





**NORTH PARK PLANNING COMMITTEE**  
**Final Minutes: January 20, 2015 – 6:30 PM**  
[www.northparkplanning.org](http://www.northparkplanning.org)  
[info@northparkplanning.org](mailto:info@northparkplanning.org)

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I. **Call to order:** 6:34 pm

II. **Attendance Report:**

Member	Robert Barry	Roger Morrison	Dionne Carlson	Daniel Gebreselassie	Vicki Granowitz	Peter Hill	Brandon Hilpert	Rachel Levin	Carl Moczydlowsky	Lucky Morrison	Dang Nguyen	Howard Blackson	Rick Pyles	Sarah McAlear	Steve Codraro
Attendance	1	12	11	2	3		4	5	-	6	7	-	8	9	10
Late		6:58	6:37					D7:00							
Absences		1	2				2	3	3			2		2	

III. **Modifications to and Adoption of the 1/20/15 Agenda**

- a. **Urgent Non-Agenda Action Items:** Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee. Items must have come up after the Agenda went out & be of a time sensitive nature.
- b. **MOTION: Adopt 1/20/1 Agenda** Carlson/McAlear 11-0-0

IV. **Consent Agenda:**

- a. **3503-3517 Indiana St Site Development Permit (Process 3)** to deviate from minimum setbacks and vehicular access and construct seven detached single dwelling units for a total of 16,920 sq. ft. The 0.517 acre site is in the MR-1000 zone of the Mid-City PDO. **MOTION: Recommend the density as proposed by applicant (7 units vs City zoning requirement for 16-23 units), support for applicant due to the fact that the existing density range is inappropriate for the site. This “Motion” is NOT to be construed as approval of the project. Pyles /UDPR Approved on Consent**
- b. **North Park Historical Society September 12, 2015 Vintage Car Show:** Request for Letter of Support. **MOTION: To approve a letter of support for the North Park Historical Society Vintage Car Show on September 12, 2015. Pyles/PFPA Approved on Consent** See proposed letter below.
- c. **Request for Bike Corral** - 2934 Adams Ave, San Diego, CA 92116 Applicant Cantina Mayahuel. Adjacent business/property owners as well as the AABA are in support. Curb cut is vacated, parking meter & spot will be adjusted forward. **MOTION: To support the installation of the requested bike corral at 2934 Adams Avenue as proposed. Pyles/PFPA Approved on Consent**

**MOTION: To Approved Consent Agenda Pyles/UDPR/PFPA 11-0-0**

V. **Approval of Previous Minutes**

- a. **MOTION: Approve November 18, 2015** Gebreselassie / Nguyen **11-0-0**

VI. **Treasurer’s Report, Brandon Hilpert**

- a. Current balance \$739.77
- b. Update CPG Reimbursement. First

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

New site for review for next month for review in Feb meeting. Email lists are getting merged.

**VIII. Chairs Report/CPC**

- a. **CPC – Tuesday, January 27, 2015, 7-9 pm.** 9192 Topaz Way, Kearny Mesa Auditorium. Agenda Items include: (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
  - i. Small Lot Ordinance Passed CPC, with many edits & clarifications based on NPPC comments was approved by CPC, next step City Council.
  - ii. 9<sup>th</sup> Update to the LDC to be votes on CPC Ad Hoc Committee will make recommendations on a Motion, with emphasis on Previously conforming Rights & Drive Throughs
- b. Appoint Election Committee
  - i. Election Committee Chair: L. Morrison. With Levin & McAlear on committee.
  - ii. Agreeing to run in March are: Granowitz, Hill, Codraro, Carlson, Nguyen, Pyles, Carlson. (Question on Carl and Howard.)
- c. Eight – 2 year seats are available
- d. Board Members up for reelection: Granowitz, Moczydlowsky, Carlson, Blackson, Codraro, Hill, Nguyen, Pyles

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

Still looking for a director. Multiple groups are requesting plan updates.

**X. Non Agenda Public Comment**

Robert Lawrence – 3031 Villa Terrace: Want a traffic light at 30<sup>th</sup> & Upas, would like to encourage the board to support installation of traffic light.

