

GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE
2901 NORTH PARK WAY, 2ND FLOOR
P.O. BOX 4825, SAN DIEGO, CA 92164
APPROVED MINUTES: AUGUST 21, 2007

- I. Called to Order:** 6:35 pm.
- II. In Attendance:** Ravin Armelin, Ed Cronan, Vernon Franck, Vicki Granowitz, Brenda Martin, Judith O'Boyle, Dean Petersen, Keoni Rosa, Rob Steppke, Rene Vidales, Stephen Whitburn; Carol Gonzales (6:40 pm), Sal Arechiga (6:58 pm)
Absent: Shane Pliskin.
- III. Motion to Adopt August 21, 2007 Agenda** (with modification that the Re-stripping of Traffic Islands at Mission Ave, etc be pulled from the Consent Agenda as requested by Mr. Petersen and moved to the last Action item): **Armelin/O'Boyle 11-0-0**
- IV. Chair's Report/CPC**
- A.** CPC- Indemnification Ordinance and General Plan Update, delayed until September. Revising Equivalency provision.
 - B.** By-Laws submitted to the City in July, should hear something in September.
 - C.** Chair, along with Liz Studebaker and Monica Pelaez, are organizing a Town Hall Meeting on October 15, 2007 at 6:00 pm on Rules and Procedures as they relate to alcohol permitting and monitoring.
 - D.** Liz Studebaker of North Park Main Street (NPMS) has requested that all subcommittee chairs provide Meeting Agendas at least 5 days prior to the meetings for posting at NPMS. In the same area, the community space that was to be made available for the GNPCPC Meetings is still not ready, so Subcommittee meetings will continue at NPMS.
 - E.** The Chair is considering Liaison reassignments, should assignments continue to be missed.
 - F.** The Chair had been asked to clarify the role of the Planning Committee in the Community Review Process. She issued the following statement: Planning Committees are the official entities to which applicants, businesses, residents and other concerned citizens can present projects, give opinions, make recommendations and request assistance on land use issues before a fair, unbiased committee. Chairs should minimize their personal opinions until committee members have been heard. If members of the committee have an actual or perceived conflict of interest, it should be promptly disclosed and dealt with in an up front way to avoid any impartiality until the Committee is ready to take action.
 - G.** Secretary report on Attendance. Mr. Pliskin has had three consecutive absences. Mr. Pliskin has been deemed disqualified from membership on the Board. Ms. Gonzales has three absences, not consecutive. (NOTE: Ms. Gonzales arrived later at 6:40 pm.)
- V. Motion to approve July 17, 2007 minutes, with the correction to "madam Chair" rather than "the Chair" to clarify the UDPR Subcommittee report, as requested by Mr. Franck, and correct the spelling of Mr. Steppke's name in the Consent Agenda. Steppke/Martin 11-0-1 (O'Boyle abstained due to her absence at the July 17 Meeting.)**
- VI. Treasurer's Report:** Balance unchanged- remains at \$345.22
- V11. Announcements**
- 1.** Kirsten Clemens, on behalf of NPCA, stated they are organizing a community response to the proliferation of "smoke shops" in North Park. There are seven such shops in the community now. A meeting is scheduled for Thursday, August 23, at 6:30 pm at the North Park Adult Center.
 - 2.** The Chair announced that HRB is conducting training for duly elected Planning committee members on August 30. In addition, there is a meeting scheduled on August 29, at 6:30, at the North Park Rec Center, to discuss the transition of the Burlingame Historic District to a Traditional

Historic District. There will be a workshop on September 10 at 6:00 pm at Birney Elementary Auditorium to discuss the Joint Use Park at Birney.

3. Elizabeth Studbaker of NPMS: New School of Architecture students are preparing proposed projects for North Park. They will be on view at Studio 3060, located at 3060 University Avenue, at a Community Reception on September 5, from 5-8 pm. They will also be available for viewing at Ray at Night, on September 8, from 6-10 pm at Studio 3060. The Farmers Market is continuing on Thursdays, from 3:00 pm until dusk at 32nd and University. The next community clean up is on September 15, at the corner of University and Mississippi (Jack's Mufflers.) This is part of an International Clean-Up Day. California was one of the first states to promote this. Ms. Studbaker noted that food would be provided to volunteers.

VIII. Planner's Report: Marlin Pangilinan, 619-235-5293, mpangilinan@sandiego.gov. Mr. Pangilian indicated that the Chair had already addressed all the items he was planning to discuss.

IX. Non Agenda Public Comment

1. Leighton Hollingsworth spoke about his planned establishment, the Commonwealth Cafe on 30th, near Upas His business model called for being open until 4:00 am. He has been informed that current zoning calls for businesses to be closed from midnight until 6:00 am. (CN1-2.) He is in the process of applying for a Neighborhood Use Permit. He has 500 signatures of community support. He will not be serving alcohol. He thought his establishment might mitigate some drunken driving, as his café will be offering late night food. He indicated that the cafe would serve the "third shift" or "graveyard" workers- emergency service workers, police, fire, military included in this.

