



NORTH PARK PLANNING COMMITTEE
Final Minutes: May 17, 2016 – 6:30 PM
www.northparkplanning.org
info@northparkplanning.org

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I. Call to order: 6:31 pm

II. Attendance Report:

| Member | Robert Barry | Howard Blackson | Dionne Carlson | Steve Codraro | Daniel Gebreselassie | Robert Gettinger | Vicki Granowitz | Peter Hill | Brandon Hilpert | Sarah McAlear | Roger Morrison | Dang Nguyen | Rick Pyles | Melissa Stayner | Rene Vidales |
|------------|--------------|-----------------|----------------|---------------|----------------------|------------------|-----------------|------------|-----------------|---------------|----------------|-------------|------------|-----------------|--------------|
| Attendance | 1 | 15 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 (left | 13 | 14 |
| Late | | | | | | | | | | | | | at | | |
| Absences | 1 | | 1 | | | | | | | | | | 8:03p) | | 1 |

III. Consent Agenda Items:

- a. **3571 Nile St. Process 3 Site Development Permit (SDP)** PTS 412289, Presenter: Laurie Madigan. Construct (4) four detached residential condominiums & retaining walls on a vacant 13,863 sq ft site with a steep slope, adjacent to MSCP at the rear of the property. Adjacent to I 805 in the RS 1-7 zone of the Mid-city PDO. Applicant previously presented project concept and at the January 4, 2016 UDPR meeting, at the January 19, 2016 NPPC meeting the Board unanimously supported height deviations in concept. Supported in order to have internal parking, rather than parking in the front & to protect MSCP lands by moving project closer to the street, height request was consistent with adjacent structure. **MOTION: To Approve the SDP for 3571 Nile Project including a front deviation of 7' 6" and rear deviation of 1' 7". Hill/UDPR 15/0/0 (On Consent)**
- b. **North Park Baptist Church 3828 Bancroft St T-Mobile Wireless Facility Permit Renewal**, Site Development Permit (SDP) (Process 3) Permit renewal of existing equipment inside a rooftop penthouse, painted to match the existing building surface and set back from the edge of the church. No changes to equipment or location. **MOTION: To approve SDP for T-Mobile wireless equipment at 3828 Bancroft St. Hill/PF&T 15-0-0 (On Consent)**

IV. Modifications to and Adoption of the 05/17/16 Agenda

- a. **MOTION: Approve agenda with modification to hear California Tap Room Action Item after Pershing Bikeway Presentation. Vidales/Nguyen 15-0-0**

V. Approval of Previous Minutes

- a. **MOTION: Approve April 19, 2016 minutes with modifications. Hilpert/McAlear 12-0-3 (Vidales, Carlson, Barry)**

VI. Treasurer's Report, Brandon Hilpert

- a. Current balance \$878.88
- b. PA System; Music Fdn has a PA that is used sparingly that Nguyen is in charge of storing, so he could begin bringing it as needed.

VII. Non Agenda Public Comment:

- a. **Steve Hon, NPHS.** Potential Historic District Overlay Zones have been discussed within organization, and will be sending letter to City, as NPHS believes it offers ineffective protection.
- b. **Kevin Swanson.** Campaigning for Lori Saldaña for Mayor.
- c. **Rob Steppke.** Bertha Klann's family member seeking contributions for Union Tribune article.

VIII. **Announcements & Event Notices:**

- a. **NPMS Lecture Historic Highway 80 across CA,** May 19 6:30-7:30pm Grace Lutheran Church, 3967 Park Blvd. (announcement in agenda)
- b. **NPMS Festival of the Arts 10 am – 10 pm.** For more info: <http://northparkmainstreet.com/events/festival-of-arts>
- c. **C-3 How Will We House Our Future?** Thursday, May 26, 2016 7 - 9 AM Balboa Park, The Loggia Room in the House of Hospitality, above the Prado Restaurant. To register or for more info: citizenscoordinateforcentury3.wildapricot.org/event-2242974
- d. **Art Around Adams** June 4
- e. **Rock 'N Roll Marathon** June 5
- f. **Taste of Adams Avenue** June 26
- g. **30th Street Water Pipeline Replacement Project Open House,** area affected is 30th street from Polk Ave to Commercial. May 18th from 5:30-7:30 at the Golden Hill Recreation Center 2600 Golf Course Dr.
- h. **Balboa Park Garden Party. May 28**

IX. **Elected Official's Report**

- a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53,** 619.208.5353 Jessica.Poole@mail.house.gov
- b. **Chevelle Newell, Hon. Toni Atkins, State Assembly Dist 76,** 619-645-3090 chevelle.newell@asm.ca.gov
- c. **Sarah Fields, Hon. Marty Block State Senate District 39,** 619-645-3133 hilary.nemchik@sen.ca.gov
- d. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3,** AGranda@sandiego.gov
The Budget committee is considering budget for FY2017. Reopened downtown's Horton Plaza Park this past month; Broke ground on McKinley Joint Use Field.

