

Greater North Park Community Planning Committee

Draft Minutes for August 19, 2003 – 6:30 P.M.

Regular Meeting at the North Park Christian Fellowship, 2901 North Park Way

Attendance: Board Members Present: Robert Green (Chair), Mateo Camarillo, Vicki Granowitz, Richard Kurylo, Don Leichtling, James Longley, John Stewart McGaughy, Lorrie Moore, Larry Westfall. Kitty Callen Donald Starr Keoni Rosa and Cassandra Wang

Board Members Absent: Larry Teves, George Wajda (excused)

I. Parliamentary Items:

A. Call to Order at 6:35 pm, roll call and introductions.

B. Announcements:

Various Community “happenings” were mentioned, including:

NP Pilot Village Comm. Meeting date set for Sept. 20, 2003 at Balboa Park Club 619-294-2501

(For further details see NP Comm. Web site: www.northparksd.org)

C. Approval of the JUNE minutes. Approved with some minor verbiage changes – See Final Draft
Motion: to approve the July minutes as corrected by R. Kutylo, seconded by D. Leichtling Passed 11-0-1

D. Treasurer’s Report: Larry Teves, Treasurer was not present. balance unchanged \$ 618.79

E. Official’s Report (Rep. Of Elected Officials) Local Officials Reps gave current updates from Officials.

F. Agenda Additions or Reordering:

Mateo gave brief update on the Affordable Housing Task Force meeting he attended

II. Public Comment

CCDC Offers free Downtown bus tours or their progress.

NPCO Requests full Sub comm. reports.

Please print consent agenda items on the mailer sent to folks prior to the meeting.

NP LLMD board should be elected not appointed.

CPC/CD3 bi-monthly meetings as possible

III. Consent Agenda

1. Elwell Addition (#6970) *Jeannette Temple*. (557-7908) Project Mgr.

Applicant: Liz Recchia. Request a Development Permit for a 1,372 sq. ft. first and second story addition to a previously conforming structure on a 6,850 sq. ft. site located at 3659 Alabama St.

2. Texas Heights Map Waiver (#8052) *Linda French* (446-5235) Project Mgr.

Applicant: Robert Ramsey. Map Waiver application to waive the requirements for Tentative Map and undergrounding of existing overhead utilities to convert 4 (new) residential units to condominiums on 0.22 acre site located at 4487 Texas St. MR-1750.

Add undergrounding to the above motion passed 7-6-1

Motion: To accept the consent agenda as amended. by D. Leichtling, seconded by M. Camarillo Passed 13-0-0

IV. Information Items

2. Pilot Village Application- Jay Turner and Susan Riggs-Tinsky- 10 minutes

NP Pilot Village Comm. Meeting date set for Sept. 20, 2003 at Balboa Park Club 619-294-2501

Question concerning Density; it was mentioned that the current zoning allows for 110 units per acre; which is much more “Density” than currently located here now.

V. Action Items (Note: Agenda items are subject to change) - 75 minutes

1. Park Promenade (Balboa Park/Zoo) Environmental Impact Report Comments. Recommendations for action on the EIR comments– 20 minutes. Expected Zoo opening Date is 2010.....

Questions:

- Where is Traffic study?
- # of Parking space, there will be net gain.
- Traffic flow should/when Florida Canyon is closed?
- Will noise from zoo increase? - No new large rides are planned..
- EIR should coordinate with Jones & Jones study.
- Lease hold is for 124 acres through 2034.
- Zoo master plan still is unseen by public, WHY?
- Transit stops are not clearly shown, especially at rose garden.
- Financial plan documents should accompany Zoo Plan.
- Hold off approving until other studies are completed.

Public comments:

- Support Request of the GNPCPC's Sub Comm.
- Florida Canyon closure is not discussed and should be part of package.
- This is opportunity to benefit NP & City of San Diego.
- Plan is masterful, and should be approved.
- Zoo has followed the Precise Plan.
- EIR report should be approved.
- This is a land grab by the Zoo.

