



**NORTH PARK PLANNING COMMITTEE**  
**Draft Minutes: August 16, 2016 – 6:30 PM**  
[www.northparkplanning.org](http://www.northparkplanning.org)  
[info@northparkplanning.org](mailto:info@northparkplanning.org)

Like us: NorthParkPlanning Follow us: @NPPlanning

To receive NPPC Agendas & Announcements sign up at (no Facebook account required):

[https://www.facebook.com/NorthParkPlanning/app\\_100265896690345](https://www.facebook.com/NorthParkPlanning/app_100265896690345)

I. Call to order: 6:33 pm

II. Attendance Report:

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

III. Modifications to and Adoption of the 07/19/2016

- a. 07/19/2016 agenda not modified, no motion to approve

IV. Approval of Previous Minutes

- a. **MOTION: Approve July 19, 2016 minutes with modifications. Vidales/Hilpert 11-0-0**

V. Treasurer's Report – Brandon Hilpert

- a. Current balance \$908.88. Check issued for \$150 to reimburse for use of NP Fellowship for monthly meetings has not yet cleared the account.

VI. Non-Agenda Public Comment:

- a. **Vernita Gutierrez, resident.** Community Plan Update. Reviewed NMHS analysis of PEIR, agree that there are issues with social justice, air quality, and other environmental factors. Request NPPC ask that the PEIR be recirculated for further public review.
- b. **Rob Steppke.** Maintenance Assessment District (MAD) open seat for property owner/resident opened this week. 2<sup>nd</sup> Monday of each month at 5pm at Adult Recreation Center by Water Tower. arebeestep@gmail.com
- c. **Jennifer Manyon.** Received letter in mail about Verizon cell phone tower installation. To be answered at subcommittee announcements.

VII. Announcements & Event Notices:

- a. Adams Avenue Street Fair. Saturday-Sunday, September 24-25.  
<http://www.adamsavenuebusiness.com/event-info/adams-avenue-street-fair/>
- b. On September 20<sup>th</sup>, the Mayor, CP Lightner and CM Zapf will be presenting a Proclamation for the 50<sup>th</sup> Anniversary of Community Planning Groups in the City of San Diego. 202 C St 12<sup>th</sup> flr,
- c. Received an email from Alejandra Zaragoza, who's working with Claudia Mejia and Monica Munoz (City PIO) on the University Avenue Pipeline Project team: Wanted to let us know as a part of the University

Ave. Pipeline project, the design plans are ongoing for bike lanes and we are anticipating that bike lanes will be added when coordination is ready.

- d. On September 20<sup>th</sup>, the Mayor, CP Lightner and CM Zapf will be presenting a Proclamation for the 50<sup>th</sup> Anniversary of Community Planning Groups in the City of San Diego. 202 C St 12<sup>th</sup> flr,
- e. Received an email from Alejandra Zaragoza, who's working with Claudia Mejia and Monica Munoz (City PIO) on the University Avenue Pipeline Project team. Wanted to let us know as a part of the University Ave. Pipeline project, the design plans are ongoing for bike lanes and we are anticipating that bike lanes will be added when coordination is ready.

#### VIII. Elected Official's Report

- a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53**, 619.208.5353 [Jessica.Poole@mail.house.gov](mailto:Jessica.Poole@mail.house.gov)
- b. **Chevelle Newell, Hon. Toni Atkins, State Assembly Dist 76**, 619-645-3090 [chevelle.newell@asm.ca.gov](mailto:chevelle.newell@asm.ca.gov)  
Final month of legislature (Aug 31), unless special session is called. This is Toni's last term in Assembly. Governor has until end of September to sign any Bills. Appropriated \$3m for medical interpretation assistance. Will be in attendance at Adams Ave Street Fair. Q: Will electric vehicle rebates be refunded? Haven't seen anything in the budget to replenish.
- c. **Sarah Fields, Hon. Marty Block State Senate District 39**, 619-645-3133 [hilary.nemchik@sen.ca.gov](mailto:hilary.nemchik@sen.ca.gov)
- d. **Adrian Granda, Hon. Todd Gloria, City Councilmember District 3**, [AGranda@sandiego.gov](mailto:AGranda@sandiego.gov)  
Todd's term is winding down. Appreciate all the hard work that NPPC has put into the CPU, Climate Action Campaign, etc. Council adopted enforcement ordinance for City minimum wage. Many ballot measures in November (~17 State, 2 County, 12 City). Engage with their office if you have questions. Homelessness Awareness Day tomorrow, Wednesday, August 16<sup>th</sup>. Scott Peter's opened up the HUD (CDBG funds) assistance formula, and there is a coordinated effort to ensure that San Diego will receive the funds that this crisis deserves. Navy's new ship has been named the USS Harvey Milk. Council will convene special meeting around December 10<sup>th</sup> to seat new Councilmembers.

