

**GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE
MINUTES (CORRECTED)
May 17, 2005**

Called to order at 6:32 p.m.

Attendance

Present: Elaine Boyd, Lan Bubb, Jason DeFay, Vernon Franck, Vicki Granowitz, Richard Kurylo, James Longley, John Stewart McGaughy, Judith O'Boyle, Mike Petrogeorge, Shane Pliskin, Keoni Rosa, Rob Steppke, Maureen Westfall

Absent: Marilyn Dear (excused)

Subcommittees, liaisons, and leadership roles since previous meeting

Between the April 19 and May 17 Planning Committee meetings, Planning Committee members attended the following subcommittee and other meetings.

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| Elaine Boyd: | Spring Festival. |
| Lan Bubb: | Urban Design/Project Review (UD/PR), Public Facilities/Parks/Housing (PF/P/H), Public Relations (PR) (Chair), Bylaws, Spring Festival. |
| Marilyn Dear | None reported. |
| Jason DeFay: | Altadena Neighborhood Association. |
| Vernon Franck | UD/PR (PR Chair). |
| Vicki Granowitz: | Library Task Force, Vice Chair. |
| Richard Kurylo: | UD/PR, North Park Main Street (NPMS) meetings, Secretary. |
| James Longley: | Transportation (Chair). |
| John Stewart McGaughy: | UD/PR, PF/P/H, PR, Bylaws, Community Planners Committee, Library Task Force, Ray Street, NPMS Design, NPMS Public Art, NPMS Board, Chair. |
| Judith O'Boyle: | UD/PR (UD Chair), Transportation. |
| Mike Petrogeorge | UD/PR, PF/P/H (Chair), PR, Rec Council. |
| Shane Pliskin | None reported. |
| Keoni Rosa: | UD/PR. |
| Rob Steppke | UD/PR, PF/P/H, PR, Spring Festival. |
| Maureen Westfall: | UD/PR, PF/P/H, PR, Bylaws, Spring Festival, Treasurer. |

Announcements

- John Stewart McGaughy announced that the draft of the General Plan update is available for review. Deadline for suggestions is June 3. There will be a presentation on the topic tonight.
- There will be a condo conversion public hearing on May 26.
- The San Diego Chargers proposal for Mission Valley development will be presented on May 19.
- Elaine Boyd announced the Black Russian Submarine at the Maritime Museum.
- Vicki Granowitz distributed material about Balboa Park Summer Camp programs for children.
- Richard Kurylo, representing North Park Main Street, (1) distributed the Spring 2005 edition of The North Park Way; (2) reported that the May 15 Spring Festival was very successful; (3) distributed a collection container for donations to the North Park Theatre; and (4) requested continued support for the North Park Farmers Market, which has moved to Granada Avenue south of University (Thursdays from 4-7 p.m.)

Approval of Previous Minutes

Elaine Boyd noted that a second motion about 3137 El Cajon Blvd. had different makers than the ones noted.

MOTION: APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MINUTES OF APRIL 19, 2005, WITH A CORRECTION TO THE MAKERS OF THE SECOND MOTION ABOUT 3137 EL CAJON BLVD.

(Granowitz/Steppke). Motion passed 13-0-0.

Treasurer's Report

The bank balance on March 31, 2005, was \$486.57. The cash balance on April 30, 2005, was also \$486.57.

