

**GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE
CORRECTED MINUTES
September 20, 2005**

Called to order at 6:33 p.m.

Attendance

Present: Elaine Boyd, Lan Bubb, Jason DeFay, Vernon Franck, Vicki Granowitz, Richard Kurylo, Judith O'Boyle, Mike Petrogeorge, Shane Pliskin, Rob Steppke, Maureen Westfall

Absent: James Longley (not excused), John Stewart McGaughy (excused), Keoni Rosa (not excused)

Subcommittees, liaisons, and leadership roles since previous meeting

Between the August 16 and September 20 Planning Committee meetings, Planning Committee members attended the following subcommittee and other meetings.

Elaine Boyd:	North Park Redevelopment Project Area Committee (PAC), El Cajon Blvd. BIA
Lan Bubb:	Urban Design/Project Review (UD/PR), Public Facilities/Parks/Housing (PF/P/H), Public Relations (PR), Bylaws
Jason DeFay:	PF/P/H, PR, Bylaws
Vernon Franck:	UD/PR (Co-Chair)
Vicki Granowitz:	Community Planners Committee (CPC), Balboa Park Committee, Rec Council, North Park Community Association, Vice Chair
Richard Kurylo:	UD/PR, North Park Main Street (NPMS), Secretary
James Longley:	Transportation (Chair)
John Stewart McGaughy:	PF/P/H, PR, Bylaws, Ray At Night, NPMS, Chair
Judith O'Boyle:	UD/PR (Co-Chair), City Council Land Use & Housing Committee
Mike Petrogeorge:	UD/PR , North Park Maintenance Assessment District (MAD), NPMS
Shane Pliskin:	None reported
Keoni Rosa:	None reported
Rob Steppke:	UD/PR
Maureen Westfall:	UD/PR, PF/P/H, PR, Bylaws, Treasurer

Announcements

- A Library Task Force meeting is scheduled for September 29.

Approval of Minutes

MOTION: APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MINUTES OF AUGUST 16, 2005.

(O'Boyle/Westfall). Motion passed 9-0-0.

Treasurer's Report

The bank balance on July 31, 2005, was \$406.03. The cash balance on August 31, 2005, was also \$406.03.

Official's Report

- Kirsten Clemons from State Assembly District 76 (Assemblymember Lori Saldaña) distributed the September/October 2005 edition of *The Saldaña Sun*. September 24 is Car Safety Seat Day. The month of October is Domestic Violence Awareness Month.
- Monica Pelaez from Council District 3 (Councilmember/Deputy Mayor Toni Atkins) announced that Bud Kearns Pool in Balboa Park is remaining open until October 31 thanks to Toni Atkins who found \$27,000 in Prop. 40 park funds to keep it open. A recently passed ordinance makes mandatory the recycling of construction and demolition materials. Dan Tomsky is heading a group to address issues in the North Park Community Park.
- Todd Gloria from U.S. Congressional District 53 (Congresswoman Susan Davis) distributed the September 2005 edition of *The Davis Dispatch*. Approximately 1,500 Hurricane Katrina survivors are living here in San Diego. These individuals need to register with FEMA, even if they don't require direct assistance. Medicare will begin a prescription drug benefit starting January 1, 2006. An informative article about this development was included in *The Davis Dispatch*.
- Lara Gates from the City of San Diego Planning Department announced a Community Orientation Workshop on October 27. There was recently a condo conversion workshop, which Judith O'Boyle attended. There needs to be more discussion on

condo conversions in communities. North Park was awarded \$2 million through a SANDAG Smart Growth grant. Additional funds were also received for the proposed 29th Street plaza. A new Planner for North Park will be introduced next month, as Gates will now be working on the housing element of the City's General Plan.

- Sheila Hardin with CCDC distributed information on downtown San Diego and invited people on free downtown tours. She said that there have been recent concerns about eminent domain, and claimed that CCDC uses it sparingly.
- Bertha Klann made the Law Enforcement Committee report. The meeting was again cancelled. There haven't been any meetings for several months. Ed LaValle is back in North Park.
- Roger Lewis made the North Park Redevelopment PAC report. There have been discussions about the way the Redevelopment Agency is organized. Should it be more like CCDC? The North Park Parking Garage, North Park Theatre, and Renaissance North Park projects are all progressing well. Materials and other costs are increasing. There have been discussions among the Redevelopment Agency, Park & Rec, and Bud Fischer that are somewhat complex. A \$4 million HUD loan will be used for the Renaissance community center (\$1.5 million) and to purchase the property behind the Theatre (\$2.5 million) to develop a park.

