





NORTH PARK PLANNING COMMITTEE

Corrected Minutes: May 20, 2014– 6:30 PM

2901 NORTH PARK WAY, 2ND FLOOR

www.northparkplanning.org

info@northparkplanning.org

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

I. Parliamentary Items

A. Call to Order, Roll Call and Attendance Report

Member	Robert Barry	Roger Morrison	Dionne Carlson	Daniel Gebreselassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Rachel Levin	Carl Moczydlowsky	Lucky Morrison	Dang Nguyen	Kevin Clark	Rick Pyles	Sarah McAlear	Steve Codraro
Attendance	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

B. Motion to Adoption the May20, 2014 NPPC Agenda McAlear/Hill 15-0-0

1. **Consent Agenda Items:** Items on the Consent Agenda were heard & 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;* Items I. 2.a&b Heard at 5/5/14 UDPR meeting: In attendance: Board Members - Hill, Gebreselassie, R Morrison, Levin, Codraro, Granowitz, Clark; General Member - Bonn, Callen, Steppke. Nonvoting Board Members L Morrison, Carlson

a. **2531 34th Street - Neighborhood Development Permit (NDP):** The Harding/Pople residence project is to add to the footprint of an existing single family residence (add a garage where none currently exists) on the east & north side of the structure at 2531 34th. The rear yard of the property is located in an environmentally sensitive lands area with steep hillsides, thus requiring a Neighborhood Development Permit. The construction will not impact the hillside area, and is separated from the area by sewer easement. **Motion: To approve the NDP as presented. Hilpert/UDPR 15-0-0 (on Consent)**

b. **Wilshire Terrace Duplexes 3434, 3436, 3444, 3446 Wilshire Terrace–** PTS No. 317992 - Site Development Permit (SDP): City of San Diego Project Mgr: T. Daly. (Additional Info Provided below) Project sets the building back 10” with the garages set back 22” from the alley. Allows the incorporation of an enhanced front yard with driveways and street trees to help improve this portion of the alley. Setback modification reduces buildable area of the site by approximately 871 SF. Requesting set back modification that allows for a sensible and contextual approach for this development. **Motion to approve project SDP as presented. Hilpert/UDPR 15-0-0 (on Consent)**

D. Minutes: **Approval of the April 15, 2014 Minutes Gebreselassie/Hilpert 15-0-0**

E. Treasurer’s Report – (\$762.87 balance as of April 15, 2014) - Brandon Hilpert

a. **Motion to approve payment of \$30 to NP Christian Fellowship for use of the AC and \$140.10 to Carl Moczydlowsky for Reimbursement for parking study door hangers to be covered by organizing committee. Carlson/Barry 14-0-1 (Moczydlowsky abstains)**

F. Social Media - Brandon Hilpert

G. Chair’s Report/CPC – Non Debatable

- a. Thursday May 29, 2014 6:3 NPPC meeting on the Community Plan Update – Loosely on Urban Design issues including CPOZ/Transition//Buffer Zones.
- b. CPC Motion on Alcohol Licensing see below
- c. Residential Utility Underground recommendation to the City’s Master Plan

- d. Boundaries Update: Meet with Marlon & Nancy Bergato regarding the various North Park neighborhood boundaries we will be hearing a report next month from Marlon on the topic. This presentation is not related to the cpg boundary issue with the UHCA/UP.
 - e. Pothole Schedule <http://www.sandiego.gov/street-div/pdf/potholeschedule.pdf>
 - f. Water Tower - V&A Consulting Engineers was given permissions from the City to conduct a pro-bono inspection of the water tower on May 15. They will produce a summary report on the condition of the water tower & maintenance/repair work it may need to be able to stand as North Park's signature landmark well into the future.
- H. Planner's Report –Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov

II. Non Agenda Public Comment

- 1. Larry Wilski – Candidate 53rd Congressional District
- 2. Jeff Kirschbaum – Update OLP

