



NORTH PARK PLANNING COMMITTEE

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

**MEETING MINUTES**

Wednesday, May 8, 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), Robert Barry, Peter Hill, Omar Passons (arrived 6:17)

**Community Voting Members:** Ernie Bonn, Rob Steppke, Kitty Callen

**Board member not seated:** Roger Lewis

**Also present:** Matti Asgarian, Hans Wangbicher, Bruce Shank, Adam Cook, Terry Goodbody, Antoinette Goodbody, Alice Altes, Anna Busing, Preston Lewis

**Parliamentary Items:**

**Call to order.** The meeting was called to order at 6:12 pm

**Approve May 8, 2013 Agenda. Motion: Approve Agenda Barry/Vidales. 7-0-0**

**Chair’s Comments.** Hans, Bruce, and Matti will be eligible to sit at the table (as voting Community Members) for this sub-committee starting tonight.

**Approval of Previous Minutes, April 10, 2013.**

April 10, 2013 Meeting Minutes will be approved at a future meeting.

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

Links to events are listed in the agenda

- SANDAG will host meetings on May 17, June 21, and July 19 on the Regional Transportation Plan
- Cross community Clean-Up at the Texas & Howard vacant lot on Saturday, May 18<sup>th</sup> 8:30 to noon
- North Park Festival of the Arts, Saturday, May 18<sup>th</sup> 10 a.m. to 6:30 p.m.
- May 16<sup>th</sup> University Heights Land Use presentation 6:30 pm at Grace Lutheran Church concerning the boundary between North Park and Uptown
- APWA Sustainability in Public Works Conference, May 13-15 at Sheraton Hotel & Marina
- Library Task Force on May 15<sup>th</sup>
- NP community Plan update meeting Thursday, May 9 at 2901 North Park Way at 6:30 p.m.
- North Park Mini Park won award from San Diego Chapter of the American Planning Association for Outstanding Planning Effort in Neighborhood Planning

**Information Items:**

**A. Upas Street Pipeline Replacement Project.**

Replacement of approximately 5.4 miles (28,500 linear feet) of cast iron water mains along Upas Street, Park Boulevard, 5<sup>th</sup> Avenue. Installation of new parallel distribution main alongside portions of the Upas Street pipeline, and transfer of direct service connections from Upas Street transmission main to the new distribution pipeline, consistent with current codes and standards. Replacement of three underground pressure reducing station (PRS) facilities and construction of an additional needed PRS.

Alice Altes, Project Manager from the City of San Diego made an introduction. Anna Buising and Preston “Skip” Lewis from Infrastructure Engineering Corporation presented the project.

The project limits are from Upas Street/Ray Street to Pacific Highway. Construction schedule calls for project to begin early 2014. Construction schedule accounts for the 2015 construction moratorium around Balboa Park. Project budget is \$20.2 million. The project is installing a 24” pipe, with some locations decreasing to a 16” pipe. The project responds to California Department of Public Health’s Compliance Order 04-14-96CO-022. The existing pipe was installed in 1939.

The project team has reached out to a number of community groups along the project alignment. This is a challenging project but the City team would like to hear input to make it more livable. The construction management team is already on board so will have the opportunity to receive this input directly. Any resident/business within 300 feet should have received a letter by now with a listing of future public meetings to gather additional input; the City would be happy to add others outside the basic noticing area if requested. A Traffic Control Plan is being developed in consideration of community input. Emergency vehicles will always be allowed to go through, and access to driveways will be maintained. Working hours will be standard City construction hours of 8:00 a.m. – 4:00 p.m. in residential areas and 7:00 a.m. – 4:00 p.m. in non-residential areas. Some night work will likely be required in limited areas (e.g., heavily traveled intersections where daytime lane closures would be overly disruptive or unsafe).

Where a new distribution main is required, two separate trenching operations will be required. This WILL result in the street being dug up and repaved Twice. Chair Carlson requested that the outreach team provide a really clear and simple written explanation of the reasons for this to her in an email for inclusion in the minutes and on NPPC’s social media, and that it be posted on the project website, as this is one issue which can really rile a community if sound explanations are not given ahead of time.

A number of other community groups were suggested to the project team for additional outreach.

#### **New Business:**

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

Open Space will be incorporated into the ranking of sites. A discussion of equivalencies will also take place on Thursday’s meeting.

