

NORTH PARK PLANNING COMMITTEE

Annual Report March 2008 – February 2009

Approved May 19, 2009

Section I: Introduction

Name: North Park Planning Committee (NPPC)

Officers:

Chair: Rob Steppke
Vice Chair: Steve Chipp
Treasurer: Keoni Rosa
Secretary: John Feher

Subcommittees:

Public Facilities & Public Arts (PF/PA): Salvador Arechiga & René Vidales Co-Chairs
Urban Design & Project Review (UD/PR): Judi O'Boyle Chair
Election Committee: Stephen Whitburn, Chair

Section II: Administrative Issues

1. Approved Name Change to North Park Planning Committee
2. Completed Bylaw Update.
3. North Park Planning Committee Website Enhancements. **MOTION:** proceed with website enhancements including walking map and then vs. now photographs.

Section III: Plan Preparation and Implementation

- Continue meetings with City Planning & Community Investment to discuss the Community Plan Update process.
- North Park Public Financing Plan Update: Vicki Burgess, from CPCI-Facility Financing. Ms. Burgess and Todd Schmit from Park Planning. provided Board members with a packet explaining the proposed changes and increases for Development Fees in North Park. Mr. Schmit mentioned that Park project P6 shows up on page 18 with the "Park and Recreation Projects", but it is in the same category as the projects listed on page 19 "Park and Recreation Projects: Balboa Park East Mesa".

The Development Impact Fee comparison listed the fees as follows:

- Current Fee, without Morley Field projects: \$4,080
- Proposed Fee as presented last year, and without Morley Field projects: \$18,456
- Proposed New Fee with 15% land cost reduction, and including Morley Field projects: \$13,873

The number reflecting the fifteen percent (15 %) revised land cost credit, but not agreeing to equivalencies, was not provided; City staff was not sure whether the 3rd number did include the 15 % discount.

Overall, the presentation explained in detail the concept of equivalencies, and the newly added projects, but did not clarify how the Development Impact Fee was decreased from \$18,456 to \$13,873 by adding 18 projects and reducing land acquisition costs by 15%.

- Facilities Financing Plan and Park "Equivalencies." Proposed letter to City staff recommending a tutorial for NPPC board about equivalencies to understand nexus between North Park and Morley Field regarding each identified project in the Financing Plan. Proposed letter is a handout. **MOTION:** Forward letter to City.
- City of San Diego Phase 2/3 Pedestrian Master Plan, presented phase 2 and 3 plan to identify deficiencies and make project recommendations re: identifying unsafe pedestrian crossings and pedestrian pathways. Pedestrian improvements in cost effective and highest priority areas targeted.

Section IV: Special Projects

1. Worked in collaboration with other CPG's, CPC, SOHO and Historic Preservation Coalition on issues relation to
 - a. Changes to Designation of historic homes and districts
 - b. Changes to the Mills Act
 - c. The demolition of potentially historic properties or properties 45 years or older.
2. NPPC Position Paper/Letters to Mayor, City Council and staff regarding proposed changes to Historical Designations and Mills Act applications. NPPC in opposition to most staff recommendations. **MOTION:**

Approve letter to grand jury. **MOTION:** Approve letter to the City with 10 year renewal provision addition.

3. Davenport's Supper Club 3067 University nightly will have live music, a full bar and restaurant on each level and the rooftop at night, during the day, the facility will offer activities to benefit the community and will be consistency with the Greater North Park Community Plan **MOTION:** Support the project concept because it is consistent with the Greater North Park Community Plan and would benefit the community.
4. Metropolitan Wastewater (MWWD) Presented results of a study to address the relocation of sewage flow in Juniper Canyon. **MOTION:** to table issues pending results of redirection discussions with Golden Hill community. 7/6/0
5. Updated on Pershing/Redwood improvements by Mike Arnold, Associate Engineer City of San Diego. The City has obtained a Community Based Transportation Planning Grant of 150,000 dollars. The study presented the following results:
 - All-Way Stop: Does not improve traffic conditions
 - Traffic Signal: This option shows mixed results but it improves intersection operations as traffic volumes increase in the future.
 - Roundabout: This alternative shows an improvement in all studied scenarios. There were two alternatives for the roundabouts. One was a circle-shaped roundabout. The second was an oval-shaped roundabout. This second roundabout has less impact in the area.

A survey will be sent to neighbors near this intersection. The subcommittee suggested to Mr. Arnold to come back to the Public Facilities subcommittee with the survey results for further discussion.

