

**GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE  
MINUTES  
January 18, 2005**

**Called to order at 6:30 p.m.**

**Attendance**

Present were: Elaine Boyd, Lan Bubb, Jason DeFay, Vicki Granowitz, Richard Kurylo, James Longley, John Stewart McGaughy, Judith O'Boyle, Mike Petrogeorge, Michael Powers, Keoni Rosa, Al Smith, Maureen Westfall.

Absent were: Michael Branch and Peter Dennehy (excused).

Subcommittees, liaisons, and leadership roles since previous meeting

Between the November 16 and January 18 Planning Committee meetings, Planning Committee members attended the following subcommittee and other meetings.

Elaine Boyd:	Public Facilities/Parks/Housing, Public Relations.
Michael Branch:	None reported.
Lan Bubb:	Urban Design/Project Review, Public Facilities/Parks/Housing, Public Relations (Chair), Bylaws.
Jason DeFay:	Public Facilities/Parks/Housing, Public Relations, Bylaws (Co-Chair), Maintenance Assessment District, Altadena Neighborhood Association
Peter Dennehy:	None reported.
Vicki Granowitz:	Urban Design/Project Review, Library Task Force, Balboa Park Committee, Clean Needle Exchange Program, Rec Council, North Park Community Association, Vice Chair.
Richard Kurylo:	Urban Design/Project Review, Project Area Committee, North Park Main Street, Secretary.
James Longley:	Transportation (Chair), Project Area Committee
John Stewart McGaughy:	Urban Design/Project Review (Chair), Transportation, Public Relations, North Park Main Street, Ray at Night Board Meeting, Dryden District Steering Committee.
Judith O'Boyle:	Urban Design/Project Review, Transportation, Library Task Force, other meetings (not specified).
Mike Petrogeorge:	Urban Design/Project Review, Public Facilities/Parks/Housing, Public (Chair), Public Relations, Bylaws.
Michael Powers:	Public Facilities/Parks/Housing, Transportation, Public Relations, Bylaws, Chair.
Keoni Rosa:	Urban Design/Project Review.
Al Smith:	Urban Design/Project Review, Public Facilities/Parks/Housing, Public Relations, Bylaws (Co-Chair), Project Area Committee, Maintenance Assessment District.
Maureen Westfall:	Urban Design/Project Review, Public Facilities/Parks/Housing, Transportation, Public Relations (Co-Chair), Bylaws, Treasurer.

**Announcements**

- Michael Powers announced that people must sign the sign-in form in order for their attendance to be counted towards eligibility for voting in the March elections.
- Vicki Granowitz announced that the Library Committee will have a meeting regarding the design of the library on February 26.
- Jay Turner of North Park Main Street distributed invitations for the La Boheme groundbreaking on January 21.
- The North Park Community Association entered into an agreement with a publisher to publish the book about North Park.
- Kitty Callen said that funds have become available for slurry sealing. Anybody whose street needs to be slurry sealed should contact the Planning Committee. Callen also said that a recently released report announced that people are ignoring stop signs because there are so many of them in the neighborhood. Michael Powers said that the Public Facilities/Parks/Housing Subcommittee would review the slurry seal issue.
- Michael Powers announced on behalf of Ed LaValle that the Police Storefront is now in the North Park Community Park in the Adult Center on Howard Avenue. Also, there have been a number of business robberies. Two robbers have been caught; one has not yet been caught. The Police Storefront phone number is (619) 284-1122.

**Approval of Previous Minutes**

***MOTION: APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MINUTES OF NOVEMBER 16, 2004. (Westfall/Smith).***

**Motion passed 12-0-0.**

**Treasurer's Report**

\$52.00 in donations was collected at the November 2004 meeting. The cash balance as of December 31, 2004, was \$477.28.

## Official's Report

- Todd Gloria from U.S. Congressional District 53 (Congresswoman Susan Davis) distributed the Winter 2005 edition of *The Davis Dispatch*. Congress is back in session. Issues this year will be Social Security, immigration laws, ability to sue, the budget, Iraq, and Afghanistan.
- Stephen Hill from Council District 3 (Councilmember Toni Atkins) announced staff changes in Council District 3. Jeff Gattas is now working on council policy. Jeffery Tom is the new Chief of Staff. The Deputy Mayor position for Atkins is now over. Atkins' goals for the next four years are (1) City's fiscal stability, (2) open government, (3) ongoing funding for infrastructure needs, (4) affordable housing, and (5) the 2015 centennial of the Panama Pacific Exposition in Balboa Park. The design of the library in North Park will include much community input.