**XI. Announcements**

- a. **Jack in the Box hearing is on once again:** Friday, January 23, 10 a.m. San Diego Superior Court, Dept. 71, 330 West Broadway, SD 92101 for more info [www.careaboutnorthpark.com/](http://www.careaboutnorthpark.com/) join with other residents at 8:30 am across the street for coffee & donuts
- b. **C-3 On the Horizon:** Our Regional Economy & Commerce share observations of what is coming to San Diego's regional economy. Thursday, January 22, 2015, 7am - 9am, Balboa Park the Prado Restaurant Loggia Rm. To register or more info: <http://citizenscoordinateforcentury3.wildapricot.org/page-1816365>
- c. **CHW Arizona St Sr Housing/Market Rate Project,** City Council Hearing is Monday, January 26, 2015 202 C St 12<sup>th</sup> Flr 2 pm
- d. **North Park Theater Sold:** <http://m.utsandiego.com/news/2015/jan/06/north-park-theatre-sold/>
- e. **UH Library Task Force** – January 21 at 6:30 UH Library at 4193 Park Blvd meeting with new director to discuss moving library to Teaching Annex. Ron Johnston, Chair 619-840-1479 [rjohnston@annuityally.com](mailto:rjohnston@annuityally.com)

**XII. Elected Official’s Report**

- a. **Jason Wiesz, Hon. Toni Atkins, State Assembly District 76** – 619.645.3090 [jason.weisz@asm.ca.gov](mailto:jason.weisz@asm.ca.gov) – absent. Open enrollment in Covered California until 2/15 sign up at coveredca.com
- b. **Hilary Nemchik, Hon. Marty Block, State Senate District 39** – 619.645.3133 [hilary.nemchik@sen.ca.gov](mailto:hilary.nemchik@sen.ca.gov) - absent
- c. **Jessica Poole, Hon. Susan Davis, US Congressional District 53,** 619.208.5353 [Jessica.Poole@mail.house.gov](mailto:Jessica.Poole@mail.house.gov) – New liaison. Will serve on the same committees as previously. Reintroduced cluster mailbox opposition with the post office. Doing a survey on what is important to be addressed in the current congress.
- a. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3,** [AGranda@sandiego.gov](mailto:AGranda@sandiego.gov) <http://sandiego.gov/cd3> - Gloria continues to be on the same committees. Parking district funds that haven’t been utilized (\$18m available).

**XIII. Subcommittee Reports:**

- a. **Urban Design/Project Review (UD/PR), Peter Hill-Rachel Levin – NP Adult Community Center, 6:00pm 1st Monday. Next meeting February 18, 2015 .** They heard the one item on consent agenda. Will be getting some information from St Augustine in the near future.
- b. **Public Facilities/Public Art, Dionne Carlson-Roger Morrison – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting February 11, 2015.** Postponing the Howard/Orange corridor due to a delay with SANDAG. Have been taking a look at the 30<sup>th</sup> & Upas intersection requesting information from the city on traffic counts.

**XIV. Liaisons Reports**

- a. **Balboa Park Committee, Rob Steppke.** No meeting.
- b. **Maintenance Assessment District, Peter Hill.** Peter absent, elections in February. Approved recommendation for FY 16 budget including additional trash pickups and trashcans, additional power washing (weekly, monthly and quarterly requirements).
- a. **North Park Main Street, Dang Nguyen.** Was absent, no report.
- b. **NP Mid-City Regional Bike Corridors, Dionne Carlson.** Budget was cut from \$600m to \$200m.
- c. **Adams Ave BIA, Dionne Carlson.** Meeting was moved to Thursday. Ed will be stepping down as Chair of the board. 1/27 8-9:30 at polite provisions to elect board.
- a. **El Cajon Business Improvement Association, Vicki Granowitz. – No Meeting in December, Annual Meeting reviewed 2014 accomplishments, elected 2015 Board & Officers**
- b. **Utility Undergrounding Advisory Committee, Vicki Granowitz. Final Report is being prepared for City Council in March including a list of unresolved issues.**

**XV. Action Items**

- a. **9<sup>th</sup> Update to the Land Development Code** – Specifically the Sections on Drive-thru's & Previously Conforming Rights, See Below for Motions