X. **Chairs Report/CPC:**

- a. **CPC – Tuesday, May 24, 2016, 7-9 pm.** 9192 Topaz Way, Kearny Mesa Auditorium. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
 - i. April meeting included report of Storm Water Replacement/repairs & Report on citywide CPUs
 - ii. May meeting will include elections of officers

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

XII. **Subcommittee Reports:**

- a. **Urban Design/Project Review (UD/PR),** Peter Hill (chair) – North Park Rec Center, 6:00pm 1st Monday. Approved action items are on consent. Next meeting, June 6: Hamilton St. Townhomes project (previously not approved, primarily due to failure to connect to the street) will return with a revised proposal.
- b. **Public Facilities & Transportation,** Daniel Gebreselassie (chair) – North Park Rec Center, 6:00 pm, 2nd Wednesday. Next meeting, June 8: May see presentation on Impact Fee Study for public project financing plan; Continue parking conversion discussion from previous meeting

XIII. **Liaisons Reports**

- a. **Balboa Park Committee, Rob Steppke.** Voted on Recreation Element; voiced concern about equivalencies. Planning group representatives voted in opposition but motion passed.
- b. **Maintenance Assessment District, Peter Hill.** Approved removing benches at Ray St. and University. Got update on installation of twinkle lights along Univ. near 30th. Discussed repainting El Cajon Blvd. "The Boulevard" sign.
- c. **North Park Main Street, Steve Codraro.** Final stages of planning for Festival of the Arts this Saturday, and in final stages of way-finding project to create signage in the neighborhood.
- d. **NP Mid-City Regional Bike Corridors, Gebreselassie. Georgia-Meade Bikeway Community Open House** (SANDAG); Tuesday May 25, 2016 6-8 pm. Lafayette Hotel Mississippi Ballroom, 2223 El Cajon Blvd.
- e. **Adams Ave BIA, Dionne Carlson.** AABA member mixer on Wednesday, May 18th from 5:30-7:30p at the AC Lounge (4673 30th St). AABA participating in Socks for Stand Down 2016: Bring donations to Toni

Atkins' San Diego office, 1350 Front St., Room 6054. Open weekdays from 9-5p. See AABA website for details: <http://www.adamsavenuebusiness.com>

f. **El Cajon BIA. Vicki Granowitz.** No report

XIV. **Planner's Report**, Lara Gates, 619.236.6006; lgates@sandiego.gov

XV. **Information Items:**

a. **Pershing Bikeway Project Update (SANDAG).** (Attachment included in agenda). Chris Carter is project manager presenting. Project timeline has EIR slated for spring/summer 2017, final design summer 2017 – spring 2018, and construction beginning fall 2018.

<http://www.keepsandiegomoving.com/RegionalBikeProjects/PershingBikeway.aspx>

Proposed design:

