

GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE
MINUTES
April 20, 2004

Called to order at 6:32 p.m.

Attendance

Michael Branch, Lan Bubb, Jason DeFay, Peter Dennehy, Vicki Granowitz, Richard Kurylo, James Longley, John Stewart McGaughy, Judith O'Boyle, Mike Petrogeorge, Michael Powers, Keoni Rosa, Maureen Westfall. Elaine Boyd and Al Smith were both present after being elected.

Announcements

- Beth Swersie from North Park Community Association (1) is seeking sponsors for the Summer Concerts, (2) announced the Spring Clean 2004 on April 24, 2004, and (3) announced the NPCA annual meeting on May 4, 2004.
- Vicki Granowitz announced a Library Task Force meeting on April 27, 2004. Development teams for the two final library proposals will make presentations. Carter Reese is proposing a library at Idaho & University and KDL Properties (Dan Liewer) is proposing a library at 31st & North Park Way.
- Jay Turner from North Park Main Street distributed their Spring 2004 newsletter and the program for the eighth annual North Park Spring Festival on May 16, 2004.
- Jude Thomas announced shows at SDSU and City College, including *The Secret Marriage*, *The Wizard of Oz*, and a recital competition.
- Linda Pfeiffer announced a Canyon Sewer Access meeting on May 3, 2004.
- John Stewart McGaughy announced a University Avenue Mobility Plan workshop on May 6, 2004. This is a joint meeting between the Planning Committee and the Project Area Committee. The Transportation Subcommittee will be moved to an earlier time so as not to conflict.
- Michael Powers announced that officer Ed LaValle of the Police Storefront informed him of an increase in gang activity and gun violence. Any suspected gang activity should be reported to the Police at the storefront at (619) 533-5795.
- SANDAG has been studying Interstate 805. There is an open house on April 21, 2004.
- Retreat for Board Members is May 1, 2004.
- North Park was featured in the Union-Tribune on Sunday.
- Membership forms are available from the Secretary. New forms will be developed soon.

Approval of Previous Minutes

MOTION: TO APPROVE THE MINUTES OF MAY 16, 2004. (Westfall/Granowitz). Motion passed 10-0-3.

Treasurer's Report

The balance as of March 31, 2004 was \$618.74. A \$108.00 deposit was made on April 2, 2004. There were no disbursements. The balance as of April 20, 2004 is \$726.74. Two outstanding debts include \$75.43 to Robert Green and \$112.03 to Michael Powers. The checkbook is lost. A former board member had it last. We may have to close the account and open a new one.

Official's Report

- Todd Gloria from U.S. Congressional District 53 (Congresswoman Susan Davis) distributed the March/April 2004 edition of *The Davis Dispatch*. On April 2, 2004, Congress passed a \$275 billion transportation bill for highways and transit. \$166 was earmarked for District 53 including the Mission Valley East Trolley line, other Trolley improvements, the I-5/I-8 interchange, and traffic control. District 53 is seeking submittal of art by a high school student for a Congressional art competition in D.C. The winner wins a trip to D.C. The District 53 phone number is (619) 280-5353.
- Robert Young from the Office of the Mayor (Mayor Dick Murphy) announced that a new City Manager has been sworn in: Lamont Ewell. He has served as the Assistant City Manager. A strong Mayor/strong Council form of government is being proposed. Currently, we have a weak Mayor/strong Manager. Under this new form of government, the Mayor would be the CEO for the City and would appoint chief department heads. The City Council would serve as the legislative branch of City Government. It may be on the ballot in November 2004 as a proposal and adopted in 2006. The ballpark opened on April 8, 2004. It will lead to further revitalization and redevelopment. Robert Young's phone number is (619) 236-7064.
- Diana Spyridonidis from Council District 3 (Deputy Mayor Toni Atkins) announced (1) the NPCA Spring Clean 2004, (2) a Budget Forum on April 28, and (3) a Forum on Fire Safety Issues on April 22, 2004.
- Lara Evans from the Planning Department distributed community plans, Council Policy 600-24, and by-laws to new board members. The Community Orientation Workshop is April 24. Attendance is mandatory. Financing Plans will be made available soon to board members.

Reordering of the Agenda

The Lafayette Hotel proposal was added to the agenda as an information item.

Special Election to Fill Two Committee Vacancies

Four candidates were running to fill two available seats. Both positions were one-year seats up in March 2005. The candidates were as follows (in alphabetical order by last name): (a) Elaine Boyd, (b) Jeremy Collins, (c) Al Smith, and (d) Robert van der Voort. There were no nominations from the floor. Boyd, Smith, and van der Voort were present and made two-minute speeches. Ballots were collected and tallied. The results of the election were announced later in the meeting.