#### IX. Chair's Report/CPC

- a. **CPC – Tuesday, May 28, 2016, 7-9 pm**. 9192 Topaz Way, Kearny Mesa Auditorium. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>).
  - i. CPC will be working on bylaws. Councilwoman Emerald attended.
- b. NPPC member has a resignation planned for September, so there will be a vacancy. A special election committee will be called (Granowitz and Hilpert).

#### X. Social Media Report, Brandon Hilpert. No update.

#### XI. Subcommittee Reports:

- a. **Urban Design/Project Review (UD/PR)**, Peter Hill (chair), Melissa Stayner (vice chair) – North Park Rec Center, 6:00pm 1st Monday. Did not meet this month. Will meet Wednesday, September 7<sup>th</sup>. Verizon Cell phone tower, Montclair Park at the 805 and 815 merge
- b. **Public Facilities & Transportation**, Daniel Gebreselassie (chair) – North Park Rec Center, 6:00 pm, 2nd Wednesday. No August meeting. Next meeting, September 14<sup>th</sup>. University Avenue Pipeline Project.

#### XII. Liaisons Reports

- a. **Balboa Park Committee, Rob Steppke**. No meeting.
- b. **Maintenance Assessment District, Peter Hill**. Met new NPMS (Jake Romero). City P&R will change landscape contractor for MAD. Next month Hill will give presentation at next NPPC to bring MAD under the fold.
- c. **North Park Main Street, Steve Codraro**. Decorative lights in trees along University Ave. Director has hired part-time maintenance crew that is cleaning up litter and graffiti, and converting old phone booths to mini-libraries. Ciclos Dias will come down 30<sup>th</sup> St in October. Taste of NP October 15<sup>th</sup>.
- d. **NP Mid-City Regional Bike Corridors, Gebreselassie**. Nothing on calendar.
- e. **Adams Ave BIA, Dionne Carlson**. Already on the agenda under announcements.
- f. **El Cajon BIA, Vicki Granowitz**. Dark in August.

#### XIII. Planner's Report, Lara Gates, 619.236.6006; [lgates@sandiego.gov](mailto:lgates@sandiego.gov)

- a. PEIR comments due by July 28, 2016

#### XIV. Information / Discussion Items:

- a. **San Diego Association of Governments (SANDAG) – Proposed half-cent sales tax on November ballot (Proposition/Measure A).** Presented by David Hicks, SD Association of Governments. Main goal of SANDAG is to plan and build regional transportation infrastructure (highways, trolleys, bike lane system, and open space). San Diego Forward Regional Plan looks out several decades (implementing plan now with TransNET). Since the '80s the TransNET tax has paid for ~650 infrastructure projects. This wasn't intended to fully build out the regional transit system—which is what new sales tax is for (40 years, \$18b). Project details and expenditure plan available at sandag.org
- i. Q: How is tax levied exactly? A: Sales and Use Tax (same as existing), levied on items everyone uses (discretionary items, NOT including groceries, housing and other items).
  - ii. Q: Is this tax on top of the TransNET? A: Yes.
  - iii. Q: Talk more about open spaces--\$2b designated seems like a lot. Are you going to add open spaces? Where? A: It is for acquiring and maintaining open space (vast majority of funds allocated to be used for acquisition). There isn't a specific list of properties, but the City does have visions for habitat preservation, and those systems of land will be the focus.
  - iv. Q: Purple Trolley Line location in North Park in the future? It runs along 805, which is already built out. A: Takes many years and work with community to know where the station will be located. There is an early action program built into the measure to get these projects done in the first 10-15 years of the tax. SANDAG looks at what communities need to be connected, THEN engineers come back and look at what actually needs to be done to make the line a reality.
  - v. Vidales attended SD Society of Civil Engineers, and there was consensus that the SANDAG handout being distributed about this tax is missing the mark on messaging to voters.
- b. **Upas Avenue Pipeline Project Update.** No presenter in attendance.
- c. **Citizens' Plan.** Presented by Jeff Marston representing Citizen's Plan for San Diego—Measure D on November ballot. Not to be confused with Citizen's Initiative (Chargers/Stadium)
- i. Raises transit occupancy tax from 10.5% to 15.5% (slightly less for hotels with <30 rooms). All money is directed to General Fund (~\$90m). Opportunity for tourism groups to use for marketing and promotion, and also for a convention center expansion as long as it is not on the waterfront). Many people want a contiguous Convention Center—it technically could (past Coastal Commission, etc.), but couldn't use TOT funds to do so. Specifically prohibits use of these funds for sports facilities without another public vote, and deals with Mission Valley site (once/if vacated) to be developed in a low-impact way with student housing, maintain existing park land, and small sports facilities (college A1 level, professional soccer league level). Silent on whether a public vote would be needed for future Mission Valley development. Would wipe out tourism district tax (the extra 2 cents that the hoteliers are charging that is currently being litigated). TOTs are higher in other Cities (with this raise, would still be below LA, NY, SF, etc.). Believe vote will need to be 50% + 1 (not 2/3)
- d. **NPCPU Status Report & Timeline Update (details of NPCPU NOT discussed at this meeting)**
- i. Sept 6 - NPPC vote on the plan
    1. City will bring presentation on many related items, including language being modified in Land Development Code (LDC) in conjunction with the Community Plan Update (CPU), as well as Vehicle Miles Traveled (VMT) vs Level of Service (LOS) for traffic studies, Climate Action Plan studies, etc.
    2. City has been responding to some of our list of requests outlined in the PEIR letter, some things are easier than others and they will have a review of the items at the Sept 6 meeting.
    3. CMT reviewed proposal for potential historic districts (the regulation applying restrictions to modifications on potentially historic residential structures within potentially historic districts, and how it relates to corner lots). City wants something more specific than the Secretary of Interior Standards. Still being reviewed by City.
    4. Will not get expedited processing of Potential Historic Districts, without help from City Council to allow funding. We can request more funding for personnel to review these projects.