Board Comments:

- Traffic study is not complete.
- Florida Canyon closure should be discussed and be part of the EIR.
- Impact from Ball Park parking is not mentioned in EIR and should be.
- What will this motion do for the ZOO. A Legal step toward adoption.
- The Jones & Jones study will be done soon, wait until then.

DRAFT MOTION I

PARK BOULEVARD PROMENADE DRAFT ENVIRONMENTAL IMPACT REPORT - AUGUST 19, 2003

THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE thanks you for this opportunity.

The citizens and planners of the Greater North Park Community respectfully requests the City of San Diego Land Use and Housing Committee and City Council to postpone any and all action on the Park Boulevard Promenade Plan Amendments proposed by the Zoological Society of San Diego until the results of the Balboa Park Parking, Circulation and Land Use Study recommendations can be fully considered and incorporated in the overall plan design. The study results are fundamental to comprehensive planning for the benefit of Balboa Park's future. The project alternatives and recommendations resulting from the Jones and Jones Phase I study, due to be completed within a year, should be considered prior to approval of the EIR, and any amendments to the adopted Balboa Park Master Plan and Central Mesa Precise Plan.

Motion: To accept the motion as read into the minutes as amended. by D. Leichtling, seconded not required because it came from sub Comm. Passed 11-1-0

DRAFT MOTION - II

The citizens and planners of the Greater North Park Community respectfully requests the City of San Diego Land Use and Housing Committee and City Council to postpone any and all action on the Park Boulevard Promenade Plan Amendments proposed by the Zoological Society of San Diego until the following concerns have been addressed:

1. Zoo Master Plan -

Why has the City Council not required a Master Plan from the Zoological Society in order to demonstrate exactly how public park land is being used? The Japanese Friendship Garden was required to do so as a non-profit leasehold.

2. Expansion -

The DEIR does not describe the fact that the land use designation of all of Balboa Park is "parkland" and therefore, removal of the parking lot also removes that "parking lot" land use designation. By Balboa Park Master plan standards, the expansion of the Zoo exhibit area into the existing parking lot is actually expansion into a land use designation of "open parkland." Wouldn't the proposed Zoo exhibit expansion violate this fundamental goal as it is set forth in the Balboa Park Master Plan? Doesn't this set a precedent to allow all tenants in the park to also expand?

3. Transportation -

Florida Drive is proposed to be closed between Morley Field Drive & Zoo Place in currently approved Balboa Park plans including the Master Plan and the East Mesa Precise Plan. This area is sensitive habitat (MSCP) and is among the last natural habitat within the park.

The proposed modifications to the Balboa Park Master Plan do not address this as a change so it must be assumed that this portion of Florida Drive is to be vacated. The DEIR traffic studies use this portion of Florida Drive and it shows unmitigated heavy traffic in 2020. Additionally, a signalized intersection is placed at the intersection of Zoo Place and Florida Drive - this is not necessary if Florida Drive is closed. Unacceptable increases in traffic through the North Park Community will occur as park use increases. Project data shows an unacceptable level of traffic increase on this section of roadway that is not expected to exist in the future. Will an updated traffic study showing traffic flow/volumes/impact without Florida Drive between Zoo Place and Morley Field Drive be included in the Final EIR?

What is the potential increase in Zoo attendance and resulting Traffic from additional exhibit space? The Zoo Master Plan (if it exists) is not public and therefore the community does not know details of the Zoo's future plans. Expansion could generate traffic beyond current projections, taken from "Working Group" studies.

4. Parking-

What documentation is provided that proves the need for the promenade parking structure in the center of the park and the number of parking spaces proposed? The DEIR does not clearly explain park-wide parking potential nor the justification for the number of spaces.

Why does this DEIR "NOT" reflect accurately and fully the Zoo Working Group Study, which emphasized implementing the Balboa Park Master Plan to improve transportation opportunities and limit parking in the park. Along with that, The Balboa Park Parking, Circulation and Land Use Study will certainly address similar issues and offer more clarity than this DEIR offers to date.