Public Comment

- Larry Westfall congratulated the board and said that he expected better things this year. He finds it unacceptable that there may be only 450 general members of the Planning Committee when there are 38,126 people over age 18 living in North Park (as of 2003). This is only 1.2% of eligible members. He challenged the board to (1) set a collective goal of raising the membership to 2% or 763 members, (2) comply with the previously-passed motion to make the membership list available for inspection at all monthly meetings, (3) insure that the secretary performs the required duties by taking control over the membership roster and process, and (4) promptly publish on the website all draft minutes of all meetings.
- Craig Roberts said that there is a mechanism for having a secure database on the website.
- Conni Musser expressed concern with condominium conversions because they are displacing seniors.
- Diana Spyridonidis said that the Land Use & Housing Committee reviewed condominium conversions. She'll make a report next month.
- Connie Haymes, a property owner at Adams & University, asked about the Transportation Subcommittee.

Election Results

The results of the election were announced. Of forty-five ballots cast, Elaine Boyd and Al Smith received the highest number of votes:

Elaine Boyd	31 votes	Robert van der Voort	20 votes
Al Smith	25 votes	Jeremy Collins	7 votes

Boyd and Smith were elected and joined the board at the front of the room.

Consent Agenda

3684 Alabama Street was pulled for discussion.

4485 Alabama Street

MOTION: TO APPROVE THE TENTATIVE MAP FOR 4485 ALABAMA STREET WITH THE FOLLOWING FIVE STANDARD SET OF CONDITIONS AS APPLICABLE: HISTORIC SIDEWALK STAMPS AND SCORING BE PRESERVED, FIRST RIGHT OF REFUSAL FOR RENTERS, NEW AND APPROPRIATE LANDSCAPING AS NEEDED, ON-SITE PARKING BE MAXIMIZED, AND OPPOSITION TO THE EXEMPTION TO UNDERGROUND UTILITIES. (Urban Design/Project Review Recommendation). Motion passed 15-0-0 as a consent item.

4642 Hamilton Street

MOTION: TO APPROVE THE MAP WAIVER FOR 4642 HAMILTON STREET WITH THE FOLLOWING FIVE STANDARD SET OF CONDITIONS AS APPLICABLE: HISTORIC SIDEWALK STAMPS AND SCORING BE PRESERVED, FIRST RIGHT OF REFUSAL FOR RENTERS, NEW AND APPROPRIATE LANDSCAPING AS NEEDED, ON-SITE PARKING BE MAXIMIZED, AND OPPOSITION TO THE EXEMPTION TO UNDERGROUND UTILITIES. (Urban Design/Project Review Recommendation). Motion passed 15-0-0 as a consent item.

3684 Alabama Street

There was discussion about 3684 Alabama Street. Jean Elwell expressed concern about the parking problem that she feels would result from this project. Applicant Mark Spitzer said that he is proposing to widen the driveway, which would eliminate one on-street parking space to provide access to seven off-street parking spaces for the upper level. The lower level has its own parking independent of the upper level. John Stewart McGuaghy clarified that the UD/PR Subcommittee approved the project because the lower level units and upper level units had their own parking. The project meets Planning Department (City) parking requirements.

MOTION: TO APPROVE THE VARIANCE TO REDUCE THE MINIMUM BACKUP DISTANCE AND INCREASE FRONT DRIVEWAY WIDTH FOR 3684 ALABAMA STREET WITH THE INCLUSION OF IMPROVING THE FRONT ELEVATION. (Urban Design/Project Review Recommendation). Motion passed 14-0-1.