## Reordering of the Agenda

John Stewart McGaughey requested that all of the Project Review projects be put on a consent agenda. These were 4618 30<sup>th</sup> St., 4368 Georgia St., 4525 Florida St., 3345 29<sup>th</sup> St., 4157 Mississippi St., 4387 Illinois St., 2015 Robinson Ave., and 4036 Ohio St. Two of the projects, 4157 Mississippi St. and 4306 Ohio St., were pulled off the consent agenda for discussion.

## Public Comment

- Hal Tyvoll made comments about the undergrounding of utilities on 30<sup>th</sup> St. A letter was given to the Planning Committee explaining that the project was done wrong. The lines were buried on 29<sup>th</sup> and Dale streets without notifying residents, without installing shielded cables, and without incorporating design features to reduce radiation levels.
- Sherm Harmer of Urban Housing Partners and D.R. Horton invited all in attendance to the La Boheme groundbreaking. He recently advised Council District 3 that park fees generated by the La Boheme project are sizable. The community should be aware that the funds could be used for the proposed 29<sup>th</sup> St. plaza.
- Mary Lou Ruane asked that the Transportation Subcommittee review Mission Ave. between Alabama and Madison. It is a one-way street with minimal stop signs. The street has become a "drag strip." Transportation will hear the item.
- Roger Lewis, Chair of the Project Area Committee (PAC) announced annual PAC elections on February 9. There is a candidate forum the day before at the PAC meeting. For more information, call (619) 563-6094 or (619) 533-5284.
- Greg Leland complained about the craftsman home on 30<sup>th</sup> St. that was recently torn down. He felt the structure should have been preserved. He was also upset that a three-story building is being built in its place.
- Steve Chipp of St. Augustine High School invited the Planning Committee to a gathering on January 24 to bring the public up to date on the progress made in the design of structures as they re-build the campus. A letter was given to the Committee.
- David Brown said that the sidewalk on University Ave. between 30<sup>th</sup> and Ohio has lifted and is dangerous. Jay Turner said that Council District 3 and North Park Main Street have been working on this problem. The Maintenance Assessment District is researching a permanent solution versus ongoing repairs.
- Richard Kurylo announced that North Park Main Street is spearheading a fundraiser for the North Park Theatre. A collection box was brought to the meeting for donations.
- James Longley informed everybody that eminent domain would be the subject of a City Council meeting on January 25. He felt that the outcome of the meeting could increase the likelihood of eminent domain, which he felt should be a last resort. Tom Romstad of the Redevelopment Agency clarified. Right now, only a property owner can be an official permit applicant. Depending on the outcome of the meeting, the definition of a "permit applicant" could be expanded to include those that are part of a Disposition and Development Agreement.
- Architect Bruce Dammann in a letter to the Planning Committee opposed the proposed development at 30<sup>th</sup> and Upas.
- Bob Bauer in a letter to the Planning Committee commented on the fact that the Land Development Code contains language that dissuades owners of property that cannot build at least five units from providing affordable housing.

## Consent Agenda

### 4618 30<sup>th</sup> St.

**MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS TO CONDOMINIUMS AT 4618 30<sup>th</sup> STREET WITH THE CONDITION THAT A MINIMUM OF 4 FEET ADJACENT TO THE FRONT OF THE BUILDING BE LANDSCAPED TO SOFTEN THE BUILDING AND REMOVE THE SUB-STANDARD TANDEM PARKING CONDITION, AND WITH THE FOLLOWING 5 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 Subcommittee Recommendation).**

**Motion passed 13-0-0 as a consent item.**

### 4368 Georgia St.

**MOTION: APPROVE A TENTATIVE MAP TO CONVERT 6 EXISTING RESIDENTIAL UNITS TO CONDOMINIUMS AT 4368 GEORGIA STREET WITH THE FOLLOWING 5 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 Subcommittee Recommendation).**

Motion passed 13-0-0 as a consent item.

4525 Florida St.

**MOTION: APPROVE A TENTATIVE MAP TO CONVERT 16 EXISTING RESIDENTIAL UNITS TO CONDOMINIUMS AT 4525 FLORIDA STREET WITH THE CONDITION THAT A MINIMUM OF 11 FEET ADJACENT TO THE FRONT OF THE BUILDING BE LANDSCAPED TO REDUCE THE EXISTING PARKING DEPTH BY 6 FEET TO ELIMINATE TANDEM PARKING, AND WITH THE FOLLOWING 5 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 Subcommittee Recommendation).**

Motion passed 13-0-0 as a consent item.

3345 29<sup>th</sup> St.

**MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS TO CONDOMINIUMS AT 3345 29<sup>TH</sup> STREET WITH THE CONDITION THAT PERMANENT “NO PARKING” SIGNS BE AFFIXED TO ALLEY GARAGE DOORS AND THAT A MINIMUM OF 8 FEET BE LANDSCAPED ADJACENT TO THE FRONT OF THE BUILDING WITH PLANT TYPES TO BE AT LEAST 5 FEET TALL AND HIGHER TO SOFTEN THE BUILDING AND ELIMINATE TANDEM PARKING, AND WITH THE FOLLOWING 5 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 Subcommittee Recommendation).**

Motion passed 13-0-0 as a consent item.

4387 Illinois St.

**MOTION: APPROVE A TENTATIVE MAP TO CONVERT 10 EXISTING RESIDENTIAL UNITS TO CONDOMINIUMS AT 4387 ILLINOIS STREET WITH THE FOLLOWING 5 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 Subcommittee Recommendation).**

Motion passed 13-0-0 as a consent item.

2015 Robinson Ave.

**MOTION: APPROVE A TENTATIVE MAP TO CONVERT 16 EXISTING RESIDENTIAL UNITS TO CONDOMINIUMS AT 2015 ROBINSON AVENUE WITH THE CONDITION THAT WEST PARKING SPACES EMPLOY LANDSCAPING DETAIL ADJACENT TO THE FRONT OF THE BUILDING TO PROHIBIT TANDEM PARKING AND THAT 2 UNITS BE CONSOLIDATED INTO ONE TO PROVIDE A MINIMUM OF ONE PARKING SPACE PER UNIT, AND WITH THE FOLLOWING 5 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 Subcommittee Recommendation).**

Motion passed 13-0-0 as a consent item.

#### **Action Items**

The Boulevard, 2002 El Cajon Blvd.

Sherm Harmer and Eric Luna presented the project. It features 180 units on El Cajon Blvd. between Florida and Alabama. The streetfront was redesigned. Glass was added to the corner, storefront entries were made diagonal, and the signage area for businesses was improved. The developers met with the El Cajon Boulevard Business Improvement Association and the University Heights Urban Design Review Group. The project has a high percentage of 2-bedroom units and plenty of parking, including one space for each bedroom plus enough for the stores. Parking for the 2-bedroom units are side by side. John Stewart McGaughy asked Luna for clarification about ground floor units having too high a proportion of live space versus work space, with a large bathroom and Jacuzzi tub. Harmer said the large bathroom has been removed from the plan.

The owner of the car lot on the project site at 2040 El Cajon Blvd. complained about having to move. He has a year-to-year lease. Tom Romstad said that this project is proposed. When it becomes an official project, assistance will be given to tenants on the site, including possible funding if the rent in the new location is higher. Richard Kurylo asked if eminent domain would be used. Harmer said that there is no intent to use it. The developers are in negotiations with one last property owner.

***MOTION: APPROVE THE BOULEVARD PROJECT AT 2002 EL CAJON BOULEVARD BASED UPON THE UPDATED PLAN SUBMITTAL, WITH CONDITION THAT LIVE WORK SPACES WILL ONLY HAVE A CONVENIENCE BATH AT STREET LEVEL. (Boyd/Longley).***

**Motion passed 12-0-1. Powers abstained.**

#### University Ave. Mobility Plan

John Stewart McGaughy presented the project. Consultants KTU+A did a conceptual study. RBF Consulting did the second phase. They analyzed the conceptual study and got much feedback from the community. Improvements on University are needed because there have been so many accidents. The plan includes a curbside transit-only lane and the relocation of parallel parking to diagonal parking on side streets. Transit efficiency would be improved. Bus stops have been moved to the far side of intersections. The plan includes a center median and left turn lanes. Vehicles could use the transit lane for right turns. The project would be much more pedestrian friendly. Bulb-outs on side streets decrease crossing distances for pedestrians.

Conni Musser was concerned about the loss of parking. Myles Pomeroy said there would be a net gain of parking, including about 400 spaces in the new garage. Jay Turner said that Council District 3 and North Park Main Street are already working to implement diagonal parking on Ohio, Illinois, Kansas, and Utah between Lincoln and Howard. Bertha Klann opposed reduction of bus stops because many disabled people take the bus. Miriam Kirshner said that it's a challenge to find the right balance between convenience of stops and efficiency of service. The reduction would not add more than a block or 2 between stops. More efficient service frees transit resources. Is it too much to have a transit-only lane for buses that run once every few minutes? The #7 runs every 6 minutes and the #908 runs every 15 minutes. The transit lane eliminates the danger of buses pulling around parked cars and re-entering traffic. McGaughy said that the computer simulation by RBF was compelling. Klann suggested synchronization of signals. Samir Hajjiri said they would be synchronized. He also said that RBF's recommendation was to allow 2 auto travel lanes eastbound from Park to Utah. Roger Lewis said that the Steering Committee wanted to emphasize the importance of transit. Having the transit lane in some areas but not others sends a mixed message to drivers. He urged approval of the motion. Turner said that this plan was deemed a safety improvement by the Fire Dept. Maureen Gardiner said that the Fire Dept. issue was removal of parallel parking, not the continuation of the transit lane.

