



NORTH PARK PLANNING COMMITTEE
Draft Minutes: March 22, 2016 – 6:30 PM
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- I. **Call to order:** 6:38 pm
- II. **Attendance Report:** Attendance at special meetings do not count towards totals per CP600-24
- III. **Modifications to and Adoption of the 3/22/16 Agenda**
 - a. **MOTION: Approve agenda. McAlear/Blackson 11-0-0**
- IV. **Non Agenda Public Comment:**
 - a. Kate Callen. SoNo Neighborhood Alliance. Have been incorporated, website is coming.
- V. **Action Item:**
 - a. **2016-2017 Election results challenges, process & recommendation** (handout “Findings, Recommendations & Motions Re: Challenges to the March 2016 NPPC Election”)
 - i. Public comment: Kathy Morrison, Brandon Cohen, Don Leichtling, Ed Cronan
 1. Continue to feel that the entire process had too many issues, and correct process was not followed, and entire election should be invalidated. Cronan believes the error on the ballot was sufficiently addressed at the meeting.
 - ii. Granowitz summarizes contents of handout “Findings, Recommendations & Motions Re: Challenges to the March 2016 NPPC Election”
 - iii. Board discussion:
 1. Levin, L. Morrison: Issues with ballot; inconsistent interpretation; ballot count stopped prematurely; election tainted
 2. Gebreselassie: must look forward and fix next election. There’s a policy to handle a contested election and we should follow it. As long as intent of voter could be ascertained, we should keep those votes.
 3. R. Morrison: no one wants to run election again; we’ve had the top error on ballot occur before and made announcements without issue
 4. D. Carlson, Codraro: election committee served with honest intent; looks like every effort is made to count ballots; defer to judgment of Joint Committee; regret that the error has put people in a position to feel bad
 5. What were Joe LaCava comments (Hill)? That issues like this occur, gave example of Donna Frye Mayoral election; has not seen other Planning Committees hold re-elections or even new counts
 6. Is the new counting procedure for just the recount or moving forward (Hill)? This is a starting place in the bylaws, and can be further reviewed.
 - iv. **MOTION:** Uphold the Joint Meeting recommendation and approve the findings to deny a new election. McAlear 7-3-1
 - v. **MOTION:** Uphold the Joint Meeting recommendation to recount the Ballots, utilizing the direction indicated regarding the inclusion and exclusion of contested ballots. McAlear 7-3-1
 - vi. **MOTION:** Uphold the Joint Meeting recommendation and approve the recommendations, with one correction (for numbering to 5 e) and the addition of ballot adjustments to split the write-in line and “X” line, and to add a request for the City to reinstate the Election Handbook. McAlear 10-0-1