Action Items

North Park Parking Garage

Tom Romstad of the Redevelopment Agency made a presentation. The parking garage project started two years ago. The financing plan is in place for the development of the garage. The community selected the design. It includes retail at the street level, roofline trellises for shade, and locations for artwork. The entire planning process was conducted in public. The Disposition and Development Agreement has been approved, including conceptual designs. Now, a Site Development Permit is needed to go forward with construction. The UD/PR Subcommittee requested three items: (1) retail doorways shall be recessed from the facade of the commercial space; (2) electrical service shall be provided at the location of each "art frame" so that they may be lit at some point in the future; and (3) integrally colored concrete or other durable material shall be substituted for stucco below the level of the awnings. Storefronts will be recessed, but the number of storefronts is unknown, and there are concerns with trash collecting and homeless congregating in doorways. Recessed doors are a traditional building feature that helps define storefront entrances. There will be 388 spaces, and it will be paid parking. There will be a three-party agreement between the Redevelopment Agency, the parking operator, and the retailers. Retail space will be condominiumized and owned by Bud Fischer. A process is needed to select the artwork. It should be community-driven. The bank will have the same drive-through configuration, which will be owned by Fischer and leased to the bank. Fall 2005 is the completion date. The area of the garage façade that is darker beige would be of more durable construction as requested by the UD/PR Subcommittee. Glass on the storefronts would be slightly recessed. There are no public-knowledge perspective tenants. The intent is to have an active pedestrian environment. Somebody asked whether design of retailer's display space could be brought before the community for review. The project description of the retail space precludes pedestrian-unfriendly treatments, which would go against the goal of the Redevelopment Agency. Somebody asked if we could prevent a single tenant from occupying the entire space. Richard Kurylo said that these types of buildings might be ideal for a single tenant, whereas older buildings are ideal for mom-and-pop stores. Tom Romstad asked whether spandrel (dark) glass would be acceptable. The board was in general agreement that this would not be acceptable, not even for a bay or two. Romstad said that multiple tenants would want to maximize display space, but one tenant might not be able to use all of the windows for displays. Romstad asked if 10 percent of the space could be non-transparent. This was included in the motion.

MOTION: TO APPROVE THE NORTH PARK PARKING GARAGE WITH THE RECOMMENDATION THAT DOORWAYS MIGHT BE RECESSED FROM THE ADJACENT SURFACES, THAT ELECTRICAL SERVICE SHALL BE PROVIDED AT ALL ART PANELS, THAT AT LEAST 10 PERCENT OF RETAIL FENESTRATION REMAIN TRANSPARENT AS PRESENTED TO THE COMMUNITY GROUP, AND THAT STUCCO OR OTHER POROUS MATERIAL SHOULD NOT BE USED BELOW THE AWNING AND INTEGRALLY COLORED CONCRETE OR OTHER DURABLE MATERIAL OR VENEER SHALL BE SUBSTITUTED ON THE ARTICULATED BASE. (McGaughy/Granowitz). Motion passed 14-0-1.

4030 Georgia Street

Applicant Tom Demich is seeking a Site Development Permit to allow for tandem parking for three new residential units on a 7,000 square foot site. The three units will be apartments for rent. The UD/PR Subcommittee voted to deny the application based upon tandem parking. There is a precedent in voting against tandem parking. Lara Evans said that the tandem parking ordinance is presently being reviewed. Presently, tandem parking is not allowed in North Park. The Transit Overlay Zone (TOZ) – unrelated to tandem parking – reduces parking requirements. The TOZ doesn't impact this project much. The project cannot be built without tandem parking. Architectural and landscape enhancements will improve the project. A citizen noted that very old pine trees were removed. The applicant said that the trees were leaning and were dangerous.

MOTION: TO DENY THE SITE DEVELOPMENT PERMIT FOR TANDEM PARKING AT 4030 GEORGIA STREET. (Granowitz/Smith). Motion passed 12-0-2.

4177 Arizona Street

Robert Ramsey presented a Map Waiver application to waive the requirements for a Tentative Map to convert 3 residential units (1 existing, 2 under construction) to condominiums on a 0.22 acre site. The UD/PR Subcommittee voted strongly against the project because – even though the applicant saved the house in front – the new apartment building in back does not match the house at all. There were questions as to why we are having so many of these apartments that are converted to condos before construction is complete. There was general consensus that the Planning Committee should review apartment projects. Lara Evans counseled the Committee that their responsibility is to review the condo conversion, not the design. The motion should address that. She said that the community could review apartment projects only if they deviate from the code. The owner/builder of the project spoke on behalf of the project. He wanted to maintain the home in front. Arches, stucco, and colors were changed to match the front house. Corlee Morris, a project neighbor, opposed the project because the structure of condo ownership is complicated; having three owners making decisions is not good. A handout by Morris was distributed. Robert Handen from the 4200 block of Alabama St. said that the applicant did a good job with the house in front, but the back structure is ugly, huge, and mismatched with the front house. The Planning Committee would have reviewed this project if it initially came through as a condominium because it would have been a discretionary process. The board needs to send a message that we will not tolerate this type of construction. The owner said that the

message we're giving is that developers should tear down single-family homes. Richard Kurylo said that the destruction of single-family homes and construction of buildings in back yards have ruined the neighborhood.