III. Announcements & Event Notices:

- A. Taste of Adams, Adams Ave BID Sunday June 29, 11 am -3 p, tasteofadams.com**
- B. Care About North Park Announcement regarding the Lawsuit against JIB/City.**
The May 2nd hearing in our (Care about NP's (CANP)) lawsuit against JIB and the City was postponed after JIB admitted that it did not serve proper notice to CANP on a key part of the case. JIB now wants to drag out proceedings until November. CANP remains optimistic that Judge Prager will grant us our long-overdue day in court, and we are confident that we will prevail at trial.” **CONTACT CANP: 619-543-9339 or careaboutnorthpark@gmail.com.**
- C. Jefferson Elementary School Centennial Celebration, May 28, 2014, Ceremony starts at 5:30 pm. 3770 Utah St, to RSVP or for more info Maria Shingledecker 619 344-3300 mshingledecker@sandi.net**
- D. Annual SOHO People in Preservation Awards, Walking Tours & Historic Home Tour June 6, 7 & 8, featuring the historic community of North Park. For more info, times, prices & to purchase tickets (events fill up quickly) <http://www.sohosandiego.org/> ****
- E. The City of San Diego is working with its corporate partner DECOBIKE to bring a new bike sharing program to NP beginning this summer. Please contact the City's Bicycle Coordinator, Thomas Landre at (619) 533-3045 or tlandre@sandiego.gov or Vicki Granowitz Chair NPPC, if you have any questions, concerns, or other feedback about the project or the Bicycle Program. For more information, please visit: <http://www.sandiego.gov/tsw/programs/bicycle.shtml>.****
- F. Storm Water Best Management Design Manual Two Public Workshops June 10 &/or 11, 2014 from 12:30 pm–5 pm SD Community Concourse Silver Rm Terrace Level, 202 C St, SD, 92101 To reserve your seat, contact Veronica Sandoval with Rick Engineering at vsandoval@rickengineering.com or (619) 291-0707. For info & materials www.projectcleanwater.org.**
- G. Rock 'n' Roll San Diego Marathon & 1/2 Marathon Sunday, June 1, 2014 <http://runrocknroll.competitor.com/san-diego/road-closures>****
- H. Care About NP Rummage Sale Saturday, June 21st, 7 am to 2 pm FUNDS RAISED IN THIS SALE WILL HELP TO COVER LEGAL COSTS IN THE SUIT AGAINST THE CITY AND JACK IN THE BOX, and will provide further support for CANP's mission of organizing North Park residents to shape our community's future by demanding full government disclosure and transparency, honest dialogue, and fair and equitable application of land use and zoning laws. They need volunteers & donation contact CANP 619-543-9339 or careaboutnorthpark@gmail.com.**

IV. Elected Official Reports & contact Info:

- A. Jason Weis, Speaker of the State Assembly Toni Atkins
- B. Gavin Deeb, Hon. Susan Davis, US Congressional District 53, 619.208.5353 Gavin.Deeb@mail.house.gov
- C. Chris Ward, Hon. Marty Block State Senate District 39, 619.645.3133 christopher.ward@sen.ca.gov
- D. Adrian Granda, Hon. Todd Gloria, City Councilmember District 3, AGranda@sandiego.gov

V. Action/Discussion Items:

- A. Community Plan Update:** Urban Design Element KTUA Consultants Presenting Consultants have offered a map, which I think is primarily a rehash along with their recommendations for buffers zones that they identified with no input from the neighborhoods. I thought we would be getting something substantive, with text, not a map that from what I can see is a rehash of what you're shown in the past. I've asked our planner for tonight Bernie Turgeon if there was anything more substantive that we could review & provide input on. So Committee what are your thoughts, can we move on to looking at a draft and this map back as being premature?
- B. Community Housing Works Residential Project - (Market rate residential to help fund Sr LGBT Affordable Housing):** Project is in the MCCPD-MR-800B Zone, the Transit Area Overlay Zone, FAA Part 77 Notification Area within the Greater North Park Community Plan area. To demo an existing building & construct a new, 6-story, 154,357 sq. ft., market rate, multi-family residential building, providing 118 residential units and a total of 154 parking spaces on a 1.21 acre lot located at 4220 Arizona St. The project proposes to construct a 5-story, 91,977 sq. ft., affordable senior housing building, providing 76 senior units and a total of 60 parking spaces on a 0.56 acre lot located at 4212 Texas St.

Motion to approve the Community Housing Works Arizona Street project as presented, including the following actions:

- 1. Process Three Mid-Cities Community Development Permit and Process Four Site Development Permit (SDP No. 1265467);**
- 2. Conditional Use Permit No. 1265468 for senior housing (Lot 2 – west of Texas); and,**
- 3. Process Four Vesting Tentative Map No. 1265466 to create 118 residential condominiums (Lot 1 – east of Texas).**
- 4. Incentives under the Affordable Housing Density Bonus Ordinance (SDMC 143.0750) for density, Floor Area Ratio (FAR) including FAR in the front 40% of lot, and setbacks; Deviations for diagonal plan dimension, minimum exterior waste and storage, height, and architectural features.**

Barry/Carlson 13-1-0 (Daniel Gebreselassie voting no)

C. Upas & 30th St Corridor: Potential pedestrian, bike & vehicular, safety improvements being reviewed by City of SD Traffic Engineering Dept. (See List Below) Board generally supports but not limiting to these potential, enhanced crosswalks, making the 3-way intersection of Upas & 30th Street a 4-way stop by installing an additional stop sign for exiting movements northbound out of Jack-in-the-Box; add small (“4-Way Stop”) sign on each pole, add a sign along Upas St. at the alley with the words “watch for pedestrians, Remove the one parking stall of limited time parking (green curb) on the northeast corner of Upas St & 30th Street (south facing curb).