Official's Report

- Kirsten Clemons from State Assembly District 76 (Assemblymember Lori Saldaña) distributed the May 2005 edition of *The Saldaña Sun*. Saldaña (1) participated in a beach clean-up; (2) had a booth at Earth Day in Balboa Park; (3) will be at the North Park Farmers Market; (4) will be at the Clairemont Market on June 4; and (5) is hosting an identity theft workshop. Her National Guards bill passed the State Assembly and is awaiting review by the State Senate. Another bill that would provide tax credits for owners of hybrid vehicles is still in the works. Clemons' phone number is (619) 645-3090.
- Todd Gloria from U.S. Congressional District 53 (Congresswoman Susan Davis) distributed the May 2005 edition of *The Davis Dispatch*. The San Diego area fared well in regard to military base closures, although 1,500 jobs were cut from Naval Hospital in Balboa Park. The Community Development Block Grant (CDBG) program has been saved. Congresswoman Davis will be at Trolley Barn Park on May 21.
- Ryan O'Connor from Council District 3 (Councilmember Toni Atkins) announced CDBG allocations by Council District 3, including, but not limited to, the following: \$20,000 for Alpha Project, \$40,000 for the El Cajon Blvd. Business Improvement District, \$12,000 for Elderhelp, \$10,000 for People For Trees, \$20,000 for Urban Corps, \$40,000 for the 75/25 sidewalk program, \$25,000 for mid-block street lights, and \$30,000 for North Park Main Street. Dialing 911 from a cell phone now goes to the Police versus the California Highway Patrol. There will be a condo conversion meeting next Thursday at 9 a.m. There will be budget hearings this week and next week. The Council District 3 phone number is (619) 236-6633.
- Lara Evans from the City of San Diego Planning Department announced that she got married and will be changing her name to Lara Gates. She encouraged the Planning Committee to send a representative to the condo conversion workshop.
- Sheila Hardin from Centre City Development Corporation (CCDC) announced that CCDC is completing their downtown community plan, which will be good until 2030. Flyers were distributed. Planned for downtown are an increase from 27,000 to 89,000 residents, additional office space, and many new developments.
- Ed LaValle from the Police Department announced the arrest of Ricardo Flores, who killed a man in North Park 5 years ago. An El Cajon Blvd. Business Watch has been organized. There is a meeting June 15. Flyers were distributed. The Police would like to include University Ave. businesses in the business watch. Criminal Beware signs have been printed; the PF/P/H Subcommittee will help select locations for the signs. Auto thefts and burglaries are down 5 percent. A National Night Out is scheduled for August 2. Restaurants will set up food booths. Bertha Klann added that 87 percent of cars stolen are found within 4-5 blocks of where they were stolen. The Slip Inn bar has been shut down.

Reordering of the Agenda

3060 30th Street was added to the agenda. The project was approved 16-0-0 by the UD/PR Subcommittee on November 1, 2004, but the applicant didn't show up at the November Planning Committee meeting. Michael Powers objected to having the Planning Committee vote on an item that was not on the agenda. He suggested it be put on next month's agenda.

Consent Items

4623 Idaho St.

MOTION: APPROVE A MAP WAIVER TO WAIVE THE REQUIREMENTS FOR A TENTATIVE MAP TO CONVERT 3 EXISTING DETACHED RESIDENTIAL BUNGALOWS INTO CONDOMINIUMS AT 4623 IDAHO ST. 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.

(UD/PR Subcommittee Recommendation). Motion passed 14-0-0 as a consent item.

4474 Oregon St.

MOTION: APPROVE A MAP WAIVER TO WAIVE THE REQUIREMENTS FOR A TENTATIVE MAP TO CONVERT 4 EXISTING RESIDENTIAL UNITS AT 4474 OREGON ST. TO CONDOMINIUMS 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.

(UD/PR Subcommittee Recommendation). Motion passed 14-0-0 as a consent item.

4026 Florida St.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 9 EXISTING RESIDENTIAL UNITS AT 4026 FLORIDA ST. TO CONDOMINIUMS 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.

(UD/PR Subcommittee Recommendation). Motion passed 14-0-0 as a consent item.

3216 30th St.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 11 EXISTING RESIDENTIAL UNITS AT 3216 30TH ST. TO CONDOMINIUMS WITH THE CONDITION THAT THE TWO REAR CORNER UNITS BE REMOVED TO FACILITATE OFF STREET 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.

(UD/PR Subcommittee Recommendation). Motion passed 12-0-2 as a consent item (Petrogeorge and Steppke abstained).

3766 31st St.

John Stewart McGaughy recused himself because he lives next door to the project. Vernon Franck recused himself because he was professionally involved with the project.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 3766 31ST ST. TO CONDOMINIUMS 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.

(UD/PR Subcommittee Recommendation). Motion passed 12-0-0 as a consent item (McGaughy and Franck were not included in the vote).

4365 Texas St.

Vernon Franck recused himself because he was professionally involved with the project.

MOTION: APPROVE A MAP WAIVER TO WAIVE THE REQUIREMENTS FOR A TENTATIVE MAP TO CONVERT 4 EXISTING RESIDENTIAL UNITS AT 4365 TEXAS ST. TO CONDOMINIUMS 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.

(UD/PR Subcommittee Recommendation). Motion passed 13-0-0 as a consent item (Franck was not included in the vote).