Why has this DEIR not addressed appropriately the Inspiration Point parking alternative? The inspiration Point site was favored by many members of the Zoo Working Group in the design sessions. The site was able to provide all parking opportunities, was already impacted by flight path and freeway noise and

provided easy access to freeway. Pedestrians could walk through the southern end of park to access many park venues including Zoo entrance. Tram and or shuttle service could move visitors adequately and in a timely fashion as is done in multiple city park environments.

The Zoo's proposal to construct an employee parking lot, (a nonessential use of parkland) within their leasehold, seems to contradict their request for more parkland for exhibit space. The DEIR does not address the impact on the neighborhoods north of the park that have already been impacted for years with 24-hour construction, delivery and bus traffic that serves the Zoo. The additional traffic to and from Zoo employee parking lot off Richmond St. would further exasperate the situation. The location of the Zoo's proposed lot would also have significant visual impacts on the historic scenic route 163, which should only be improved and protected. The DEIR depicts horrible problems with traffic mitigation at the 163. Why doesn't the DEIR look at adding the employee parking lot along with the Inspiration Point Parking Alternative thus leaving the Zoo's proposed site as truly open parkland?

Why has "Pay Parking" concept been inserted in this DEIR? We find it UNACCEPTABLE that any parking concept that will be replacing free parking shall be anything but! The citizens and planners believe that the Zoo should not be allowed to begin any work on existing parking lot until funding for any agreeable parking alternative is found and guaranteed.

5. Neighboring Communities-

The North Park Community Plan addresses the need for more parkland to serve the community population. The Community Plan recognizes that Balboa Park serves the needs of our community. As it is unlikely that we will receive additional parkland it is imperative that the Balboa Park Master Plan goal to increase "free and open" parkland is upheld to add more parkland, not restrict it to private use.

Elements of the proposed project have significant, negative impacts to the North Park Community. Although some of these elements are not identified as significant negative impacts in the DEIR, from the community perspective, they are significant. These impacts are noise, traffic, air quality, visual impacts and loss of free and open parkland.

Why does this DEIR propose only minimal, and in some cases, negligible mitigation for highly significant impacts? "Monitoring" as a method of mitigating significant negative impacts will always be UNACCEPTABLE.

Motion: To accept the 2nd motion as read into the minutes: as amended. by D. Leichtling, seconded not required because it came from sub Comm. Passed 10-1-1

2. Canyon/Open Space Program Environmental Impact Report Comments – Recommendations from community members for comments to the draft EIR – 20 minutes, Don Starr.

Motion: To accept the Sub Comm. motion as read into the minutes: as amended. by D. Starr, seconded not required because it came from sub Comm. Passed 13-0-0

Public Comments:

- Do not allow "off site" mitigation, keep our canyon natural,
- We should make MWWD follow the City ordinances to the letter.
- Require MWWD to clean up after itself.
- Move sewers out of sensitive areas.

Board Comments:

- We need to hold MWWD's feet to the fire.
- Make MWWD leave the canyon better than they found it.

- Add “process 3’ language
- Project language is incomplete and there is lack of drawings.

3. St Augustine School. CUP/Variance (Process 3) for a master plan to redevelop an existing private high school in 3 phases: demolition and construction of classroom buildings, subterranean parking, multi-purpose building and an athletic field, located on a 7.48 acre site bounded by Nutmeg Street, 32nd Street, Palm Street and 33rd – Steve Chipp, 20 minutes.

Questions:

- Number of parking spaces? Now 71 will grow to 100 then finally 125.
- What will Construction hours be, will there be work on Sat? Regular hours, no Sat.
- Is a limit on # of events per year possible?
- When was last remodel? Late 50’s. School was established in 1923.
- Will local folks be able to use the new field as a Park? Possible...
- Will there be better monitoring of street parking by students, it is poor now?
- Does the school req. car pooling now? Many student are now car pooling.
- Are traffic calmers planned on impacted streets?

Comments:

- School directs Students where to park and should monitor them.
- St. Aug. should have to put in writing on their Conditional Use Permit what they are going to do, otherwise they will not do it! It has happened before...
- Complement school and it’s efforts to be a good neighbor.
- Like the number of Comm. Out reach meetings and tours of the school.