VI. Information Items

- a. **Interim Regulation of potential historic districts: Kelly Stanco (Historic Resource Staff) presenting (powerpoint)**
 - i. Six potential historic districts identified by consultant: 28th St Residential, 30th and University Commercial (not included, as is commercial properties), Kalmia Place, Park Blvd Apartment (east), Shirley Anne Place Expansion, Spalding Place
 - ii. Five additional identified by the community: Altadena, Park Villas, St. Louis Heights, Valle Vista Terrace, Wabash Mesa (not included in these interim regulations)
 - iii. Interim protection measures would help protect *potential* historic resources, helping also protect buildings that may not be individually significant, but contributes to a district
 - iv. The significance of districts hasn't been established. Survey and processing work will take 1-2 years; as the properties aren't eligible for historic benefits it is inequitable to hold them to Designated Resource standards.
 - v. Potential Historic District Overlay Zone (PHDOZ) is the proposed solution that would be adopted by City Council at implementation of CPU.
 - vi. Property must be a potential contributing resource and be residential.
 - vii. No exterior modifications to front 2/3 of original building footprint (except restoration/in-kind repair). Deviations would be available via Neighborhood Development Permit
 - viii. PUBLIC COMMENT
 1. Judy Abu. Asked why the commercial will not be included. Because of challenges faced in developing quantitative procedures in these properties, and because they've also been . Properties older than 45 years are still subject to review as possible
 2. Richard Walters. Alabama and Florida on Lincoln will be a historic district? It's a bungalow court. These have been ID' d as multiple property listing context. Those are also protected in the over 45-review.
 3. Randi Vita. The areas are being preserved are all wealthy, and the other streets that are original are not protected (Lincoln, Polk, Howard). These were based on themes important to NP and consultant work and outreach to the community.
 4. Don Leichtling. Solar powered streetlight on Garfield should be historic. Houses on Ray St and on w and e side of 30th are very *close* to being historic and should be protected.
 5. Kristen Harms. Support the protection of Spalding Place. Agree with Randi that many of the older homes may not qualify for a district that the City look for ways to protect them as well, as they are at risk.
 6. Brian Walsh. Spalding Place district doesn't include the corner at Madison and Park.
 - ix. BOARD QUESTIONS/COMMENTS
 1. Levin. Concerned about only covering residential. The commercial needs to maintain character and not be all new development.
 2. Gebreselassie. Homes within those areas could opt-in if not within the district? These aren't actually being identified as historic; the protection only applies within the boundaries of the district. If a property has been altered and lost its significance, can you get designation back? Some restorations that aren't too expensive may
 3. Vidales. We've been told we're no longer doing CPIOZ, but we ARE doing PHDOZ. How many structures are we talking about? Don't have numbers on hand.
 4. R. Morrison. Is a building going to be considered if the 2/3 1/3 has already been done.
 5. Carlson. Request agendaize for more in-depth . Current ordinance doesn't require permits for windows and siding; so then the community can no longer designate as historic. Push for protections to prevent this in these districts. Interim protections need to apply to the bungalow courts as well.
 6. Hill. Park Blvd Apartment East is disappearing and reappearing on maps.
 7. Codraro. Why isn't the rear third as worthy of preservation? It's just that from protecting a district as a whole, and the rear of a house is less likely to have an impact on the district as a whole.

8. Blackson. Agree with Don that we need to identify up-coming historic properties and districts.
- b. **Proposed Implementation Program.** Lara Gates presenting (powerpoint)
 - i. The zoning code implements the CPU and the Land Use maps, please review it closely.
 1. Controls land use (e.g. commercial, residential, office, open space)
 2. Provides standards to guide development (density, height, FAR, setbacks)
 - ii. Proposed process
 1. Removing the 1988 Mid-City Planned District Ordinance and replacing with City-wide zoning.
 2. The 2015 Draft CPU included a CPIOZ. The intentions of those are included in these new zoning documents.
 - iii. Discussed quadrants of the map in detail
 - iv. Commercial zones being proposed are intended to accommodate development that's pedestrian-oriented
 1. Prohibiting drive thrus
 2. Max 5-foot setbacks
 3. Allow restaurants in CN zones to serve full alcohol but prohibit live entertainment and bars over 5k sq/ft
 4. Allow new Artisan Food and Beverage Producer Use
 - a. Brewery classification; under existing are considered light manufacturing; but a brew pub (brewery in restaurant) as an accessory use is allowed in any commercial zone.
 - b. Breweries are NOT currently allowed in CN or CC zones.
 - v. Community Plan Enhancement areas reviewed
 - vi. City would like Final vote from CPG on CPU in September
 - vii. PUBLIC COMMENT
 1. Paul Spears—Smart and Final block, zoning is cut in half CN-1-5, south part of lot is still CC. Would like to see that it be CN-1-3. Per City this is a mapping error that will be fixed!
 2. PRO: University and Upas on 30th developed will improve; full alcohol for restaurants will improve neighborhood and business success with such thin margins for restaurant with little/no alcohol; making it harder to open/operate a brewery in this area is a bad idea; should manage our progress and growth proactively with smart design guidelines and not try to restrict; don't strangle south of NP Way on 30th St or it will continue to be a vacuous wasteland; feel that these locations add to the community; there are hour restrictions and lack of entertainment that will prevent those issues from happening in new locations; Increases pedestrian character of the community. Shouldn't be any limits.
 3. ANTI: All of these restaurants are NOT nice restaurants; the outdoor areas are disturbing to the neighbors and the CPIOZ has gone away that would have addressed this; late night issues from alcohol service aren't being addressed currently, this will make it worse; we need different kinds of uses instead of one drinking place after another after another; where will the patrons and employees park; the traffic & trash produced
 1. Donna Posin-pro
 2. Moz Ebrahiim-pro
 3. Matt Gordon-pro
 4. Michael Flores-pro (Ritual)
 5. Evan Bennet-pro
 6. Kelsey McNair-pro (NP Beer Co)
 7. David Gamboa-ceeded to Angie -pro
 8. Angie Landsberg-pro (BID)
 9. Ryan Blank-left -pro
 10. Matt Baker-pro (The Union restaurant)
 11. Frederick Piehl-pro (Smoking Goat)
 12. Omar Passons-pro
 13. Shanna Decker-pro