Jason DeFay asked about the probability of funding. Pomeroy answered that the City is working with North Park Main Street, Caltrans, and SANDAG to identify funding sources. TransNet money for smart growth could be used. Some Community Development Block Grant funds could be used for ADA accessibility. Nothing is definite at this point. Turner said that the Federal transportation bill is presently being held up by the present administration.

***MOTION: THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE SUPPORTS THE ADOPTION AND IMPLEMENTATION IN FULL OF THE UNIVERSITY AVENUE MOBILITY PLAN INCLUDING (1) DEDICATED TRANSIT LANES WESTBOUND FROM BANCROFT TO FLORIDA AND EASTBOUND FROM PARK TO BOUNDARY; AND (2) THE REMOVAL OF ALL PARALLEL PARKING IN THE TRANSIT-ONLY LANES AT ALL TIMES OF THE DAY. (DeFay/Bubb).***

**Motion passed 12-0-1. Powers abstained.**

The proposed streetcar was discussed. Lewis was concerned and upset that the City changed the subcommittees' motion without keeping it as an alternative. He said that there is no future planning study for the streetcar, so the new wording undermines the project. City staff was concerned that the motion adopted by the subcommittees might make it more difficult to get the street portion of the plan funded since the streetcar is not far along. Lara Evan said that the historic streetcar is designed as part of the plan. The new motion was written so that the streetcar could be studied, funded, implemented and integrated in the final plan. McGaughy agreed with Lewis that we should address the original motion. Keoni Rosa said that the streetcar might require one foot more lane space, so it's important for us to include the streetcar when planning the street. Judith O'Boyle said that the streetcar has not been properly presented or reviewed. Gardiner said that the City of San Diego is not in the business of designing historic streetcar lines. There are some major issues that haven't been studied including placement of substations, route configuration on Park Blvd., and operational issues. Lewis said this discussion occurred at the subcommittee level. He felt the new motion was problematic, and, regardless of outcome, the City should not be altering subcommittee motions.

**MOTION: TABLE THE STREETCAR MOTION AND BRING THE ISSUE BEFORE THE URBAN DESIGN/PROJECT REVIEW SUBCOMMITTEE. (McGaughy).**

**Motion passed 10-2-1 (Powers abstained).**

The City will present this to the subcommittee.

Theater Plaza

Roger Lewis presented to the Planning Committee the plaza on 29<sup>th</sup> Street.

**MOTION: THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE SUPPORTS THE COMMUNITY'S DEVELOPMENT CONCEPT FOR THE PROMENADE ON 29<sup>TH</sup> STREET BETWEEN UNIVERSITY AVENUE AND NORTH PARK WAY AND REQUESTS ITS DEVELOPMENT. (McGaughy/Longley).**

**Motion passed 11-0-1 (Powers abstained).**

4157 Mississippi Street

The adjacent owner reiterated the issue that was brought before the subcommittee that 2 cars parked in the alley are problematic. She felt that landscaping should be used to solve the problem versus architectural features and the motion should specify the removal of parking. Chris Christiansen of CondoConversions.com said that landscaping would be used. "No parking" signs would be added, too. The Planning Committee had an issue with 7 parking spaces for 8 units. Christiansen offered to create 2 tandem spaces resulting in 9 spaces, or creating one motorcycle space. John Stewart McGaughy said that condos should have at least one space per unit. Jason DeFay agreed. James Longley supported the creation of tandem spaces. Keoni Rosa said that tandem spaces wouldn't work because there are 8 separate units and 2 neighbors would have to share a tandem space. Judith O'Boyle said that the current code is more than one space per unit; we are only trying to bring the parking to a reasonable standard of one space per unit. She suggested in subcommittee that 2 of the units be combined into one larger unit. Christiansen said that the owner rejected that idea because it would be a loss of \$200,000. He said that people would be willing to buy a condo without a parking space. Cities like Portland have a lower parking requirement in transit zones, sometimes 0.75 cars per unit. Mike Petrogeorge had an experience with a condo in another project in which the unit without a parking space didn't sell easily. When it finally did sell, it was rented out and had a lot of turnover.

**MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS TO CONDOMINIUMS AT 4157 MISSISSIPPI STREET WITH THE CONDITION THAT A PERMANENT LANDSCAPE OR ARCHITECTURAL FEATURE BE ADDED TO REMOVE PARALLEL PARKING AT THE REAR OF THE BUILDING AND PROVIDE A MINIMUM OF ONE NON-TANDEM SPACE PER UNIT PERHAPS THROUGH UNIT CONSOLIDATION, AND WITH THE FOLLOWING 5 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. (McGaughy/DeFay).**

**Motion passed 11-0-2 (Powers and Westfall abstained).**

4036 Ohio Street

John Fike and Bob Ramsey presented the project – 4 new residential units with 2 parking spaces per unit. Construction was already underway. John Stewart McGaughy said the community feels these projects, in which construction has already begun, don't allow the community to give any input until the project is built. There is a problem with the City's regulations that allow this. Judith O'Boyle objected to the project because a permit to build apartments versus condos removes community review. Ramsey said this was true, but pulling permits for condos versus apartments makes the building permit itself a discretionary process and adds months to the process. This project meets with all the City's guidelines. Richard Kurylo said he opposed the project because he can't support the construction or condo conversion of buildings constructed in the back of properties. It is poor urban design and the City should discontinue the practice. Brian Cook asked why the City didn't have the project come before the Planning Committee early in the planning process. Lara Evans said that a project could be ministerial if it meets all the requirements. Jason DeFay said the Community Plan needs to be updated because it's 20 years old.

**MOTION: DENY A MAP WAIVER APPLICATION TO WAIVE THE REQUIREMENTS FOR A TENTATIVE MAP TO CONVERT 4 NEW RESIDENTIAL UNITS TO CONDOMINIUMS AT 4036 OHIO STREET BECAUSE THE CURRENT REVIEW PROCESS CIRCUMVENTS COMMUNITY INPUT BEFORE THE CITY APPROVES BUILDING PERMITS. (Urban Design/Project Review Subcommittee Recommendation).**

**Motion passed 10-2-1 (Powers abstained).**

**Unfinished Business**

- Lan Bubb announced that Planning Committee elections are in March.

## **Subcommittee Reports/Liaisons**

### Urban Design/Project Review Subcommittee

- The streetcar project will be on the next agenda.

### Transportation

- There were no items of importance on the last agenda, and no members of the public attended.

### Public Facilities/Parks/Housing

- Michael Powers and Mike Petrogeorge reported that the combination of Bylaws, Public Facilities/Parks/Housing, and Public Relations worked well.
- The subcommittee discussed the District 3 Sidewalk Study. Final maps were given from the City to the Planning Committee.
- Grant money is available for safe routes to school. Schools in North Park have been made aware.
- It was suggested that the Pacific Southwest Airlines memorial presently at the library eventually be moved to the northeast corner of Boundary and Landis, which is one block from where the plane crashed.

### Project Review

- Lan Bubb reported that T-shirts would be available in February. They will cost \$12 and would be forest green.
- Planning Committee posters were distributed throughout the neighborhood.
- Planning Committee brochures are being updated.
- The subcommittee discussed elections nominations.

### Bylaws

- Jason DeFay reported that the subcommittee discussed elections.
- Bylaws changes were recommended. The list of 6 recommendations were given to the Planning Committee for review. Suggested changes must be brought before the Planning Dept. for approval. Of the 6, DeFay personally suggested that one not be included, but instead remain a standing rule: "Public comment shall take place at the beginning of each meeting and shall not generally exceed two minutes per speaker."

### North Park Redevelopment Project Area Committee (PAC)

- Roger Lewis reported that the PAC reviewed the "Boulevard Apartments" project by Father Joe. It will have units for low income and disabled individuals.
- There is a national lawsuit regarding the use of eminent domain for projects in which private property is taken and given to a private property development. This happens in California, in San Diego, and even in North Park.

### Library Task Force

- A community meeting will be in February.
- An Executive Committee has been set up, with both John Stewart McGaughy and Vicki Granowitz serving.

### Balboa Park Committee

- 130 trees were lost in a storm. A report is available.

### Clean Needle Exchange Program

- The City Council's Land Use and Housing Committee (LU+H) was supposed to hear the item in January, but now it's not even coming before LU+H until after February.

## **New Business**

- The Election Committee will be Jason DeFay, Al Smith, and Beth Swersie. Richard Kurylo and Leo Wilson will perform advisory roles.

## **Future Agenda Items**

None were specified.

## **Meeting adjourned at 9:38 p.m.**

Respectfully submitted,  
Richard Kurylo  
Secretary