VI. Reports

A. Subcommittee Reports

- Urban Design/Project Review: Peter Hill Chair Rachel Levin Vice Chair - NP Adult Community Center, 6:00 pm 1st Monday. Next meeting June 2, 2014
- Public Facilities/Public Art: Dionne Carlson Chair, Roger Morrison Vice Chair, – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting June 11, 2014

B. Liaisons Reports

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

VII. Unfinished & Future Agenda Items

VIII. Future Meeting Date:

- A. May 29, 2014, 6:30 pm Special NPPC Meeting NPCPU
- B. June 17, 2014, 6:30 pm Monthly NPPC Board Meeting

IX. Adjournment

(9:05 pm)

I. B. 2. B. Consent Agenda Item Wilshire Terrace – additional info

Wilshire Terrace is 4-unit residential project arranged as 2 duplexes. The reason that this project is going through the discretionary process is due to a proposed setback modification. Originally, this site was 4 individual lots that fronted Wilshire Terrace (a named alley, see the attached assessor’s map). When the lots were consolidated, the ‘front’ of the lot effectively changed to the North edge of the site which abuts Myrtle St (an undeveloped paper street that cannot be vacated and will never be developed by the City). The rest of the structures on Wilshire Terrace already face the alley. Thus, we are proposing to consider the front setback as the east side of the site along Wilshire Terrace to 1) match the rest of the neighborhood context and 2) because it makes more sense for the orientation of this development

The other existing structures are built up to the oncoce foot set back with a number of garages facing right on the alley. While we technically could build right up to this setback, our project sets the building back 10 feet with the garages set back 22 feet from the alley. This approach incorporates an enhanced front yard with driveways and a few street trees to help improve this portion of the alley. Additionally, the attached document illustrates how this setback modification actually reduces our buildable area of the site by approximately 871 SF. We are requesting NPPC’s support of this set back modification that allows for a sensible and contextual approach for this development.

I. G. b. Chair’s Report

FROM: COMMUNITY PLANNERS COMMITTEEE (Letter formatting was lost in transition, content is all correct)

To: Planning Commission
Date April 25, 2014
Re: Alcohol Licensing

Honorable Commissioners:

At your March 13 Alcohol Conditional Use Permit Process Workshop you invited the Community Planners Committee to reach out to the City's 41 community planning groups and solicit ideas about how licensing approval, permitting, and enforcement could work better for our city's neighborhoods, license holders and applicants, and enforcement.

We invited all communities to participate and held 2 ad hoc committee workshops. We discussed our ad hoc committee's findings at our April 22nd regular meeting.

Recognizing that this is still a high level discussion we offer the following recommendations for the Commission to consider at its next workshop.

- Recommend the city institute land use policy with respect to alcohol licensing seeking local control via CUPs and DAOs
- Recommend a fee structure for education, compliance, and enforcement
- Recommend a cost benefit analysis (tax, fines, and fee revenue versus the cost of city services for enforcement)
- Recommend a review of existing municipal models (e.g. City Ventura) which includes CUP, DAO and fees
- Recommend re-examination of Municipal Code Section 141.0502 (paragraphs b and c)
- Identify and solicit input from all stakeholders

The CPC members supported these recommendations unanimously at our April 22nd meeting. The members noted a willingness to support high-level ideas at this stage of the conversation recognizing that there are important nuances that are critical to their continued support of each recommendation as well as for the success of any such change.

CPC looks forward to a continuing role in this conversation and stands ready to work with the Commission and city staff.

Joe LaCava Chair Community Planning Committee

30th & Upas

Draft Goal:

To create an attractive, safe, efficient multimodal experience at the 30th & Upas Intersection with an emphasis on pedestrian & bicyclist safety.

Possible Near-Term Solutions

1. Remove the one parking stall of limited time parking (green curb) on the northeast corner of Upas St & 30th Street (south facing curb).
2. Remove a number of parking stalls (green curb) along 30th St. north of Upas St. on the east side. (**There is disagreement with this one. The parked cars help calm traffic and aren't really in anyone's way. They effectively shrink the street width, which is what we've been discussing.)
3. Relocate tree in front of Jack-in-the-Box and install an ADA ramp
4. Install a stop sign and a high-visibility (zebra) crosswalk crossing Upas St. at the southwest corner of Dale St. and Upas St.
5. Convert all existing crosswalks to high-visibility (zebra) crosswalks
6. Make the 3-way intersection of Upas & 30th Street a 4-way stop by installing an additional stop sign for exiting movements northbound out of Jack-in-the-Box; add small ("4-Way Stop") sign on each pole.
7. Further explore issues related to buses' ability to maneuver and make westbound right turns along Upas St.
8. Paint a pop out at the northwest corner of Upas St. and 30th St.; reinforce with a temporary planter as needed.
9. Reverse direction on Ray St. to implement a northbound one-way street for at least one block
10. Install a parklet in front of Cardamom & remove 2 parking spaces (owner of Cardamom supports these changes)
11. Expand the sidewalk on the north side or south side of Upas St. while making an opening to accommodate a bus bay/bus stop. This should
12. Include a pop-out at the northeast corner of Upas St. and 30th St.
13. Construct a raised pop-out at the northwest corner of Upas St. and 30th St.