Public Comment

- Bertha Klann complained about the “Drowsy Maggies” property at 31st and University. She said it’s a blight to the neighborhood. Norma Medina from Neighborhood Code Compliance gave information on the property. It is the City’s position that the owner has had sufficient time to improve the property. Even if it were painted with art, it would still be in violation. John Stewart McGaughy said that this is the back-up location for the library, but something needs to be done with the property. There is no roof to the building. Water is collecting in the basement and there are problems with mosquitoes. Also, people are trespassing on the property. It was stated that Jim Needum with the City Attorney’s office (619-692-4816) could assist with problem properties. Improvements or condemnation are possibilities.
- Amy Perez announced tickets for sale by Lyric Opera San Diego at the North Park Theatre.
- Michael Powers said the Altadena Neighborhood Association got 2 proposals from the City for the Thorn St. traffic calmer median. The final plan will be presented to the Planning Committee for review.

Information Items

General Plan Update

Dan Joyce from the City of San Diego made a presentation. A discussion draft of the General Plan update is completed and input is sought. A copy is online at www.sandiego.gov/planning. Paper copies are available for \$5 and CDs are available for \$1. The deadline for comments is June 3. Comments should be made to clementson@sandiego.gov or Coleen Clementson, City of San Diego, 202 C St., 4th Floor, San Diego, CA 92101. The General Plan is a long-range growth plan (20-25 years). It is required by the State of California. It consists of very broad goals and policies. Nine elements are included: (1) Land Use; (2) Mobility; (3) Urban Design; (4) Economic Prosperity; (5) Public Facilities, Services, and Safety; (6) Recreation; (7) Conservation; (8) Noise; and (9) Housing. Judith O’Boyle asked whether infrastructure needs of older communities were included. Joyce said that the General Plan is just broad policies. Jason DeFay said our community plan is out of date. Joyce said that there are about 38 community plans, including North Park. The City has improved the system with this General Plan update that would decrease the community plan update procedure from 5 years to 1-2 years. The General Plan has a land use

element now. The General Plan will address commonalities between the 38 community plans, and the community plans themselves will be more specific to the individual communities. There will be another draft in September. Community groups will comment on this second draft. Lara Gates said that the Planning Committee could make comments as a group after the June 3 deadline, but the comments wouldn't make it to the second draft. She recommended that a subcommittee review it by June 3. Elaine Boyd recommended an ad-hoc committee. John Stewart McGaughy and James Longley purchased 8 copies for themselves and Planning Committee members. Vicki Granowitz purchased her own copy. Copies will be delivered to the North Park Main Street office.

Action Items

4030 Ohio St.

This was a request for a Map Waiver application to waive the requirements for a Tentative Map to create 4 residential condominium units (under construction). Mike Scharringhausen began making a presentation, but father Buzz Scharringhausen took over. The agendized presenter, Robert Ramsey, no longer wished to present to the Planning Committee because his projects often get denied. An identical project has already been built at 4038 Ohio St. It was denied by the Planning Committee, but approved by the City. Buzz Scharringhausen asked the Planning Committee for approval of 4030 Ohio St. to make his life easier, since the City will approve the project regardless. He claimed responsibility for the revitalization of North Park, having demolished a number of "crack house" bungalows and constructed over 800 condo units over 25 years. Keoni Rosa said that Scharringhausen's work contributed to the "Huffmanization" of North Park. This destroyed, not revitalized, the neighborhood. Judith O'Boyle asked that condos be filed as condos and not apartments. Buzz Scharringhausen claimed that 4030 Ohio St. was filed as a condo. Richard Kurylo said that the destruction of bungalows and construction of ugly multi-family units in their place has irreparably damaged North Park. He blamed the City for allowing this to occur since the 1960s. James Longley agreed that our fight is with the City. We need to change City regulations. Elaine Boyd said that she was appreciative that the Scharringhausens ~~have come before the community~~ were soliciting our opinion. John Stewart McGaughy struggled to get Buzz Scharringhausen to stop interrupting when he was talking. When McGaughy finally got his attention, McGaughy said that the community was upset about look-alike projects. He asked Scharringhausen to improve his designs. Developers that are constructing projects today, like D.R. Horton with La Boheme, spent many months with the community and made significant changes based upon community input. Other good developers included Allard Jansen and Carter Reese & Associates. McGaughy blamed Ramsey for not getting information to developers. Scharringhausen had a project on 32nd St. that he would like the Planning Committee to review.