- i. Reduces Pershing Drive from its current 4-lane configuration to 2 car lanes and 2 lanes of cycling/walking paths
 - ii. Reconfigures major intersection at bottom
 - iii. Creates roundabout at Redwood St
 - iv. Reduces speeds-- from 50 mph down to 35 mph south of Redwood; 25 mph north or roundabout to transition into neighborhood
 - v. Installs bulb outs at Upas intersection to “square up” the 4-way stop
 - vi. Offers potential for buffered bike lane on Utah
- b. **Public comment**
- i. **Jeff Levin.** Resident and recreational cyclist. Appears to be a fantastic addition to the neighborhood that will reduce urban riding tension.
 - ii. **Matt Thompson.**
 1. What is the purpose of east and west sidewalk next to buffered bike lane from roundabout down to Florida intersection? West sidewalk is brief and provides sidewalk connecting crosswalks (including pedestrian connection to disc golf course) and allows one to *not* ride bike through roundabout if desired. East sidewalk intended for walking and running entire length of Pershing safely.
 2. How far north does buffered bike lane proceed on Utah St? The lane is proposed to run from Upas to Landis, and where there's a standard bike lane on each side (as we see currently); there will be a buffer the width of a car door opening, then a bike lane of 5 ft, and another buffer between bike and motor vehicle traffic (on both sides of the street).
 3. Has there been any look at hour-by-hour traffic studies for lane reduction during rush hour? Average daily traffic on Pershing is very low compared to capacity. Known to have a couple of very busy times. With the roundabout modulating southbound peak travelers, the reduction in speed limit and some adjustments to timing of light at Florida, believe project can be implemented without any significant changes to amount of time needed to move through corridor. Raw addition of time at about a minute just taking into account the reduction in speed limit. Tremendous safety benefit.
 - iii. **Luvonne Harms.** Also resident and cyclist. We should focus on improving sidewalks, as they are unsafe. There are only two main access roads in and out of North Park (University and Pershing); University does not work and efforts should be focused there; believe it is detrimental and dangerous to create road diets while we are increasing density.
 - iv. **Jean Samuels.** Between Park, Florida and Pershing, why was Pershing chosen (seems unwise since it's the steepest and difficult to go up and down)? Park Blvd is would seem to be a better choice to improve access to the park. See Carlson comment for answer.
 - v. **Board**
 - vi. **Barry.** Conflicted. Works downtown and uses Pershing every day. Sees back ups from 26th to Golden Hill Rec Center with existing conditions. The 5 freeway exits to Pershing, and reducing to one lane could easily back up traffic on to the freeway. Florida would be amazing as a bike path completely closed to traffic. Circulation will be affected with the current plan.

- vii. **Carlson.** Park Blvd was precluded because of Mid-City Rapid Transit project. Supports many things about this project, but shares concerns about circulation and traffic squeeze. Likes to see SANDAG dollars going toward pedestrian improvements. Any changes to plan since January? No.
 - viii. **Pyles.** Concerned at Redwood Roundabout with so many crosswalks. How are those protected? Per Carter roundabouts offer some of the safest circumstances for pedestrians. Traffic backs up from Pershing to 30th almost every morning. Cars can't even get off side streets onto Upas during peak hours.
 - ix. **Gebreselassie.** Concerned about resulting circulation if even one car breaks down if Pershing is reduced to a 1-lane each way street. Alternative routes are available to get to the park through the canyons and should be considered for cycling and pedestrian use instead of major thoroughfare.
 - x. **Hilpert.** Generally in favor. Many people who would ride bikes don't now and feeling safe on the street plays a part in that.
 - xi. **Vidales.** Supports. Stop signs aren't meant for calming, they are to control traffic and provide safety to pedestrians and other traffic. Road diets (reducing width or number of lanes) are a technique being used with success elsewhere. University Avenue plan has done this. This project is consistent with the Climate Action Plan and Sustainability element.
 - xii. **Morrison.** Support as long as traffic studies continue and address peak times.
 - xiii. **Stayner.** Generally favor. See frequent bike safety issues and don't like to walk on Pershing now. Wonder what has been done to address increase in density.
 - xiv. **Hill.** No comment
 - xv. **Nguyen.** Generally favor. Traffic issues are concerning.
 - xvi. **Codraro.** Like concept and design, but share Barry's concerns with safety and volume.
 - xvii. **Gettinger.** Connectivity to downtown is vital. But the safety and traffic concerns; how will bike paths help family bikers as it is so steep? Are there other places with similar geography?
 - xviii. **Brian Jones, Transportation Director from City of Carlsbad.** Following up on loose ends from previous comments: Pacific Coast Highway roundabout has much more traffic than Pershing/Redwood. Traffic volume past Florida drops significantly. There's a 1-2 mile stretch of Pershing with no crosswalks. North of roundabout is already 1 lane in each direction. Reviewed collisions and they are all speed related. Traffic volume is less than what a 1-lane road is capable of handling.
 - xix. **Blackson.** This is a semi-freeway in Balboa Park, let's get rid of it.
 - xx. **Granowitz.** Changes from car to bicycle and pedestrian-centric are difficult but valuable. Walking up Pershing isn't as steep as it appears, but it is scary right now. Feels that NPPC should see the project again for action before Balboa Park.
 - xxi. **McAlear.** Supports.
- c. **As approved on agenda, jumped to California Tap Room Action Item (XVI. a)**
- d. **MAD Potential change in structure.** Hill/Steppe
- i. Assessment district; property owners here pay a tax by the City for extra services (mainly landscaping and lighting), and group is advisory to City staff who arranges for the maintenance. Proposed change would take the MAD from being independent to being a subcommittee to the NPPC (this model is not unique in the City). Change would give the MAD more visibility. Discussions are ongoing of how this should move forward. Will be coming back as a formal action in the future.
- e. **Introduction to Potential Discussion of Bike Rack Standardization.** Vidales
- i. Location/placement of new bike racks is inconsistent (in relation to curb and pedestrian right-of-way, how far from sign poles, bus stops, etc). Will be working on proposal with Public Facilities and bringing to NPMS design committee and then to NPPC again. Carlson would like us to look at bike rack usage too.
- f. **NPCPU Next Steps/Status Report.** Gates
- i. EIR should be out in next 1.5 weeks. Recreation Element will be heard at the Parks and Rec Board meeting next month, and NPPC will want to have members in attendance.