**XVI. Information Items**

- a. **Draft NPPC Bylaws Update**  
General Support for the changes
- b. **Montclair Park Comfort Station (Restroom)** To be heard at the North Park Rec Council on January 26, 6pm 4044 Idaho St, Social Hall & tentatively at the March 17 NPPC meeting. Highest do able project on our CIP List \$100,000 DIF; \$161,089 DIF Special Park Fees
- c. **CPU Final Draft Urban Design Element to read element use**  
[https://www.dropbox.com/sh/03vleoz1haalz24/AAAxRuKk0\\_wloEmS397ydZmSa?dl=0](https://www.dropbox.com/sh/03vleoz1haalz24/AAAxRuKk0_wloEmS397ydZmSa?dl=0)  
**Planner Pangilinan Howard to supply final product 1/20 (not yet received by city).**

**XVII. Unfinished and Future Agenda Items**

- a. NPPC Elections March 17, 2015

**XVIII. Next Meeting Date:** Board Meeting February 17, 2015.

**XIX. Adjourn 8:32pm Motion: Granowitz/McAlear 11-0-0**

Minutes submitted by Brandon Hilpert

January 20, 2015

Re: Special Event Permit for the North Park Historical Society Car Show

To Whom It May Concern:

Since 2010, the North Park Historical Society (NPHS) has organized a classic car show for the community. Beginning in 2013 the NPHS has held the show in the Balboa Tennis Club at Morley Field parking lot. The Balboa Tennis Club has and continues to host the event. The car show, which is free, has attracted several hundred people each year, with the number of car show entries steadily increasing from 40 in 2010 to over 60 in 2104.

The proposed NPHS Car Show for 2015 will be held on Saturday, September 12, 2015. This date will not conflict with tennis tournaments or cross-country races. The permit calls for using approximately 40% of the parking spaces in front of the tennis courts, technically part of Jacaranda Street, for approximately 7 hours on the day of the event.

Based upon positive community response to previous NPHS Car Shows, the North Park Planning Committee urges the City to issue a permit for the September 12, 2015 Car Show.

Sincerely,

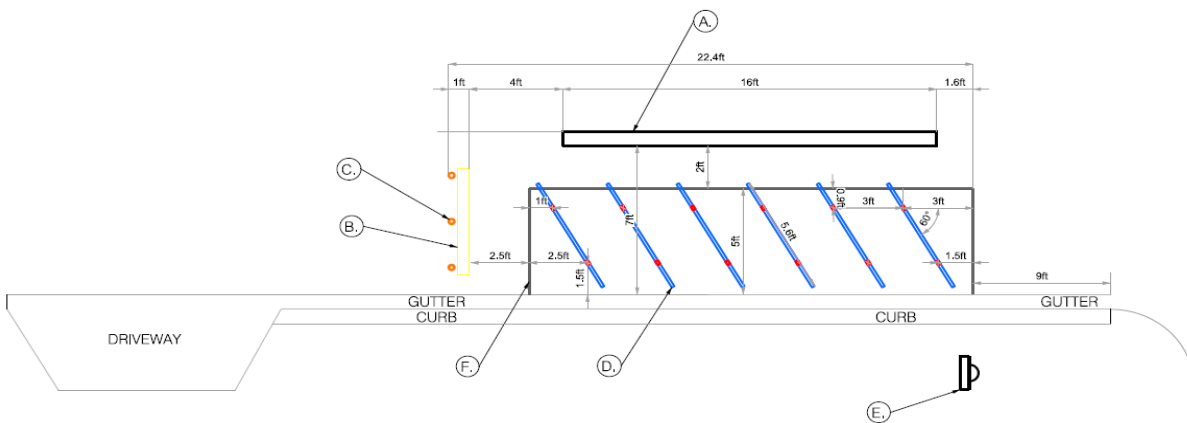


Vicki Granowitz, Chair



### EXHIBIT A

2934 ADAMS AVE



**LEGEND:**

- A: 8" Solid White Thermo Plastic Reflective Tape, 16 ft long
- B: 5 ft yellow parking block, anchored to the ground with reflectorized white band
- C: 28" Fluorescent Yellow Pylons with Reflective Band
- D: 5.6ft Blke-Shaped Dero Bike Racks angled at 60 degrees at 3 feet apart.  
Add two reflective white tape to each bike rack leg, adjacent to travel line.
- E: Install G93C (CA) sign
- F: Concrete Slab: 5'W x 19'L x 6"D (From edge of gutter)