MOTION: DENY A MAP WAIVER TO WAIVE THE REQUIREMENTS FOR A TENTATIVE MAP TO CREATE 4 RESIDENTIAL CONDOMINIUM UNITS (UNDER CONSTRUCTION) AT 4030 OHIO ST. BECAUSE IT DOES NOT CONTRIBUTE TO THE LONG-TERM FABRIC OF THE COMMUNITY NOR ITS DIVERSE ARCHITECTURAL STYLE AS DESCRIBED IN THE NORTH PARK COMMUNITY PLAN.

(O'Boyle/Granowitz). Motion passed 12-0-2 (McGaughy and Boyd abstained).

McGaughy asked that Scharringhausen stay for the following presentation, in which the developer altered plans based upon community input. Scharringhausen refused and left the room. Vicki Granowitz commended McGaughy for speaking so well on the Planning Committee's behalf. Boyd said that McGaughy made many constructive comments.

4616 Ohio St.

This was a request for a Tentative Map to convert 18 existing residential Huffman units to condominiums. Scott Smith showed an elevation that was revised since the UD/PR meeting. The project has a large courtyard and pool on the side. The present façade, which is undesirable, can be scraped and a new façade constructed. The Planning Committee applauded the change. Vernon Franck asked if parking issues regarding tandem parking had been addressed. References to tandem parking should be removed in conformance with the City's assessment letter. Richard Kurylo commended the owner on proposed improvements. Vicki Granowitz suggested that we start keeping before and after pictures of such projects.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 18 EXISTING RESIDENTIAL UNITS AT 4616 OHIO ST. TO CONDOMINIUMS 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.

(Boyd/O'Boyle). Motion passed 14-0-0.

4046 Iowa St.

This was a request for a Tentative Map to convert 7 existing residential units to condominiums, including six townhomes and one flat. Dan Dillard and Shane Christ made a presentation. They were asked by UD/PR to show a rendering. A proposed design was shown. The proposal had 6 garages and one outdoor space for a total of 7 non-tandem spaces.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 7 EXISTING RESIDENTIAL UNITS AT 4046 IOWA ST. TO CONDOMINIUMS, INCLUDING 6 TOWNHOMES AND ONE FLAT, 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. (O'Boyle/Longley). Motion passed 14-0-0.

Subcommittee Reports/Liaisons

Urban Design/Project Review Subcommittee

- The General Plan update will be discussed at the next meeting. Issues needing review for the General Plan update include in lieu fees, processing condo conversions, loss of affordable rental housing, and teardowns of bungalows.
- Vernon Franck will make sure that UD/PR Subcommittee comments are carried over to Planning Committee motions.
- The July 4 UD/PR meeting will be rescheduled, perhaps to July 11.
- The September 5 UD/PR meeting will be rescheduled, perhaps to August 28.

Public Facilities/Parks/Housing

- Mike Petrogeorge is attending Rec Council meetings.
- At the Spring Festival, 104 people signed a petition in support of a park behind the North Park Theatre. Only 4 people signed a petition against it.
- The PF/P/H Subcommittee made a motion to create a memorial for PSA Flight 182 at Landis and Boundary. Elaine Boyd said that an informal survey of the neighbors showed support for the memorial. Vicki Granowitz said that we are probably not ready to make a motion. Vernon Franck will do an exhibit for the project.

Transportation

- Copley St. was reviewed.
- The Thorn St. traffic calming may be on the next agenda. The City recommended stop signs at either end of the block.
- Stop signs have been installed at Granada and Thorn and at Nile and Myrtle.

Public Relations

- Thanks to all who helped with the Spring Festival booth. There were some negative comments on the comment board about Starbucks, condo conversions, cash checking businesses, thrift stores, and pawnshops.
- James Longley informed the Planning Committee that Starbucks is coming into the North Park Theatre.
- Representatives from the PR Subcommittee will be attending community meetings in other neighborhoods.

Bylaws

- No report.

Community Planners Committee (CPC)

- Two items on the agenda were the airport and land use.

Library Task Force

- The status of the library is uncertain. Tom Carter of Carter Reese & Associates has wavered on the project.

Balboa Park Committee

- A temporary skate park has been constructed with private funds at the area of the park near B and 26th streets.

Clean Needle Exchange Program

- There have been no meetings in long time.

Meeting adjourned at 9:13 p.m.

Respectfully submitted,
Richard Kurylo
Secretary