Reordering of the Agenda

None.

Public Comment

- None.

Nominations for October's Election

- There is an election next month to fill one vacancy on the Board. To date, three people are interested in running. The person elected will serve through March 2007.

Consent Items

4367 Idaho St. (Project #71001)

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 4367 IDAHO ST. TO CONDOMINIUMS WITH THE STIPULATION THAT THE STONE FAÇADE TREATMENT BE CONTINUED UP TO THE BOTTOM OF THE WINDOWS AND THAT LARGER ADDRESS NUMBERS BE USED, 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 10-0-0 as a consent item.

4585 Hamilton St. (Project #73745)

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 4585 HAMILTON ST. TO CONDOMINIUMS WITH THE CONDITION THAT LANDSCAPING OR WHEEL STOPS BE USED TO DISCOURAGE TANDEM PARKING – RECOGNIZING THAT THIS MAY REQUIRE A VARIANCE OF THE REQUIRED PARKING SETBACK, 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 10-0-0 as a consent item.

4037 Idaho St. (Project #74806)

MOTION: DENY A TENTATIVE MAP TO CONVERT 9 EXISTING RESIDENTIAL UNITS AT 4037 IDAHO ST. TO CONDOMINIUMS UNTIL THE APPLICANT RETURNS TO THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE WITH A CONCEPTUAL DESIGN AND ELEVATIONS.

(UD/PR Subcommittee Recommendation). Motion passed 10-0-0 as a consent item.

Information Items

Thorn Street Median Improvement (Project #62437)

Abi Palaseyed and Mark Weis presented a proposal to construct a raised center median between 33rd and Felton streets with landscaping, irrigation, and electricity. The original median was constructed in 1915 and removed in 1978. It was extremely wide, measuring 30 ft. by 250 ft. The proposed median is 18 ft. by 250 ft. The proposal satisfies Fire Department regulations. Four bulb-outs are proposed at the four corners, but funding (\$25,000 each) had not been identified. The total budget is \$315,000. Long-term maintenance would be required. Ideally, the North Park MAD would maintain the project. Michael Powers said that the Altadena Neighborhood Association (“Altadena”) spearheaded the project and is willing to

maintain it. They approve it as presented. Perhaps Council District 3 could assist in fashioning a contract between the City and Altadena. The City considers it a landscaping project. The Planning Committee considers it a traffic-calming device, and their Transportation Subcommittee will be reviewing it. Stop signs are proposed at both intersections. They are required if landscaping is over 30 inches tall. Altadena would like landscaping, so they reluctantly approved of the stop signs. Larry Westfall said that feedback from adjacent neighbors is important. Jason DeFay explained that neighbors surrounding the project were notified. One resident objected to the loss of one parking space. The project would add to neighborhood identity, with an Altadena sign at both ends.

Action Items

4361 Idaho St. (Project #65180)

Steve Johnson presented the project for a tentative map to convert 7 existing residential unit to condominiums. Elevations and an updated tentative map were presented. Architectural details in foam were added, plus a patio, new garage door, new windows, new lighting, and enhanced colors. Vernon Franck said that the applicant has satisfied requests of the UD/PR Subcommittee. Tandem parking cannot be discouraged with this project. Richard Kurylo opposed the project because the design was not enough of an improvement.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 7 EXISTING RESIDENTIAL UNITS AT 4361 IDAHO 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. (Franck/Westfall). Motion passed 9-2-0. Kurylo and Steppke opposed.

2309 30th St. (Project #74516)

Dan Lobell presented the project for a tentative map to convert 17 existing residential units to condominiums. The intent is to retain the original character of the building. A wall will be removed. Richard Kurylo opposed the project because renderings were not shown to the Committee.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 17 EXISTING RESIDENTIAL UNITS AT 2309 30th ST. TO CONDOMINIUMS WITH THE CONDITION THAT REPLACEMENT ELEMENTS MATCH THE ORIGINAL TO THE GREATEST EXTENT POSSIBLE AND THAT THE WALL ALONG 30TH STREET BE REMOVED AND REPAVED WITH ONE MORE ARCHITECTURALLY SENSITIVE, 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. (O'Boyle/Westfall). Motion passed 10-1-0. Kurylo opposed.