- ii. Conversation about potential historic district overlay zones; some feel that this is unfair and onerous to property owners (for example someone living in a non-contributing house in a potential district); and nothing in the ordinance provided definitions or guidelines.
 1. Granda defended, stating that non-contributing would not be included and that the 2/3 measurements
 2. Blackson says this is important to get right in terms of where we want **things**
 3. No consistency in City Staff and when and where they apply the historic standards
 4. Murphy, Graham, Gloria meeting requested trying to get key stakeholders together to work this out with reps from SOHO, Historic Societies, etc.
 5. **MOTION:** Request the City convene key stakeholders to discuss the Potential Historic overlay zone deficiencies. Blackson/Codraro 14-0-0

XVI. Action Items:

- a. **California Tap Room.** 3812 Ray St, John Paul Iacoangelo, COO/Secretary This is an establishment that sells artesian pretzels & want a Type 40 (beer only) alcohol license. Police are requesting input from the NPPC on the Public Convenience or Necessity (PCN) Application. Business is surrounded by commercial uses and has parking, According to Vice Sergeant Robert Stinson there are no conflicting facilities in the immediate area (day-care, schools, alcohol treatment programs, etc. & the crime rate is not considered high in this census track). The conditions in the Motion are from the PCN application provided by the SDPD Vice Unit.
 1. CA Tap Room presentation and discussion:
 1. Received no protests on application. Relaxed and low-key facility, mom and pop pretzel and beer shop. We are being asked for a letter of support for a PCN (not for a CUP or ABC license). Cater for 20 breweries since summer of last year. Opened shop 4 weeks ago. Always had intention to have beer.
 - a. Todd Warshaw. Lives 100 yards from location. Unique and no concern for negative impact.
 - b. Mary Jewell & Micah Gordon. Live within 3 blocks, favor.
 - c. Julie Blair. 31st and Landis support.
 2. BOARD.
 - a. Pyles. This is not a restaurant license, this is a beer pub (bar) license.
 - b. Codraro. Amplifying system with no live entertainment (these are straight from police). Is 8am serving time necessary? For sporting events from east coast and European.
 3. **MOTION:** To provide a letter of support for a type 40 (beer only) alcohol license application at 3812 Ray St provided the following conditions are met:
 - Alcohol sales permitted b/w hours of 8am to 10pm Sun-Thurs and 8am to 12am Fri and Sat. Consumption on the patio permitted only b/w hours of 9am and 10pm each day of the week.
 - No alcohol sales for offsite consumption.
 - Amplifying system is prohibited on patio, and the use of such system of device inside the premises shall not be audible outside the premises.
 - No live entertainment or dancing allowed on premises.
 Carlson/Blackson 14-1-0 (Pyles)
- b. ***As approved on agenda, jumped back to Information Item, MAD Potential Structure Change, XV. d)***
- c. **NPCPU EIR.** Request an extension of the EIR comment period by 14 days.
MOTION: Request an extension of the Environmental Impact Report comment period by 14 days.
 Vidales/Gebreselassie 14-0-0

XVII. Unfinished and Future Agenda Items:

- a. Citizen's Plan
- b. Climate Action Plan

XVIII. Adjourn: 8:35 pm

Minutes submitted by Sarah McAlear