#### Equivalencies:

##### *Board discussion:*

- Steppke: Should take a closer look at City owned Park & Recreation properties
- Barry: Regarding private property roof gardens, in order to be a public use it would have to be accessible to the public. Those amenities would need to be incorporated in the design process. We cannot request them but we can incentivize them. Regarding equivalencies, Balboa Park is a public park and a regional park and is used by the public at large.
- Vidales: Development Impact Fees (DIF) funds for park uses should not be used for Balboa Park improvements unless there is a really good local nexus. Misused Equivalencies can falsely reduce the demonstrable shortage of park land in North Park.
- Hill: For Example, The Balboa Park Velodrome could use money that could come from NP.
- Steppke: Balboa Park’s Morley Field and others have an Unfunded Needs wish list. Equivalencies are a perfect example on how to use the NP DIF funds for Balboa Park unfunded needs list. The Ratio involved/used to apportion DIF Fees is important; Morley Field will not be used exclusively by North Parkers but will continue to be used by the public in general, so not all the money for improvements there should come from NP DIF.

##### *Public discussion:*

- T. Goodbody: How do you establish how many people from outside the community use Balboa Park facilities?
- Lewis: There are benefits to equivalencies, such as being adjacent to those facilities being improved. There are positives if the funds are used correctly. Bigger issue is the aspect of using other joint use facilities/rooftops in the community where the access (hours, type, etc.) are set up. Distance of facilities from the North Park community should be considered. In the case of Morley Field and Bird Park, if we identify only those two areas that we consider equivalencies, then we would only do projects on a case by case basis. As long as a rooftop is fully accessible to the public, then that is a reasonable equivalency.
- Hans: Bringing people from outside the area to use your facilities boosts the local economy.
- Callen: Money can be taken away by the city at any time if they need it.

*Board discussion:*

- Barry: The City came up with 37 suggestions.
- Passons: 28<sup>th</sup> street adjacent to Balboa Park is an area that should be included. Would also like to close off streets to create more park space. Incentives for projects to become ministerial if they propose a benefit to the community such as density bonus should be considered
- Bonn: Would like all paper streets in North Park Identified, and included in the potential park sites list.
- Granowitz: Some of those paper streets are already vacated so they wouldn't be counted
- Lewis: If an easement was dedicated it will be used for the use that was dedicated for. Regarding Open Space; the issue of equivalencies here can be problematic. For example; if there are species from the MSCP then public use/access is limited... such as the cases of Switzer Canyon and 30<sup>th</sup> Street Canyon.
- Barry: should not segregate habitat with any project

**After further discussion, there was general consensus that equivalencies should be limited to specific locations, and limited to projects vetted by the community on a case-by-case basis.**

Rankings:

- Barry: If we do not do the ranking as a group, we would lose some knowledge because there are people who have specific knowledge about specific sites and the ranking would lose its value.
- Vidales: Ranking spreadsheet needs to be updated to include open space, and would include both the City's ranking and our ranking in separate columns.
- Bonn: Privately owned properties would be more difficult and therefore Uptown Planners eliminated the private properties from their list.

Other topics:

- Asgarian: Graywater reclamation should be incorporated into the Community Plan Update
- Steppke: The facility where this meeting is being held is part of a recreation facility that will eventually be demolished. We need a community room and that should be part of the Recreation Element

**B. NP Community Plan Update – Arts & Culture Elements**

Vice-Chair Vidales presented the draft element based on feedback received from Lynn Susholtz and Berryl. It was suggested to revise the word “create” to “encourage” or “promote”. Roger Lewis attended a previous North Park Main Street meeting where discussions were held on the topic of Arts & Culture in terms of Economic Prosperity.

**C. NP Community Plan Update – Remaining Elements**

No discussion

**D. Mayor's Traffic Management Plan for Balboa Park**

No discussion

**Ongoing Business**

**A. MTS Streetcar Feasibility Study.** No further information

- B. Angle Parking Policy:** No new information
- C. Utility Box Task Force.** No new information
- D. Regional Bike Corridor Project, Mid-City & Uptown.** See Website:

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

**Next Meeting date:** Wednesday, June 12, 2013 - Joint Meeting Urban Design & Public Facilities

**Adjournment: Motion: To adjourn meeting Barry/Callen. 8-0-0.** Meeting adjourned at 7:58 p.m.