4140 Mississippi St. (Project #76934)

Loreen Vertifueille presented the project for a tentative map to convert 8 existing residential units to condominiums. Updated renderings were shown, featuring more horizontal elements. Railings were changed. Vernon Franck said it was a clean design, but not the direction we were hoping for. He suggested a delineation where the roof height changes. Losing the overhang is undesirable, but that is ultimately the decision of the owner. The presenter said that the owner likes the design as proposed. He agreed with adding the vertical element and keeping the overhang. Relocation assistance would be provided for low income residents if they decide not to buy a unit. Jason DeFay opposed the project because it was not meeting its potential as a great project.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 4140 MISSISSIPPI ST. TO CONDOMINIUMS WITH THE CONDITION THAT THE DEEP OVERHANG ON THE SOUTH SIDE OF THE PROJECT BE MAINTAINED AND THE FAÇADE ON THE NORTH SIDE BE DELINEATED WITH A VERTICAL BREAK, 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. (Franck/Pliskin). Motion passed 7-4-0.

4566 Ohio St. (Project #77456)

Austin Phillips presented a project to convert 8 existing residential units to condominiums. Recommendations of the UD/PR Subcommittee were taken into consideration. The thickness of the roof trip would remain the same. Windows were added and others enlarged. Tile enhancements were added alongside windows. Maureen Westfall suggested even more tile

enhancements around the windows. There are 8 parking spaces for 8 units. The laundry room is non-conforming. Proper permits should be sought or the structure removed. The City in their comments requested permit records for the structure. These are still being sought. The UD/PR Subcommittee recommended that the structure be removed. Judith O'Boyle said that the existing building is bad and she appreciated the design changes. Mike Petrogeorge said that more greenery is needed in the back and front.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 4566 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.
(O'Boyle/Westfall). Motion passed 6-5-0.

4181 Florida St. (Project #73296)

Glenn Karp presented a project to convert 9 existing residential units to condominiums. He would ensure every tenant received relocation assistance. One parking space would be provided for each unit. The mansard roof would be removed, as recommended by the UD/PR Subcommittee. The exterior stucco would be "softened" with rock treatments. Windows in the center of the building would be realigned. Vernon Franck suggested the railing be removed. Karp agreed. The tentative map is complete. It was mentioned by a Committee member that Maisel Presley, the developer, told us at the UD/PR Subcommittee meeting that they would not produce renderings. Would they adhere to the proposed renderings shown tonight? Karp answered in the affirmative. Vernon Franck said that the new design adhered to Subcommittee recommendations. Vicki Granowitz said she opposed the project because of the design. Richard Kurylo said he liked the design.

MOTION: APPROVE A TENTATIVE MAP TO CONVERT 9 EXISTING RESIDENTIAL UNITS AT 4181 FLORIDA ST. TO CONDOMINIUMS WITH THE CONDITION THAT THE JULIET BALCONY BE REMOVED, 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.
(Kurylo/Westfall). Motion failed 4-7-0.

Judith O'Boyle said the project design was flat and unappealing. Richard Kurylo spoke strongly in favor of the project, not understanding how the Committee could approve a project with few design changes (4361 Idaho St.) and a project in which no rendering was shown (2309 30th St.), but not approve this project.

MOTION: DENY A TENTATIVE MAP TO CONVERT 9 EXISTING RESIDENTIAL UNITS AT 4181 FLORIDA ST. BASED ON IT NOT CONTRIBUTING TO THE LONG-TERM HISTORICAL AND ARCHITECTURAL UNIQUENESS/CHARACTER OF THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE NEIGHBORHOOD.
(DeFay/Unknown Second). Motion passed 7-4-0.

(Secretary's note: It was discovered three weeks later upon typing these minutes that the Planning Committee was given misinformation that Maisel Presley, a contentious firm converting 4037 Idaho St., was converting this project. It is suspected that some members of the Planning Committee may have voted against 4181 Florida St. based upon this information).

