



**NORTH PARK PLANNING COMMITTEE**  
**Final Minutes: January 21, 2014– 6:30 PM**  
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**I. Call to order: 6:38pm**

**II. Attendance Report:**

Member	Robert Barry	Howard Blackson	Dionne Carlson	Daniel Gebreselassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Roger Lewis	Carl Moczydlowsky	Lucky Morrison	Dang Nguyen	Omar Passons	Rick Pyles	Sarah McAlear	René Vidales
Attendance	1	2	3	4	5		6	7	8		9	10	11	12	13
Late													6:57		
Absences	1	3	1			1		1	1	2	3	2	3		1

**III. Modifications to and Adoption of the 01/21/14 Agenda**

- a. **Motion to adopt as modified. January 21, 2014 NPPC Agenda Vidales/Carlson 12-0-0 (Passons Late)**

**IV. Consent Agenda:** Items on the Consent Agenda were heard & voted on at an NPPC subcommittee; are not considered controversial. *Items on the Consent Agenda can be moved to Action for full discussion by any member of the Board or Public; (UD/PR 1/ 6/14: Barry, Hill, Bonn, Callen, Gebreselassie Morrison, Pyles, Steppke, Vidales)*

- a. **Bella Vida Tentative Map (TM) – 4329-4337 Idaho Street (Project No. 339752): MOTION: To deny request for tentative map approval due to negative impact on community character and lack of community input in the process. Blackson/UDPR 12-0-0 Passons Late; On Consent**
- b. **Bicycle Corral in Public Right-of-Way – 4327 Alabama Street: Motion: To support bike corral at 4327 Alabama Street to be located south of a proposed parklet. Blackson/UDPR 12-0-0 Passons Late; On Consent**

**V. Approval of Previous Minutes**

- a. NPPC November 19, 2013 Minutes
  - i. **MOTION TO APPROVE November 19, 2013 NPPC Minutes as modified with the correction to XIII.E.: Vidales/Carlson 12-0-0 (Passons Late)**
- b. NPPC December 10, 2013 Minutes
  - i. **MOTION TO APPROVE December 10, 2013 NPPC Minutes: Vidales/Pyles 11-0-1 (Hilpert abstain, Passons Late)**

**VI. Treasurer’s Report**

- a. Brandon Hilpert – current balance \$611.87

**VII. Chair’s Report/CPC**

- a. Bylaws are being reviewed by staff, to give an opinion on what if anything we need to do related to changes proposed for CP 600-24.
- b. Will be meeting with DSD Staff regarding Equivalence on 1/29/14
- c. Balboa Park Golf Course Clubhouse General Development Plan –GGHPC Request - meets the secretary of the Interior standards, however, substantially larger facility and additional facilities. Have not made plans to mitigate increased usage to the course.
- d. The Northparker - Parking Impacts Board Members Morrison & Passons looking into solutions; Referring to Public Facilities

- e. Request for NPPC to support putting old North Park Street Sign in Balboa Park. Individual has been told Balboa Park has very stringent rules this usage would be inconsistent with it. Proponent needs to establish with CD3 & Park staff there is any possibility of this usage being allowed prior to consideration of agendaing.

VIII. **Social Media Report, Brandon Hilpert**

- a. Website launch pending.
- b. Hosting and registration renewed.

IX. **Non Agenda Public Comment**

- a. Dewey Bratcher – Relay for Life, American Cancer Society – June 21-22, 2014 Alice Birney Elementary, 4345 Campus Ave. 24 Hour Relay. <http://www.Relayforlife.org/SanDiegoUptownCA>
- b. Jack-in-the-Box lawsuit - Rally and Fundraiser at Cardamom Cafe & Bakery, Thursday, January 30th, 5:30 pm
- c. NPCA Monthly Meeting - for details see northparksd.org

X. **Elected Official's Report**

- a. **Toni Atkins with Jason Wiesz, Hon. Toni Atkins, State Assembly District 76** – 619.645.3090 [jason.wiesz@asm.ca.gov](mailto:jason.wiesz@asm.ca.gov) - absent
- b. **Christopher Ward, Hon. Marti Block, State Senate District 39** – 619.645.3133 [christopher.ward@sen.ca.gov](mailto:christopher.ward@sen.ca.gov) - absent
- c. **Gavin Deeb, Hon. Susan Davis, US Congressional District 53**, 619.208.5353 [Gavin.Deeb@mail.house.gov](mailto:Gavin.Deeb@mail.house.gov) - National Defense Authorization Act signed into law, 1% salary increase, sexual assault issues, and small business access to DOD contracts. Expanding access to services to 400% of federal poverty line.
- d. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, [AGranda@sandiego.gov](mailto:AGranda@sandiego.gov) <http://sandiego.gov/cd3> - State of the City last week, commented on city reorganization, affordable housing, infrastructure improvements, fiscal health of the city – short term reduction of services, transportation and climate change. SANDAG working on bike infrastructure improvements. Food trucks will be heard at planning commission on January 30<sup>th</sup>.

XI. **Planner's Report** - Marlon Pangilinan, 619.235.5293; [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)

- a.

XII. **Discussion/Action Items**

- a. **St Luke's: Steve Hon, President NPHS met with a representative from Todd Gloria's office and from the Episcopal Diocese.** Because of declining membership, St Luke's no longer has independent parish status, is under the direct administration of the Diocese, the Chapel is in obviously poor condition, and continues to deteriorate. Designed by Irving Gill and Hebbard, built 1897. The diocese is willing to let the Chapel be moved (it was moved once before), but has no money or a location. District 3 desires more input from the NPPC/Community.

