC supports in concept the design of the bike corral at the southwest corner of North Park Way and 30<sup>th</sup> Street as proposed by Sustainable North Park Main Street. We ask that North Park Main Street return as design is finalized. Granowitz/Bonn 7-0-0.**

**MOTION: BARRY/SUB-COMMITTEE 14-0-1 (O'Boyle)**

## **XII. Subcommittee Reports**

- **Urban Design/Project Review, Robert Barry, Cheryl Dye -NP Adult Community Center, 6:00pm 1st Monday. Next meeting April 2, 2012** – Items A,B,C on the consent agenda. Additional item on the Plaza de Panama project.

- **Public Facilities/Public Art, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting April 18, 2012 –** bike corrals, McKinley Joint-use field, Texas Street improvement design, Plaza de Panama EIR comments were all discussed.

### XIII. Liaisons Reports

- **Balboa Park Committee Rob Steppke –** Nothing of note
- **Maintenance Assessment District Lucky Morrison –** elected new officers: Lucky Chair, Carl Vice-Chair, Beth Swersie Secretary. Discussion of trash can stickers to advertise. Visit by Debbie Fuentes of Victoria House that is taking over the Toyland Parada. NPHS walking tours in the Dryden district and in Burlingame. Painting of light poles to cover graffiti.
- **North Park Parking Management Working Group Roger Lewis –** Consideration of community residential parking district to identify interest and necessity.
- **University Ave Mobility Plan Roger Lewis –** No update
- **Mini Park & Streetscape Rene Vidales –** advisory group meeting discussed mini-park as one component of the project and the division of the rest of the ROW as a separate project. No maintenance funds have been identified, looking at grant options, Parks and Rec involvement and General Development Plan to accept the park component maintenance plan. Redevelopment funding set aside is in jeopardy. Final conceptual design had unanimous support. Please come to the workshop listed above – April 23rd at the North Park Recreation Center at Idaho St.
- **Utility Boxes Cheryl Dye –** Working with other planning groups to develop standards for placement of utility boxes. Presented to the CPC which recommended LUHC take up the issue. Expecting to receive a legal opinion from the City Attorney on the latitude that the City may or may not have on creating standards based. The City acted as the project manager for undergrounding for Mission Hills which resulted in easements with property owners and increased undergrounding. Dry transformers are being used that can be undergrounded at lower cost.

### XIV. Action Items

1. **Plaza de Panama, Circulation & Parking Structure Project EIR**
  - a. Cover letter to the City Planner.
    - i. **MOTION: to send the letter as written and read and to attached the comments to the EIR. Carlson/Barry 13-1-1 (Cohen voting no, Granowitz recused)**
  - b. Comments due to the NPPC by tomorrow.
  - c. Chair recuses from further discussion
- **Lewis –** alternatives presented at January meeting regarding bridge closing issues were expected to be voted on by the board. Letter does not allude to the time constraints faced by the board.
- **Carlson/Vidales –** time constraints limited the manner in which the response.
- **Moczydlowsky –** weight of the board vs. individual comments doesn't carry more weight in the EIR process.
- **Barry –** comments are weighted on the basis of the relevancy against the EIR, not on the individual commenter or source.
- **O'Boyle –** has decided not to submit comments through the board.
- **Don Leichtling –** believes that the letter should allude to the time constraints.
- **Ed Cronan –** believes that it gives it false weight to attach the cover letter.
- **Moczydlowsky –** EIR phase doesn't require a motion from the board. Don't think this is the appropriate time for an opposition.
- **Cohen –** agrees with Moczydlowsky

- **Dionne Carlson** – would like to consider opposing the project as a whole.
  - **Morrison** – thinks the record of opposition is adequate
  - **Barry** – agrees with Moczydlowsky, thinks the planning commission hearing is the appropriate time for opposing the project as a whole.
  - **O’Boyle** – agrees with Barry
2. **The Redevelopment Next Steps : Roger Lewis** – chair of the PAC until it was disbanded. In the process of forming the oversight board. Mini-park parcel purchase has been completed. Bond funding of \$1.4 million dollars for design was allocated but never encumbered. Additional projects (Boundary Improvements, Woolworth Building, Arts Plan) funding was allocated but not encumbered. Please voice opinions and participate in the process to keep the mini-park process moving forward. Applications for the oversight board appointments have now closed. Board of Supervisors will make appointments on March 26th. Notification of oversight board meetings. Email Anthony Bernal to get on a notification list for oversight board. Many districts and jurisdictions will have representatives as well as an at-large representative.
  3. **Toyland parade letter of support.** – Letter to the City in support of the Special Event Permit for the North Park Toyland Parade.

a. **MOTION TO APPROVE LETTER AS READ: BARRY/HILPERT 15-0-0**

**XV. ADJOURNMENT OF 2011 North Park Planning Committee Board (9:00 pm)**

**XVI. Call to order and seating of 2012 North Park Planning Committee Board (9:00)**

1. Installation of new board members
2. Elect Chair – MOTION: Granowitz - Carlson/Vidales (Barry, Vidales, Carlson, Lewis - deny nominations) 15-1-0 (Granowitz votes no)
3. Vice Chair – MOTION: Vidales – Granowitz/Dye 15-0-0
4. Secretary – MOTION: Moczydlowsky – Cohen/Carlson 15-0-0
5. A.D. & Treasurer – MOTION: Cohen – Granowitz/Passons 15-0-0
6. Chair appoints Subcommittee Chairs & Vice Chairs – Barry/Dye UD Chair/Vice, Dionne/Vidales PF Chair/Vice
7. Identification of Liaisons Rob Steppke Balboa Park, Lucky Morrison MAD, Mid City Parking District Rep – Lewis, North Park Sustainable Main Street Vidales, Rene, Dye, Utility Boxes – Dye/Nguyen, North Park Main Street - Cohen, CPC Alternate – Vidales MOTION TO ADJOURN Pyles/Ngyuen 15-0-0

**XVII. Next Meeting Date: April 17, 2012**

**XVIII. MOTION to ADJOURN: O’Boyle/Carlson 12-0-0 (left). Meeting adjourned at 9:15 p.m.**

Submitted by: Carl Moczydlowsky