Urban Design Workshop Recommendations

UD/PR workshop attendees proposed a set of recommendations regarding condominium conversions, Planning Committee review of new multi-family housing construction, and demolition permits. The Committee is not against condo conversions. San Diego is the most unregulated city in the country with regards to condo conversions. North Park ranks high among neighborhoods with the most conversions. Some condo conversion recommendations from the workshop were from the City Manager's Report. Chris Christiansen said that Judy O'Boyle's presence at the City's condo conversion workshop was valuable. He said that the City has not done a fiscal analysis of the Manager's Report. Also, he felt that parking requirements should not be too high. In general, he supported the Manager's recommendations for condo conversions.

MOTION: APPROVE RECOMMENDATIONS REGARDING CONDOMINIUM CONVERSIONS, PLANNING COMMITTEE REVIEW OF NEW MULTI-FAMILY HOUSING CONSTRUCTION, AND DEMOLITION PERMITS.
(DeFay/Bubb). Motion passed 11-0-0.

Letter of Support for Caltrans Transportation Planning Grant

Lara Gates requested a letter of support for a Caltrans Community Based Transportation Planning Grant up to \$250,000. The Planning Department would like to do pedestrian enhancements at the 28th/Pershing/Redwood intersection. The Planning Committee would be a sub-recipient of the grant. Assistance would be needed in writing the grant. John Fankhauser said that the East Mesa Precise Plan does not mention this project. He didn't understand why pedestrians would want to cross the street there. Vicki Granowitz said that the Balboa Park Committee is starting to review that area of the park. Elaine Boyd said that, as a pedestrian, she would appreciate pedestrian enhancements. The grant is due October 14. Vernon Franck suggested Gates or somebody else make a presentation before the UD/PR Subcommittee. The Transportation Subcommittee was also suggested. Granowitz spoke in favor of the grant.

MOTION: APPROVE THE WRITING OF A LETTER OF SUPPORT FOR A CALTRANS COMMUNITY BASED TRANSPORTATION PLANNING GRANT AND FOR THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE TO BE A SUB-RECIPIENT OF ANY AWARDED FUNDS.

(Franck/Pliskin). Motion passed 11-0-0.

Subcommittee Reports/Liaisons

Urban Design/Project Review Subcommittee (UD/PR)

- Could we limit the number of condo conversions that are reviewed at each meeting? Vernon Franck said that the projects would get backlogged. The UD/PR Subcommittee could review this issue. Perhaps all agendized applicants must have the appropriate documents for review by UD/PR. Or maybe a website could be used.
- Should opposition to tandem parking be added to the boilerplate items with regards to condo conversions?
- In an e-mail message, the Airport Authority invited Community Planning Groups to give input. Vernon Franck will forward the message to the Committee.

Transportation

- No report.

Public Facilities/Parks/Housing (PF/P/H)

- The MAD is being reviewed for possible re-balloting.
- The cleanliness of University Avenue is being reviewed.

Public Relations (PR)

- The Subcommittee has been helping find nominees for the upcoming election.
- The Planning Committee is out of brochures. Color brochures cost 66 cents each. Black and white brochures cost 15 cents a piece plus \$25 for folding. The Subcommittee recommended black and white. The maximum that would be spent is \$150.

MOTION: AUTHORIZE SPENDING UP TO \$150 TO PRINT BLACK AND WHITE BROCHURES DESCRIBING THE SUBCOMMITTEES OF THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE.

(Westfall/DeFay). Motion passed 11-0-0.

Bylaws

- The Subcommittee has been preparing for elections in October. There are three nominees for the Board vacancy.

Community Planners Committee (CPC)

- Vicki Granowitz attended the meeting. There is still an opportunity to review the draft General Plan.

Library Task Force

- There is a meeting on September 29. Tom Carter and Dan Liewer are both interested in developing the library.

Balboa Park Committee

- The City hired a consultant for \$150,000. The Scope of Work is nearly complete for the consultant.

Clean Needle Exchange Program

- No report.

Unfinished and New Business

- None.

Future Agenda Items

- Nobody is attending Transportation Subcommittee meetings. The last meeting was cancelled. The Chair should have been at the meeting location in case anybody showed up.

Meeting adjourned at 9:13 p.m.

Respectfully submitted,
Richard Kurylo, Secretary