



NORTH PARK PLANNING COMMITTEE

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## PUBLIC FACILITIES, TRANSPORTATION, PARKS, AND PUBLIC ART SUBCOMMITTEE

### CORRECTED MEETING MINUTES

Wednesday, March 13, 2013, 6:00 p.m., North Park Recreation Center/Adult Center  
2719 Howard Avenue, San Diego, CA 92104

#### Attendance:

**Seated Board Members:** Dionné Carlson (Chair), René Vidales (Vice-Chair), Vicki Granowitz, Peter Hill

**Community Voting Members:** Ernie Bonn, Rob Steppke, Kitty Callen (arrived 6:11)

**Board member not seated:** None

**Also present:** Lynn Susholtz, Matti Asgarian, Marlon Pangilinan

#### Parliamentary Items:

**Call to order.** The meeting was called to order at 6:07 pm

**Approve March 13, 2013 Agenda. Motion: Approve Agenda Vidales/Steppke. 6-0-0**

**Chair’s Comments.** None

#### Approval of Previous Minutes, February 13, 2013.

**Motion: Approve February 13, 2013 Meeting Minutes with the following corrections: New Business B, last paragraph, add “but the second V Calm sign was not approved by the property owner in the second location”. Steppke/Bonn. 6-0-0**

#### Announcements & Non-Agenda Public Comment:

Ernie Bonn announced the following

- A. Bonn: University Heights Historical Society’s will sponsor a presentation by Alex Bevil on the North park Water Tower at Grace Lutheran Church, Thursday, March 14 at 6:00 p.m.
- B. Steppke: Residents spoke in favor of the V Calm sign at last Council President Gloria’s neighborhood coffee.
- C. Bonn: Janet O’Dea and Ernie met with Mayor Filner on historic preservation issues (Uptown Planners Subcommittee) brought forward at Councilmember Gloria’s “History Day” but never acted on. Ernie also referred to earlier correspondence to the Mayor on University Heights Teacher’s Training Annex. He requested sending it again.

**Information Items:** None

#### New Business:

- A. **NP Community Plan Update - Recreation Element:** Presentation by City staff (Marlon Pangilinan) of City Staff’s evaluation of Community-Proposed Park Sites for population-based parks (from community input received during 2012 CPUAC meetings).

Mr. Pangilinan presented matrix with the community-suggested locations, showing data on each location and a feasibility/prioritization ranking for each site, based on the list of criteria used by City Staff (also presented in a hand-out).

#### Discussion on matrix

- Peter Hill suggested removing Post Office site (#9) from list to simplify future discussion, since it is currently under private development and no longer available as a potential park site.
- Granowitz: Asked whether Bird Park could be added to the list before Tuesday's NPPC meeting. It was part of original input, but somehow fell off list. Pangilinan thinks that it can and will check with park planner.
- Callen: Site #21 too steep for a park
- Hill: Clarify the term "underlying owners?" on site #4. Pangilinan responded that when the City vacated the paper-only street, the land went to adjacent property owners. If transfer is final, this lowers the sites rank as a potential park due to difficulty in land acquisition.
- Vidales: Requested (unnumbered item) 31<sup>st</sup> & North Park Way to be included as a numbered item. Suggested adding a separate list of park sites by priority ranking for Full Board meeting, with highest ranked first.
- Steppke: Made comment on Site #27. Redevelopment Committee had looked at site; possible utility lines close to the surface, making a hardscape type park more feasible than some other options. Committee felt skateboard park/surface use might be a possible option for park development in this location.
- Susholtz mentioned that Site #29 also has utilities near surface, same issues.
- Susholtz: Regarding site #3, other plans (from +- 20 years ago) exist for developing this site that aren't shown in the matrix. .
- Susholtz: Park site list has no mention of conceptual recreational corridor connecting to Balboa Park (Site #23). Granowitz has info on green belt concept and has given in the past to Robert at KTU&A (consultants on NPPP community plan update). Green Belt Corridor along Oregon street was drawn on CPUAC maps during workshops. Oregon Street preferred as a "safe route to schools" linear park route, since it connects several schools & churches all the way from OLP in the North to the North Park Neighborhood Park and all the way down to Balboa Park, and has the street width to accommodate some creative options.
- General discussion on linear park ideas, street vacation, single-lane one-way streets & other concepts for creating linear park corridors, with general board support for sacrificing a lane of traffic (possibly by making a few streets one-lane one-way) to create walk-friendly/bike-friendly greenbelt corridors with wider sidewalks, landscaping & minipark elements, but not supportive of losing much/any of the limited parking in the area. Group supportive of any creative way to keep bike tracks separated from traffic flow, including parked cars (track between sidewalk curb and parked cars). Discussion of need for bike-lane-traversable pedestrian "bump-outs" to calm traffic, and make both bike and pedestrian routes across intersections safer.
- Connectivity is key.
- Granowitz: Arizona Landfill has been considered for park space in the past.
- Chair Carlson asked about process of acquiring private land for parks and Marlon explained that private ownership doesn't preclude consideration as park site/inclusion on list, so long as land not yet fully developed. DIF fees can be used to acquire a site.
- Steppke: Site #7 has steep incline, possible site for community garden. Site #1 designated as flight memorial site? Granowitz said memorial plaque is now at the North Park Library, so site #1 still a possibility.
- Granowitz: Site #6 will be impacted by Mid-City rapid bus project; not good for garden or park.
- Callen: Site #21 is site small and too steep to use? Granowitz responded that terracing typically requires a lot of fill brought in and isn't always practical. Asgarian suggested a park ranger to meet with. Granowitz said it was necessary to get input from experts who build parks.