**MOTION: NPPC opposes any action to demolish the historic Hebbard/Gill Chapel. Furthermore the NPPC supports actions from the community to save the historic chapel even if it has to be moved from its present site. Blackson/Passons 12-1-0 (Hilpert votes no)**

- b. **Community Plan Scoping Meeting – Comments due 30 days after receipt of notice (not sure when that was)**

- i. Explanation of Process - Planner Marlon Pangilinan

- 1. January 9, 2014 meeting overview – CEQA requires a NOP to prepare an environmental document. Includes an IS checklist. Scoping meeting is to scope the list of issues in the NOP. December 22<sup>nd</sup> 30 day comment period started. Comments in writing are generally granted comment extensions.

- a. Boundary Issue – environmental analysis doesn't see it as a physical change so doesn't see it as a CEQA issue.
- b. Civic Innovation Lab would like to contribute.
- c. Transportation discussion needs to be more comprehensive than just level of service.
- d. Street Car Lines – why is there only a separate study for uptown given the 2050 Plan inclusion of street cars – despite issues with previous PAC funding, this is inconsistent with the connectivity of communities. Potential funding available for North Park inclusion.
- e. Analyze light pollution as an addition to the community plan.
- f. Gas station locations, drive through locations, and appropriate uses should be analyzed in the land use element.
- g. Boundary Issue must be addressed in the EIR. Specifically from CEQA: *Human beings are an integral part of the "environment." An agency is required to find that a "project may have a 'significant effect on the environment'" if, among other things, "[t]he environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly[.]"* (Pub. Res. Code, § 21083, subd. (b)(3); see also

*CEQA Guidelines, 2 § 15126.2* Just because a physical change isn't occurring doesn't mean there is not an environmental impact.

- h. Boundary Issue should also be addressed from an Environmental Justice impact perspective. Guidance from the Office of the Attorney General specifically states: *The Governor's Office of Planning and Research (OPR) in its [General Plan Guidelines](#) recommends that local governments' planning efforts squarely address environmental justice. Local governments can integrate environmental justice into the mandatory elements of the general plan or include an optional environmental justice element.*
- i. This scoping is both premature and inadequate with a number of the elements not provided to the stakeholders – especially traffic data/circulation/mobility and historic preservation;
- j. Lack of current maps – last ones for Uptown were dated 2011;
- k. Sandag's Congestion Mgmt Program Draft 2008 (copy attached), which was supposed to be updated every two years and hasn't been – an important document compiling data concerning impacts to our neighborhoods at freeways and other primary corridors – Level of Service (LOS) was given an F for impacts at 163 and Hwy 8 – meaning severe deficiencies;
- l. Sensitivity to the built environment where neighborhood character and potential historic districts are at risk by infill;
- m. Water – we are at 20% of resources at this time -- limit new water meters;
- n. Impacts on ingress/egress to Mission Valley – any development will affect our NP & Uptown neighborhoods
- o. Impacts from utility boxes to parking, pedestrian circulation, etc.

**MOTION: Due to the timing of the NOP on December 23<sup>rd</sup> and NPPC's inability to meet during the response period, NPPC requests an additional 60 days after the original January 23<sup>rd</sup> due date to submit EIR Scoping input. Carlson/Gebreselassie 13-0-0**

**c. Community Plan Update:**

- i. Report out Meeting with Vicki Granowitz - Chair, Rob Steppke - Former Chair NPPC, Marlon Pangilinan – Sr. Planner & Nancy Bragado - Deputy Planning Director
  - 1. NPPC feels that the City has not followed through on its commitments to NPPC.
    - a. Regulatory and General Plan conflicts were identified as the reason for input not being used. NPPC requested a redline process to correct those issues.
  - 2. NPPC would like to combine sustainability and mobility elements. Would like to address sound issues as well.
  - 3. Several changes to elements, committees on elements, and changes to elements and comments.

**XIII. Subcommittee Reports:**

- a. **Urban Design/Project Review, Robert Barry - NP Adult Community Center, 6:00pm 1st Monday. Next meeting February 3, 2014** – Community plan elements and possible wireless issues. Also discussed Community Plan Scoping meeting.
- b. **Public Facilities/Public Art, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting February 12, 2014** – Busy meeting, a lot of traffic and circulation issues.

**XIV. Liaisons Reports**

- a. **Balboa Park Committee, Steppke:** No Meeting in January.
- b. **Maintenance Assessment, District Peter Hill (Steppke):** Approved the fiscal year budget, approved re-balloting. Discussed street trees as a part of the mid-city rapid bus.
- c. **North Park Main Street, Ngyuen:** Annual festival of the arts on May 17<sup>th</sup>. Property and Business assessment district campaign ramping up in the next 6 months. San Diego County Credit Union is opening in the bank building. iMayor Gloria is attending the opening. Angie has lots of meetings with people.
- d. **Regional Bike Plan Proposed Initial Implementation, Carlson/Vidales:** Thursday Feb 6<sup>th</sup>, Uptown bike corridor meeting at Roosevelt middle school library. Mid City will be on the 19<sup>th</sup> of February but it has not been officially announced.
- e. **Adams Ave BIA, Dionne Carlson:** Congresswoman Davis and Marti Emerald spoke at the annual breakfast.
- f. **El Cajon BIA, Granowitz** – becoming involved in the community plan update process
- g. **BID Collaborative, Granowitz** – getting it started again.

**XV. Unfinished and Future Agenda Items**

- a. Tasting Room vs Bars on type 23 license types. Blackson, McAlear, Passons, and Marlon Palignan to discuss at a future meeting.

**XVI. Next Meeting Date:** Board Meeting February 18, 2014.

**XVII. Motion to Adjourn: Passons/Barry 13-0-0**

Minutes submitted by Carl Moczydlowsky