6. NPPC continued to participate in:
 - a. MAD
 - b. PAC
 - c. Alcohol and Entertainment Working Group
 - d. North Park Parking Garage/Art Selection Working Group
7. California Reinvestment Coalition. is seeking 36% payday loan cap, an ordinance for an interim moratorium on the approvals of any new check cashing/payday lending stores (within the city of San Diego) and is asking the City to enact zoning restrictions and more stringent conditional use permit requirements. **MOTION:** To endorse the strategy of the interim moratorium, permanent zoning restrictions, more stringent Conditional Use Permit requirements, statewide interest rate cap and designating NPPC members to participate in advocacy activities.
8. Safe Streets Now (North Park Smokeshops presented information/concerns, including nuisance and illegal drug activity in areas surrounding Smokeshops. sell paraphernalia used for hardcore drugs. Proposed plan addressing concerns includes proposed new ordinance, increased law enforcement and collaboration with Safe Streets Now.

Section V: Project Review (numbers are based on existing data and are meant to provide general information only.)

Residential Project Actions Overview:

1. Received 5 applications for condo conversions projects (TM & MW):
 - a. Approved 2 projects with a total of 50 Units
 - i. 2436 Adams Avenue- Casa Verde. Tentative map/site development permit to construct 15 residential condominiums.
 - ii. 4075 Park Blvd. -Park Terrace Tentative map/site development permit to construct 35 residential condominiums with 1 commercial unit proposed.
 - b. Denied 3 projects with a total of 17 Units
 - i. 3918 Mississippi. Tentative map to convert 8 residential units. **MOTION:** Deny the project as it is under parked
 - ii. 4736 Oregon. Map Waiver to convert 1 existing residential unit to condominium and create four new residential condominiums (under construction). **MOTION:** Deny this project as it fails to preserve or contribute to the architectural variety and residential character of North Park as set forth in the Greater North Park Community Plan; There was no forethought given to the architectural design; The structure was permitted and completely constructed without review or input from the community, which would have been required had it been permitted as a condominium development.
 - iii. 4555 Texas Street Map Waiver to create 4 residential condominiums (construction recently completed) **MOTION:** Deny this project as the excessively replicated design is destructive to our community, failing to preserve or contribute to the architectural variety

and residential character of North Park as set forth in the Greater North Park Community Plan.

2. Approved 258 residential (non condo) unit
 - a. 83 family oriented work force affordable rental units
 - b. 27 affordable for sale units

Specific Project Details

1. Pathfinder of San Diego, 2621 and 2625 University Ave (current location of North Park Inn) Permanent location for Shelter Care Plus, a program for men with addictions &/or mental illness at properties located at. **MOTION:** Endorse the program proposal and support project funding from the Redevelopment Agency and Housing Commission
2. St. Augustine High School 3266 Nutmeg St, CUP 8110 and PDP 34245. Presentation of design for final phases of construction, bulk and scale have been reduced, proposed articulation will reduce impact of increased building footprint. 145 parking spaces which exceed the minimum required, and less dirt will be excavated due to elimination of proposed pool. **MOTION:** Endorse additional improvements to St. Augustine High School as presented. The committee appreciates continued open dialogue that the school has had with the community, which has been reflected by incorporation of suggested changes in construction plans.
3. Community HousingWorks, 3783-3825 Florida St..
 - a. A request for support of funding from the SD Housing Commission and the (San Diego/North Park) Redevelopment Agency for the acquisition and development of 97 units of family-oriented, workforce rental housing affordable to residents earning from 35 to 60 percent Area Median Income. Concerns project will create further parking problems, affordable housing project, overcrowding in this area, increased traffic, and increased noise. **MOTION:** Deny applicant's request based on density of affordability housing on Florida Street. 7-5-0.
 - b. Proposal returns asking for support to construct 83 family-oriented, workforce rental units affordable housing. **MOTION:** Approve project concept and support for affordable housing within the proposed project. 11-0-0
4. AWASH Market. Conditional Use Permit for alcohol sales in an existing market/café. **MOTION:** Approve the CUP.
5. Fresh & Easy 3201 University Avenue
 - a. Project will demolish existing structures; construct three commercial buildings with a deviation to increase the maximum floor area to 21, **MOTION:** Approve the project with the recommendation that solar panels are used and incorporated in design. 7/4/0 (Votes in opposition do not support the City's requirement that the applicant release 2.5 feet of property frontage along 32nd Street, but are supportive of the project as presented.)
 - b. Requesting approval of a Type 21 General Off Sale license application **MOTION:** Support applicant's CUP application for a Type 21 off-sale alcohol license because the enterprise offers a unique full service market that meets the needs of the North Park Community.
6. Senior Community Centers a proposed plan to relocate Senior Community Center (SCC) from 9th Avenue and Broadway to the old Woolworth's building on University Ave. Proposed one stop shop senior center from 7:00 a.m. to 3:30 p.m. After hours, the facility will be available to the community. SCC in early stages and requesting input from NPPC. General support for senior services, some concerns whether a senior center was appropriate at that location, as opposed to a commercial or retail enterprise.
7. Special Event Application for Morley Field (Balboa Park) Park & Rec staff requested input from NPPC given the close proximity to residential area. Cinevelo. 20 Saturdays of night movies during summer 2008 at Velodrome. Concerns included loud PA, alcohol sales, traffic, inadequate research into impact of event, inappropriate use of the Velodrome, impacts to environmentally sensitive lands and bird breeding, lighting, crime, parking. **MOTION:** Deny approval of project.
9. The Boulevard at 2030 El Cajon Blvd. revisions to previously NPPC approved plans, including changes number of stories (from 5 to 4), number of residential units (180 to 175), number of parking spaces (267 to 277), retaining similar color scheme, and LEED certification. 27 units will be affordable. **MOTION:** Project approved as presented..
10. T-Mobile at Upas and Arizona. Replace light standard with wireless antenna, underground vault in right of way (adjacent to Morley Field). **MOTION:** Deny the project due to its location adjacent to the park and proximity to proposed historical district; impediment to view corridor to park; pedestrian access and safety in participating in park activities, using par course, and cross-country events
11. Academy of Our Lady of Peace Expansion and Modernization, 4860 Collier, 2710 & 2746 Copley, 4910 Ulvada Place. PTS 130619. NPPC conducted three public hearings and gave monthly updates on the