- Carlson: Asked about the costs of terracing/developing steep hillside sites and how those factor into the viability of a park site. Vidales said retaining walls are the highest cost of projects that propose terracing.
- Bonn: Polk and Florida site is not listed. Discussion: site is steep. Bonn: have public plazas been considered? Carlson clarified that all potential sites should be identified during this phase, for any type of park. Deciding what types of parks could go onto which site will happen further down the road, and is not necessary to do as part of the current process.
- Granowitz: Site #35, Roosevelt no longer part of Balboa Park, now belongs to Board of Education. Important to designate correctly. Marlon will follow up and correct Matrix.
- Steppke: Regarding item G, Joint Use & Cooperative Partnerships and Site #17, St. Augustine School is probably not possible to involve as joint use. Better to consider as visual open space without joint-use agreement.

### Community gardens

Asgarian expressed interest in community gardens; asked if this is the appropriate setting to pursue the idea. Pangilinan responded that no particular community garden areas have been identified so far. Susholtz suggested North Park Way and 31<sup>st</sup> with Boundary St, and said Illinois St. also as a good potential CG site. Callen proposed a contact name in the Alta Dena community to Asgarian for community garden development. Granowitz added that businesses can also put gardens in. Vidales added that two elements (sustainability and recreation) already have language to support the concept of community gardens. Granowitz wants to make sure we distinguish between community gardens on public land (parks) and those on private land. Bonn added that Balboa Park nursery has lots of space. Granowitz pointed out that City unlikely to be willing to offer that space for a community garden, as it is in constant use; also landfill space can't be irrigated. Granowitz said it would be helpful to get input from people who build parks. Callen added that many donations (in kind) were made when Altadena Community Park was built. Asgarian added that community garden organization important. Carlson expressed an interest in park development cost information, so as to better understand cost/benefit of prioritizing the various park locations. Asgarian asked Pangilinan if current regulation (e.g. gray water) is incorporated in park designs.

### Other topics

- Susholtz asked about North Park Main Street's Sustainability Implementation Plan inclusion. Chair Carlson responded yes, there is a separate Sustainability Element which Dye/Vidales are overseeing. Discussion of Herman Street between University Avenue and North Park Way.
- Carlson presented Granowitz' list of points/items for Recreation Element. Discussion by Granowitz: distinguished between open space and parks. Discussion about how to include open space in recreation element and general organization of element.
- Bonn: How should we address View corridors? Pangilinan: mostly under Urban Design
- Hill: Park funding/Quimby Act that San Diego doesn't follow: Read from General Plan Recreation Element: "Since January 2000, the City has been without an implementing ordinance giving authority to exact land and development costs from subdividers for park and recreation infrastructure to serve new residents as provided by state law (Quimby Act.) At that same time, park service district fees and special park fees were omitted from the revised Land Development Code. These actions have resulted in a lack of funding required for acquisition and development of new population-based park land and recreation facilities to serve future residents." Granowitz said discussion ongoing within the city about reestablishing following Quimby Act.

Discussion about preparing for board meeting. Carlson asked committee members to study material prior to next Tuesday's NPPC board meeting & be prepared.

## **B. NP Community Plan Update – Remaining Elements**

No discussion

## **Ongoing Business**

- A. MTS Streetcar Feasibility Study.** No further information per Chair Carlson. Ernie Bonn mentioned that San Diego Historic Streetcars is working on presentation to Mayor Filner.
- B. Angle Parking Policy:** Ernie Bonn reported that only one Parking Advisory Board meeting has occurred in last 4 months. Looked at municipal code update for red curbs, other traffic calmers. No further updates.
- C. Utility Box Task Force.** No new information
- D. Regional Bike Corridor Project, Mid-City & Uptown.** Chair Carlson reported that at the last SANDAG Bike advisory group meeting, Bike San Diego and others were strongly supportive of El Cajon Blvd as main regional bike corridor through North Park. Consensus seemed to be that commercial corridors are the preferred location for regional bike tracks because they have lots of “eyes on the street” and good lighting, all conveying a sense of safety to cyclists, as well as pre-existing MAD’s to assist with maintenance and enhancements. However, in answer to her questions, SANDAG staff said Mid-city Bus Project already 100% designed. Which makes it unlikely that SANDAG/MTS would redesign the project as a “complete street” to allow for cycle tracks at this late stage. Meade St. was discussed as a possible bike corridor instead, with potential benefits being that it is a less busy street, and bike track enhancements might include greening & mini parks along the way.
- Vidales added that biking group has concerns about right turn conflicts between bikes and vehicles, other technical design issues on El Cajon Blvd because of bus lanes, busy traffic, etc.
  - Hill asked about Jim Varnadore’s (City Heights) published letter expressing concerns about biking corridor. Chair Carlson had spoken with him and he was not referring to Regional Bike Corridor Project, but to a North/South bike route in City Heights proposed by a local group which he did not feel went through the appropriate process and might conflict with Regional Bike Corridor Project.

**Unfinished, New Business & Future Agenda Items.** None

**Next Meeting date:** Wednesday, April 10, 2013

**Adjournment: Motion: To adjourn meeting Steppke/Bonn. 6-0-0.** Meeting adjourned at 7:40 p.m.