Board Comments:

- We received a petition from local residents supporting the Variance.
- Concern were expressed about large events and the parking impact on nearby residents.
- There should be a Parking Management Plan and it should be enforced?
- What is the parking analysis for different uses? 1500 seats for Basket ball and Lg. track events.
- There should be parking stickers for Facility and Students driving and their parking should be monitored and controlled. Cars are registered now but control has been a low priority.
- The school should use the NP Garage and provide shuttle service, especially during large events.
- Great project from great school.

Motion: To approve the 3 phase plan for the improvement of St. Augustine High School to include an improved dialogue with the Community on any problems or issues that may arise with greatest focus on parking. by J. S. Mc Gaughy, seconded by L. Westfall. Passed 11-1-0

4. Streets. Mid-City Historical Preservation Overlay Zone Proposal. Leo Wilson, 15 minutes
Delayed until next meeting where it will be listed first on the action Item list.

VI. Unfinished Business

1. Urban Design/Project Review will meet the first Tuesday of Sept. due to Labor day on the first Monday.
2. LLMD Nominations for seats on it’s Board as required in the NP LLMD’s By-laws.

Motion: That the GNPCPC accept nominations at it’s August, September and October meetings for the four at large and one NP LLMD GNPCPC POSITIONS.

Discussion:

- The GNPCPC has not been notified in the past by the LLMD.
- LLMD was ratified in the past by the GNPCPC.
- The PAC has submitted its nominee in writing as all other groups should do.
- This is an opportunity to expand community outreach for the LLMD.
- Alta Dena would like to have a rep on the LLMD board but is not allowed due to the original makeup of the Comm. organizations at the time of the LLMD'S by-Laws.
- Folks that are now on the LLMD's Board should get to serve out their terms.
- The LLMD membership should represent the widest possible makeup.
- Before folks volunteer, they should attend LLMD meetings.
- Homer Moore was nominated for an "at large" position.
- Kitty Callen and Don Leichtling were both nominated for the GNPCPC Board Seat.

MOTION by L. Westfall, seconded by ??? Passed 10-1-2

Motion: That the GNPCPC notify both the City and the NP LLMD that they should advertise the upcoming elections and forward to the GNPCPC their latest By-laws. MOTION by D. Leichtling, seconded by M. Camarillo. Passed 12-0-1

II. Subcommittee Reports/Laisons (5minutes Maximum).

Urban Design/Project Review, John McGaughy, NP. Main Street Office, 3076 Univ. Avenue, 6 pm 1st Monday

Public Facilities/Parks, Donald Starr, UHCDC Office 4452 Park Blvd. #103, 6:30 p.m., 2nd Wednesday
Transportation, Jaime Longley, Morley Field, Balboa Tennis Center Café, just off Upas across from Mississippi on the 3rd Wed. at 6:30pm.

Bylaws Committee, Mateo Camarillo, Old Mill Café, Ohio Street, 6 pm, 3rd Monday –

Studying By-Laws of other Planning Groups now and aiming to submit to Board by Dec. 2003

CPC, Robert Green, Downtown, 4th Tuesday

North Park LLMD, Don Leichtling, NP Senior Center, 2nd Monday

City has decided to change the Max. sidewalk rebate amount due to new engineering report interpretation.

New Solar lights have taken over 4 months to order because of City red tape.

Moving forward on planting Palm trees on Texas Street.

North Park Law Enforcement Committee, Bertha Klan, 4th Wednesday

Shawn has been replaced.

North Park Main Street, Richard Kurylo, 2nd Tuesday

North Park Project Area Committee, Don Leichtling, NP Comm. Store Front, 30th St., 2nd Tuesday

Clean Needle Exchange Program, Mateo Camarillo

Public Relations, Lorrie Moore

Now there will be two separate sign in sheets, 1 official and 1 for NPCA.

VIII. New Business

IX. Future Agenda Items: Next Meeting date September 16, 2003

Streets. Mid-City Historical Preservation Overlay Zone Proposal. Leo Wilson, 15 minutes

X. The meeting was adjourned.