**NORTH PARK PLANNING COMMITTEE  
MOTIONS REGARDING THE 9<sup>TH</sup> UPDATE TO THE LAND DEVELOPMENT CODE  
January 20, 2015**

**Issue 27**

**MOTION I**

**141.0607 Eating & Drinking Establishments with a Drive-in or Drive- through Component**

(a) (3) Space for vehicle queuing for the associated drive-in or drive-through component

(A) The current draft language states the “Queue space for a minimum of five cars shall be provided for each drive-up service window or position as measured from the food/beverage pick-up window. The queue space for each car shall be 10 feet wide and 20 feet long.

The queuing problem is stacking from the order window, (which precedes the pick-up window). Cars back up into the public right-a-way, onto the sidewalk &/or into the street.

**Recommendation: The language be changed to:**

**NPPC Motion:**

**The NPPC strongly recommends that the Queue space for a minimum of five cars shall be provided for each drive-up service window or position as measured from the food/beverage “ORDER WINDOW or position” be included in the 9th Update to the LDC; if not the 9<sup>th</sup> then the 10<sup>th</sup> LDC update. Carlson/Pyles 11-0-0**

**MOTION II**

**141.0607 (a) (4) (B)** For the purpose of Section 141.0607, the limit on hours of operation in Section 141.0607(a) (4) (A) shall also apply to any property that is separated from a residentially zoned property by an alley.

Concerns exists this language is at risk for being pulled prior to the City Council Hearing in February 2015. The language above is an important and appreciated addition and should not be pulled.

**NPPC Motion:**

**The NPPC affirms the importance of the language as currently included in the Draft 9<sup>th</sup> Update to the LDC regarding; Protections offered for “abutting residential use” in this section should extend to residential structures/zones even if an alley separates the two usages. Impacts across an alley are comparable to impacts to directly abutting structures. For these reasons the NPPC requests that the following Provision remain intact and without any deviations to lessen the protection for adjacent residential. “**

**Section 141.0607(a) (4) (A)**

**“...the limit on hours of operation in Section 141.0607(a) (4) (A) shall also apply to any property that is separated from a residentially zoned property by an alley.” Carlson/Pyles 11-0-0**

**Issue 16**

This language was a compromise between City Staff & the CPC Subcommittee on January 7, 2015 regarding Previously Conforming Rights in the 9<sup>th</sup> Update to the Land Development Code (LDC)

**NPPC MOTION: To approve the following edits for the 9<sup>th</sup> Update to the LDC. If they cannot be included in the 9<sup>th</sup> Update to the LDC that they be included in the 10<sup>th</sup> Update to the LDC. Carlson/Pyles 10-1-0 (Barry Abstains – the language is not strong enough)**

**§127.0104 Maintenance, Repair, or Alteration of Previously Conforming Structures**

This language is to increase process level for multiple dwelling unit structures that would not retain 50 percent

Add footnote to Table 127-01A in Section 127.0103 to refer to Section 127.0104. Add language to 127.0104(a), (b) and (c).

**§127.0104 Maintenance, Repair, ~~or~~ Alteration, or Replacement of Previously Conforming Structures**

(a) Maintenance, repair, ~~or~~ alteration, or replacement of a ~~previously conforming structure~~, with a previously conforming structural envelope is permitted in accordance with Process One, where the new construction would not expand beyond the existing *structural envelope*, is subject to the review procedures required for conforming *structures* except as described in Section 127.0104(b). except as follows:

(1) Proposed development that requires a Coastal Development Permit because it does not meet the permit exemptions in Section 126.0704(b) shall require a Process Two Neighborhood Development Permit in accordance with Section 127.0104(b).

(2) Previously conforming multiple dwelling unit structures that retain less than 50 percent of the exterior walls shall be subject to a Process Two Neighborhood Development Permit in accordance with Section 127.0104(b) and shall be required to:

(A) Comply with all current landscape requirements applicable to the street yard;

(B) Provide street trees; and

(C) Comply with the Street Design Manual standard for maximum curb cut width.