projects progress. NPPC voted to deny all aspects of the project due to non-consideration of adaptive reuse, community plan requirements, demolition or removal of historical homes and to appeal the Planning Commission approvals of project.

- a. Draft EIR. **MOTION:** To submit the concern paper as the official position of the NPPC and recommend that planning commission deny certification of the EIR based on unmitigated impacts to land use, aesthetics, neighborhood character, historical resources, traffic & circulation, and cumulative impacts to hydrology & water quality, as well as inadequate preventative of alternatives.
- b. PDP, SDP, and CUP to amend CUP/Resource Protection Ordinance Permit 92-0769.,an update to the Master Plan, an EIR, and an amended CUP allowing enrollment to 750. **MOTION :**
 - i. Whereas the Greater North Park Community Plan seeks to “preserve the architectural variety and residential character of Greater North Park” and to “preserve and restore unique or historic structures within the community,” we find the applicant’s plan to demolish the Collier and Copley Avenue houses—which the City has deemed “locally significant historical resources” that meet Significance Criterion C—to be opposite of the Community Plan.
 - ii. Whereas the Greater North Park Community Plan aims to maintain the low-density character of predominantly single-family areas, we find the project’s nearly 22,000-square-foot, 30-foot-tall (plus an additional 13 feet in some areas) classroom structure that is to be 10 feet from a neighboring and historically significant home’s property line to be opposite of the Community Plan.
 - iii. Whereas the applicant has not presented alternatives for the Collier and Copley houses, or existing campus structures, we find the applicant negligent in exploring adaptive re-use contrary to the Community Plan.
 - iv. Whereas the applicant’s EIR fails to include mitigation for impacts on land use, aesthetics, neighborhood character, historical resources, traffic and circulation, and cumulative impacts to hydrology and water quality, we find the EIR incomplete and not compatible with land use protections or the Community Plan.
 - v. Whereas the project seeks deviations for setback, parking and building height, we find no community benefit to such deviations.
 - vi. Whereas the project includes the applicant’s plan to “adopt a solution of financial hardship” based on a religious exemption from developers’ rules, including limitations on demolition of historically designated buildings, we find conflict with the applicant’s statement in the EIR that the “school is considered the primary use of the site,” not a religious institution.
 - vii. Whereas the applicant is assuming the proposed parking structure would “reduce existing congestion and parking issues,” we find no assurance students or faculty/staff would favor the structure over available street parking or that it would ease congestion with only one ingress/egress.
 - viii. Whereas the applicant’s EIR says the amended CUP will “modify limitations of special events,” yet the CUP amendment offers no explanation of these modifications, we find potential for harmful overuse of neighborhood resources should the applicant pursue these additional events.
 - ix. Whereas the applicant has been in violation of its existing CUP since approximately 2000—including increases in enrollment, lack of parking, and traffic management—we find the applicant to be disingenuous in its attempt to amend its CUP as part of a major building project while neighbors endure the impacts of the violations.
 - x. Whereas neighbors and this committee have documented the applicant’s insincere efforts at community involvement and participation, we find the project to be one-sided and without concessions traditionally agreed upon between residents and expanding institutions.
 - xi. Whereas the applicant sought a planning commission hearing date prior to a vote by this committee, conflicting with planning steps the City designed to protect neighborhoods, we find the applicant to be careless of its North Park location and neighbors.
- c. Appeal of AOLP Planning Commission Action. **MOTION:** to appeal Planning Commission decision, based on amended language of related handout entitled “Appeal: Academy of Our Lady of Peace- Project #130360.” 10-1-0