The Chair stated that Mr. Hollingsworth needed to agendize this item and referred him to the Urban Design/Project Review Subcommittee.

2. Rick Donaldson voiced complaints and concerns regarding trash, parking and late noise that has been generated by a "new local bar." He felt he had not been properly represented regarding the bar. He has no issue with the newly planned café.

The Chair explained that the GNPCPC was not included in the process regarding the opening of the Bluefoot Lounge (The bar Mr. Donaldson is referring to.)

3. Conni Musser asked about Trash Days and was referred to Council Member Donna Frye's website.
4. Dana Hosseini presented a petition regarding the area of 30th and Upas. He has learned that the Bluefoot Lounge bar was mistakenly given a full liquor license, and that zoning called for only a beer and wine license, along with restricted hours. The petition calls for Council Member Atkins and the GNPCPC to urge the City to take steps to maintain the current zoning restrictions regarding alcohol sales and hours of operation (closed from midnight-6:00 am), enforce compliance, and make parking and traffic amelioration in the area of 30th and Upas, including establishing a Residential Parking Permit District.
5. Rob Steppke is concerned about the planned elimination of transfers proposed by MTS in order to deal with a budget shortfall. The proposed Day Pass is seen as not beneficial for one-way users. Mr. Steppke encouraged people to write to the MTS CEO to voice their concerns. Monica Pelaez provided the phone number for MTS: (619) 231-1466 and the number for the MTS Director of Governmental Affairs: (619) 557-4513.
6. Rick Pyles echoed his neighbors concerns about late night noise and other problems in the 30th and Upas area. Most of the restaurants in the area have been responsible. He said that customers of the bar have been disrespectful He thinks the area problems will be worse if the new café is allowed to be open until 4:00 am.

The Chair stated that the City is aware of the situation and needs to deal with it.

X. Officials' Report

1. Todd Gloria (rep for Susan Davis, US. Congress District 53.): Congress is in recess and the Congresswoman will be in San Diego for seven meetings next week- the topics will cover NCLB, a housing forum and global warming.
2. Kirsten Clemons (rep for Lori Saldana, CA State Assembly District 76): The State of California finally passed a budget today! Some funding for important items was reduced. AB927 has passed to the Senate. It is a housing bill for seniors. The Board of Equalization has reclassified "Alco-

pops” as distilled spirits. This will increase the tax on these items from 20 cents a gallon to \$3.30 a gallon. This will also take these drinks out of corner stores and restrict them to supermarkets and liquor stores. The tax hike is expected to generate 4 million dollars in additional revenues and reduce consumption of these types of drinks by children in the 12-18 years of age range.

3. Monica Pelaez (rep for Toni Atkins, City Council District 3): Balboa Park has received a \$73,000 grant for Florida Canyon restoration and Supportive Housing is eligible for future funding. The Council is on recess. Council Member Atkins is aware of the problem regarding lights being out on 30th street, and elsewhere in the district. The problem is an old transformer and the responsible entity is dealing with it. Smoke Shops are becoming a concern in the district. Ms. Pelaez reminded the audience that the City has a new form of government, and the Council Members have diminished leverage, compared to years past. Ms. Pelaez gave the phone number of the Mayor’s liaison to North Park, Beryl Rayford, (619) 236-7168, for those wishing to contact the Mayor’s Office with their concerns. Council Member Atkins’ is looking forward to a decision regarding the Bluefoot Lounge, which is to come from the Development Office. That office is waiting for an opinion from the City Attorney’s Office.

XI. Consent Agenda

(Voting members present, PCR Aug 8, 2007: Salvador Arechiga, Elaine Boyd, Lynn Elliot, Vicki Granowitz, Judith O'Boyle, Rob Steppke, Beth Swersie, Rene Vidales)

1. Application Grant Request to Ron Robert’s Office for NPPC Website & Approval of a Fiscal Receiver:

- A. **Motion to approve the “Grant Request” Letter to Ron Robert’s office with changes as indicated. Petersen/PC On Consent 12-0-1 (Gonzales abstained due to lack of information.)**
- B. **Motion to support the grant application with NPCA to Ron Roberts’ office for website development. Petersen/PC On Consent 12-0-1(Gonzales abstained due to lack of information.)**

(Voting members present UDPR Aug 6, 2007, Salvador Arechiga, Ernie Bonn, Kitty Callen, Ed Cronan, Vernon Franck, Vicki Granowitz, Judith O'Boyle, Keoni Rosa, Rob Steppke, Stephen Whitburn.)

2. **1935 Polk Street SDP/TM (PTS# 1116441).** Process 4 to construct six new residential condominiums. This project was initially approved in 2005 as a rental. Re-engineering to mitigate a previously unknown fault line through the project site called for separating the project into two separate buildings. Looks similar to ‘05 project. In addition, project is now for condominiums.
Motion to approve the project as presented. Petersen/UDPR On Consent 12-0-1. (Gonzales abstained due to lack of information.)