(b) Maintenance, repair, ~~or~~ alteration, or replacement of a structure with a previously conforming structural envelope ~~structure, containing previously conforming density or a previously conforming use~~, where the cost of the new construction would be greater than 50 percent of the *market value* of the existing *structure*, and the new construction would not expand beyond the existing *structural envelope*, requires a Neighborhood Development Permit. shall require a Neighborhood Development Permit in accordance with Process Two for proposed development that does not meet the Process One permit exemptions in Section 127.0104(a).

(c) Maintenance, repair, alteration, or replacement of a dwelling unit, or multiple dwelling unit structure, that makes the premises previously conforming for density is permitted in accordance with Process One, except that previously conforming multiple dwelling unit

structures that retain less than 50 percent of the exterior walls shall be subject to a Process Two Neighborhood Development Permit and shall be required to:

- (1) Comply with all current landscape requirements applicable to the *street yard*;
- (2) Provide street trees; and
- (3) Comply with the Street Design Manual standard for maximum curb cut width

**Issue 16 Previously Conforming Rights**  
**FRONT SETBACK AND PROW RECLAMATION IN RESIDENTIAL & COMMERCIAL AREAS**

**INTRODUCTION**

In many older residential and commercial areas, portions of the public right of way that were previously reserved for pedestrians have been sacrificed to automobile oriented uses. There are many health, safety, and public purpose benefits to the reclamation of the public right-of-way and front setbacks.

**NPPC MOTION: For these reasons and the ones stated below the NPPC recommends including provisions be added to the 10<sup>th</sup> LDC update to ameliorate the following issues.**  
**Carlson/Pyles 11-0-0**

**ISSUES**

**Pedestrian Safety:**

Accidents – By turning large stretches of sidewalks into lot-line to lot-line active driveways, people walking in an area normally considered refuges of pedestrian safety are exposed to significant risk from cars backing out of front setback parking spaces. Small children are at particular risk. People with limited mobility (elderly, degenerative joint disease) are put at risk from walking on long stretches of uneven, sloped driveway aprons.

Pedestrian Lighting – Because long stretches of sidewalks have been converted to active driveways, night time pedestrian safety lighting is impossible to install. This discourages evening pedestrian activity, and creates darkened areas for criminals and criminal activity to find a haven. The result is the encroachment of undesirable activity into public spheres abandoned by the community for lack of lighting.

**Environmental:**

Street Trees – Active driveways eliminate the possibility of placing street trees along the public right-of-way. Lack of shade **increases the heat island effect** through higher surface temperatures which discourages walking as a mode of transit.

Landscaping – The removal of all landscaping in the front setback beyond the public right-of-way also **increases the heat island effect** and encourages air conditioning use in surrounding buildings.

AB32 – The two examples above show that lot-line to lot-line driveways and 100% hard surface front setbacks are contrary to the goals of AB32. Promoting the goals of AB32 through sidewalk and front setback reclamation, and street tree planting could and should be a component of AB32 compliance.

Water Quality – 100% hard surface coverage of the front set back and the public right-of-way increases urban runoff directly into our urban streams, estuaries, and beaches. Opportunities for water to percolate and filter through the soil are lost.

Flooding – Because more area is covered by hard surface, downstream runoff is faster and higher in volume, promoting flooding, and increasing the demand for expensive flood control measures downstream.

**Public Health:**

By creating an unpleasant and unsafe pedestrian environment, lot-line to lot-line driveways promote sedentary lifestyles and greater obesity.



## **Parking Demand:**

Visitor Generated Parking Demand – Lot-line to lot-line parking in the front setback removes street parking. This promotes increased automobile circulation by visitors searching for the few remaining street spots even while reserved front setback parking sits empty. Conversely, street parking is available to all at all time.

Resident Generated Parking Demand - By promoting the automobile and discouraging the pedestrian, lot-line to lot-line parking creates parking demand elsewhere within the community that local residents could have reached by walking, but which the former pedestrian now chooses to drive to reach for the safety and comfort reasons listed above.

## **CONCLUSION**

It should also be remembered that these negative effects are occurring in the city's most densely populated areas. These are not issues affecting the few, but the many. Many public policies and goals are being directly blocked by the perpetuation of lot-line to lot-line driveways complemented by 100% hard surface front set back parking.