***MOTION: TO DENY THE APPLICATION TO CONVERT THREE APARTMENT UNITS TO CONDOMINIUMS AT 4177 ARIZONA STREET BECAUSE OF POSSIBLE SERIOUS IMPACTS TO ADJACENT NEIGHBORS. (McGaughy/Rosa).
Motion passed 12-0-2.***

Information Items

2010-2030 El Cajon Boulevard

Sherm Harmer of Urban Housing Partners presented the project, which also was shown to the UD/PR Subcommittee. The project is pedestrian-friendly with an active streetscape. There is not tandem parking. All open space and storage requirements were met. There will be 124 for-sale units. It is in early stages of review and will be submitted to the City for formal review soon. Project partners were introduced (Eric Luna; Mike Mahoney). The alley will be closed, but land will be transferred to the adjacent alley in the project footprint to make it wider. Developers are in negotiation with property owners of the included parcels. Could houses be donated to Habitat For Humanity? Perhaps. It is always the first choice to have the houses moved versus destroyed. If the property owners don't sell, will eminent domain be used? As a last resort, yes. Even though it is a private project? That is the City's discretion. It will be a four-and-a-half story building. Somebody remarked that the courtyard is too narrow. Could it be "stair-stepped" at top? The architect said that it appears to be narrow, but it is open at the ends. It may be dark in the middle, but light will enter the area, especially in June. Colors are conceptual; this will come back before the community. Could the project be constructed without eminent domain if parcels are not acquired? Yes, it's possible, but it would require major modifications.

Lafayette Hotel

Sherm Harmer introduced the project. The desire is to preserve the hotel, Mississippi Ballroom, Red Fox Room, and streetscape. This came before the Committee as an information item before, but there are new Committee members. Temporary financing was achieved. Hampstead Partners is in control of the hotel. But a formal finance package is required to get the financing in place. Chris Foster continued the presentation. A high-density condominium tower will be built directly behind the hotel. The condo owners would share hotel services. Unofficial approval from the community is sought. A nearby resident expressed opposition to the project because it is out of scale with the surrounding neighborhood. Another resident mirrored this concern. The height limit on El Cajon Blvd. is 200 feet, which is approximately 20 stories. The height limit on the back side of the parcel is 60 feet, but the historic hotel will be preserved. Someone asked whether it might be possible to have two smaller towers. Foster said it's not desirable because the present design allows for lower heights around the project and more sun for the pool. Also, costs wouldn't be feasible. The business owner from Pomegranate Restaurant across El Cajon Blvd. supported the project because it will be good for business. Jay Turner from North Park Main Street spoke in favor of the project because this is common with historic hotels throughout California. Richard Kurylo said that the project represents greater density in the commercial corridor, not the residential neighborhood, which is good.

Unfinished Business

None

Subcommittee Reports/Liaisons

Urban Design/Project Review Subcommittee

Condo conversions will be reviewed at the next meeting.

Public Facilities/Parks/Housing Subcommittee

There will be public information on proposed sidewalk improvements for North Park at the next meeting.

Transportation Subcommittee

Meeting time and place was announced.

Public Relations Subcommittee

A new membership form will be reviewed.

Bylaws Subcommittee

Items to be discussed include elections procedures and eligibility lists.

Community Planners Committee

The CPC is considering tandem parking and the Transit Overlay Zone.

North Park Maintenance Assessment District

This committee is reorganizing. Kitty Callen is our representative. Al Smith made a report. There is internal organizing presently. Lighting will be discussed in May.

North Park Redevelopment Project Area Committee

North Park Theatre financing came before the PAC. Costs increased from approximately \$3 million to approximately \$7 million. It was approved, but the City was told not to ask for additional funds.

North Park Law Enforcement Committee

Richard Kurylo read a report on behalf of Bertha Klann. Crime is down from last month. Neighborhood watch classes are being revived. They only take two weeks now instead of six. Car prowls are still problematic. Don't leave anything of value exposed in your car.

North Park Library Task Force

The April 27, 2004, meeting was announced.

Balboa Park Committee

There is a Transit First Showcase Project workshop on May 15, 2004. The Parking, Circulation & Land Use study is nearing completion. It will come before the community.

Clean Needle Exchange Program

The ordinance that allows this program is in process of being continued. The City Council has not yet approved or disapproved of this.

New Business

Beth Swersie said that if Subcommittee Chairs get minutes and agendas to her on the Fridays before their meetings, then she can post them on the website in time for the meeting.

Meeting adjourned at 9:40 p.m.

Respectfully submitted,
Richard Kurylo
Secretary