XII. Information Items

1. **North Park Public Financing Plan Update: Vicki Burgess, CPCI-Facility Financing.**
Ms. Burgess provided Board members with a packet explaining the proposed changes and increases for Development Fees in North Park. Currently they are \$4,080. The proposed increase is to \$18,456. The increase is due to increases in land cost and construction costs. Ms. Burgess answered a number of questions from Board members concerning the basis for the fee increase, what the fees are for, when they will take effect, and how North Park stacks up against other areas of the City vis a vis Development Fees. The fees are used for Parks, Fire Stations, Lighting and Transportation. Pam Bernisconi of City Planning also provided valuable information and answered many questions. It was noted that the 1986 North Park Community Plan is still in effect, and reference was made to the 2002 document concerning the North Park community. The Financing Plan needs to be updated, as well as the Community Plan, to remove outdated projects no longer desired (widening Texas St.) and the addition of other more currently needed projects. It was determined that the individual Board members would review the documents provided and provide a ranking of priority for neighborhood projects to the

chairs of the Public Facility/Public Art Subcommittees before the next meeting. The City will be returning before the GNPCPC Board in the future.

2. **GNPCPC Elections-** Mr. Steppke reported that with Mr. Pliskin's disqualification, there are now two vacancies on the GNPCPC Board.
3. **Website Update-** Mr. Steppke commented on the application for funding and the need for input regarding Frequently Asked Questions.
4. The Chair handed out information regarding techniques for maintaining an orderly meeting. Among the topics discussed were time limits, decorum, chair neutrality and "bullies."

XIII Action Items

1. **Proposed Rooming House Ordinance.** Following discussion, **Motion to support the City's proposed Rooming House Ordinance- Motion Passed O'Boyle/Petersen 11-0-2 (Gonzales absent during vote and Franck abstained due to lack of information.)**
2. **AB1502 Support Letter** – this legislation pertains to establishing a banking development district, encouraging banks to serve the lower income populace. Following discussion- **Motion to postpone action on this item- Motion Passed Franck/Martin 13-0-0**
3. **Re-Striping of Traffic Islands at Mission Ave., Monroe Ave. and Florida St.-** Mr. Arechiga indicated a resolution is in the works and requested to have this item pulled. **Motion to Indefinitely Postpone this Item – Motion Passed Whitburn/Petersen 13-0-0**

XIV. Subcommittee Reports

1. **Urban Design/Project Review**, Vernon Franck, North Park Main Street Office, 3076 University Ave., 6pm, 1st Monday. **Next meeting August 27, to avoid Labor Day scheduling problems.**
2. **Public Facilities/Public Art**, Sal Arechiga/Rene Vidales, North Park Main Street Office, 3076 University Av, 6:30pm, 1st Thursday. **Next meeting September 6.** The Subcommittee considered issues concerning Mission Ave. regarding prohibited island parking and narrowing of traffic to single lane. A V-Calm sign will be placed at Mission and Alabama St. La Boheme is planning to resurface the roads around their project, following discussions with the City to address concerns raised by the Subcommittee regarding the conditions of the roads after the earlier "completion" of the project.
3. **Policy/Community Relations**, Rob Steppke, North Park Main Street Office, 3076 University Ave., 6:30 pm, 2nd Wednesday. **Next meeting September 12.** Work continues on the website.

XV. Liaison Reports

1. **Project Area Committee-** (Roger Lewis absent. Rob Steppke gave report.) New meeting time at 6:00 pm on the second Monday of the month. Have reviewed Bylaws and Administrative Guidelines. At September meeting will be discussing subsidy regarding The Boulevard development project (Hollywood Video Site.)
2. **Public Safety & Neighborhood Services-** Stephen Whitburn. Quarterly meetings have been discontinued by the police department due to small attendance. Mr. Whitburn reported that North Park had more Armed Robberies and Strong Armed Robberies (49) than any other City neighborhood. North Park has the second most violent crimes (103) in the City. These figures are since the beginning of the year.
3. **Maintenance Assessment District.** Brenda Martin. Single-family residences overwhelmingly voted for the new Assessment. Apartment owners not members of the Apartment Owners Association did not vote for it. The MAD Committee will continue to meet and determine how to administer the funds currently in the District.
4. **North Park Parking Management Working Group-** Sal Arechiga. Working on a matrix of recommendations to the City. This will be on the September agenda.
5. **NP Parking Garage/Art Selection Working Group-** Vernon Franck. Finishing up draft for RFQ for artists. Redevelopment Agency will contribute \$30,000 for funding for Banners. The Banners are most affordable format. Most of the cost is the installation system, upon which to hang the banners.
6. **Park Committee Liaison-** Vicki Granowitz. No meeting was held; rather the Board had a Retreat.

7. **North Park Main Street-** Ed Cronan. Liz Studebaker had previously covered all the information..
8. **Liaison to Fair Banking Working Group-** Ravin Armelin. Nothing to add to earlier discussion on AB1502.
9. **Needle Facilitation Committee-** Vicki Granowitz. Did not meet.

XVI. Next Meeting on September 18, 2007

XVII. Motion to Adjourn O'Boyle/Steppeke 13-0-0
Meeting adjourned at 8:51 pm.

Submitted by:

Dean Petersen, Secretary.