8. Stop Sign Boundary Street at Palm Street. Recommended the City to install a Stop Sign on both northbound and southbound Boundary Street at the intersection with Palm Street, and a Crosswalk at its intersection with Palm Street.
9. Quarry Falls project in Mission Valley: Recommended Developer to present a Traffic Calming option that would include a gateway element to the North Park Community along Texas Street, from Camino Del Rio South to Madison Avenue, with an option for the community to incorporate additional input into the plan
10. Requested the City to install a Stop Sign on Mission Avenue at the intersection with Georgia Street
11. Requested the City to install a Stop Sign on Meade Avenue at the intersection with Georgia Street
12. Requested the City to grant a nine-month grace period for a bike memorial to allow the applicant adequate opportunity for planning and community support for a permanent display at the northeast corner of University Avenue and Park Boulevard.
13. Requested the City to install a 4-way stop sign and a crosswalk at the intersection of Florida Street and Cypress.
14. Recommended the City explore additional traffic calming measures for Florida Street between Morley Field Drive and Cypress Avenue.
15. Pershing Drive Restriping. Engineering & Capital Projects Division, presented information regarding recent (one year ago) vehicle fatality accident along stretch of Pershing Drive at issue and visibility concerns. Proposal to restripe street to increase visibility and safety. Comments included additional concerns re: inadequate lighting and excessive speed limit (50 mph) that contribute to safety concerns. **MOTION:** Support restriping concept as a temporary measure to promote public safety.

Section VI: 2008-09 Objectives

To include but not be limited to:

1. Start the North Park Community Plan Update.
2. Insist on the highest standards in adherence of the Brown Act and Committee standards of operation to be based on but not be limited to, Council Policy 600-24, the Administrative Guidelines, the Brown Act and Robert's Rules of Order.
3. Continue to monitor and advocate for the preservation of historic properties and districts.
4. Follow up on potential revisions to the City's Public Facilities Financial Plan for North Park
5. Continue to work with City staff on Transportation issues, such as Signing, Street Striping, Parking, and Traffic Calming Devices
6. Monitor progress on the University Avenue Mobility Plan.
7. Monitor implementation of the Parking Management Plan for North Park\
8. Continue to follow up on Joint-Use Park/Public School Projects, with particular attention to the Jefferson Elementary Joint Use Project.
9. Continue to follow-up on the new park behind the North Park Theater and the attached streetscape improvements.
10. Continue working with Council District 3 on requests from constituents for traffic control/calming devices.
11. Monitor development projects to assure that street improvements are built "per plan" at conclusion of construction.
12. Lobby for projects that include on site affordable housing.
13. Continue commitment to the protection of our canyons, open space and environmentally sensitive lands.
14. Continue to explore issues related to Alcohol and Entertainment in North Park.
15. Continue to participate in the:
 - a. Art Selection Committee for the North Park Parking Garage
 - b. MAD
 - c. PAC
 - d. North Park Alcohol Entertainment Working Group.
16. Continue to lobby for construction of the CD3 Library to be located in North Park.
17. Maintain focus on public safety issues and improve working relationships with San Diego Police Dept.
18. Robb Steppke appointment as the North Park representative to the Balboa Park Committee finally completed.
19. Continue to utilize NPPC's sphere of influence to require apartment and condominium projects to be presented at the community planning group level as part of the permitting process.
20. Continue to provide liaison representation and work with a variety of other committees including but not limited to: North Park Main Street, Maintenance Assessment District, Project Area Committee, North Park Parking Management Working Group, Balboa Park Committee, North Park Garage Public Art Working Group, North Park Recreation Council and Various Neighborhood Associations.