- 14. Tammy Piehl-pro
(Smoking Goat)
- 15. Kathy Morrison-anti
- 16. Brandon Cohen-anti
- 17. Arsalun Tafazoli-pro
- 18. Catherine Schack-anti

- 19. Brian Walsh-pro
- 20. Ron Troyano-pro
(Alchemy, now
Foodcentricity)
- 21. Don Leichtling-anti
- 22. Carl Liebold-anti

viii. BOARD COMMENT/QUESTION

- 1. L. Morrison. Who wants to clean up after the drunk who threw up? There's a lack of responsibility from these restaurants. There's no way to deal with parking.
- 2. Gebreselassie. Restaurants bring value but see the issues.
- 3. Vidales. Don't see the impact as a negative; feel safer in the neighborhood than I did years ago
- 4. Carlson. Accommodating the Type 47 with additional protections we've detailed.
- 5. Hill. Prohibition in CN zone? Live entertainment and sale of anything other than beer and wine are not allowed without a Planned Development Permit. ONLY full alcohol for restaurants are permitted in the CC zones per the NEW footnote.
- 6. Codraro. Haven't slept uninterrupted on a weekend night in a long time, but that is a result of personal conduct. Want to have a vibrant community. Reasonable to ask the industry to make a task force and try to address the serious late night issues we see.
- 7. Blackson. Don't see a plan for the future for ECB and 30th Street for pedestrians, it's a half block off into the neighborhood and doesn't deal with transitions well enough yet. We're still not using the right tools.
- 8. Granowitz. The Noise and Light Element has several policies addressing these issues. Including roll up windows and precluding another open concept restaurant like the one at 30th & Upas in the CN zone.

c. **Prioritization of potential historic districts**

- i. Potential Districts covered by Recon. Surveys are able to move forward as Historic Districts much easier than the public recommended potential districts. We need all identified Potential Districts to be able to have interim protection. Public identified potential districts need more detailed survey—still a fairly significant dollar amount associated with that, but much could be accomplished with volunteers. City will welcome ANY priority we establish; given the amount of time and money involved it may be more advantageous to identify based on the Recon list.
- ii. Park Blvd, 30th and Univ, were identified by NPHS
- iii. Panorama/Valle Vista Terrace was a priority for a long time, and wasn't included by City, which is inappropriate

d. **Conversion of Mid-City Planned District to apply City-wide Base Zones**

- i. PUBLIC COMMENT: Steve Hon. Historic Society has written Letter to City: Park Blvd Apartment District is a priority and is very unique area of classic; concerned there's no protection in the commercial core, would want the City to at least identify districts even if protection isn't applied.

VII. **Next Meeting Date:** April 19, 2016, 6:30pm

VIII. **Adjourn: 9:22pm**

Minutes submitted by Sarah McAlear