5. A: Response to public comment will not be provided at Sept 6 meeting, it will be available before Planning Commission hearing. Q: Can we be provided the comments? A: Don't believe they are posted online, will check with Alyssa and see if this can be done on the City's website.
- ii. September 14 Historic Resources Board vote
- iii. September 15 Planning Commission vote
- iv. October City Council vote
- v. Smart Growth and Land Use Committee

**XV. Action Item (heard before Citizen's Plan Information Item):**

- a. **Draft FY 2017 North Park Impact Fee Study (DNPIFS).** Presented by Frank January, City of San Diego Project Manager Planning Dept. The DNPIFS is posted online at: <https://www.sandiego.gov/facilitiesfinancing/plans>
  1. This document will replace the Financing Plan.
  2. Takes the projects that NPPC identified previously.
  3. This document is the basis for the Development Impact Fee (DIF) -- in conjunction with the General Plan and Community Plan by listing the facilities that will implement the vision of the community. When funding sources have not been identified, the dollars were added together and divided by projected dwelling units by the time of the horizon, and this is a simplified explanation of how the DIF-basis is calculated (p29 of handout gives details).
    - a. Fee today is \$4,468 and will rise to \$6,634
  4. Components include: Fire, Library, Park & Recreation, etc. Commercial developments do not pay DIF towards amenities they don't use (Library, etc). Priorities are not set in stone, and there is flexibility in adding new projects during the life of the. Breakdowns on pgs 28 and 31
  5. BOARD QUESTIONS:
    - a. Stayner:
      - a. Q: 25k dwelling units that will increase to 36k (between now and 2035). Increase of 11k. If we're charging IF only on 11k units, how are you going to fund everything? A: Yes, that's the limitation under State law (only charge fair share), but in urban communities we're already built out (new master-planned communities are paying "full freight" so to speak. This document only reflects the fee, not how the budget for everything will be met.
      - b. Q/A: The dollars are not divvied out on an annual basis by each component, but over time it will align. The dollars will definitely stay in North Park, aside from those that are capital and will be shared among communities (like fire departments).
    - b. Granowitz:
      - a. If there is money from other organizations, like SANDAG, that can combine to find full funding for a project. CIPRAC, takes recommendations and sees money available to prioritize projects.
      - b. If you look at Park standards, our DIF should be higher, but the City is basing our P&R goal on continuing to use the 2002 Plan (fully vetted by City process then). We cannot meet City's park standards in a built out area.
    - c. Codraro: this fee just gets passed on to the buyers (who is then subsidizing public improvement), why isn't the City using taxes? Prop 13 changed that, and decided that if new development is causing the need, then they should pay. Q: Can the fee be deferred until occupancy? A: Any applicant that wants to defer the timing of the payment of their fee from construction to occupancy can do so.
      - a. Q/A: City Council reviews DIF in October, and will be in effect 60 days after (if moved on today)
    - d. Blackson: Q: Trying to encourage new development along ECB, and trying to put historic districts on single family homes. When you have 1 DU having 7 ADT, this is tied to 20 dwellings per acre. Believes that the trip generator is too high. We're penalizing higher

density projects on corridors with this trip number. A: You bring up reasonable points. If any project can provide data related to trips generated, the traffic engineers could review and the amount could be adjusted (based on traffic study that doesn't have to be CEQUA). Confirmed by Galloway.

- e. Vidales:
  - a. Q: Mixed use project with commercial on first floor, is DIF assessed separately between mixed and commercial? A: Yes.
  - b. Q: Why does this plan cover only 43% of the total? A: Because the Parks cost too much, and would cause an untenable fee so we can't use General Plan Standard. This figure (of underfunding) is represented in the table at the end of the report.
  - c. Comment: Appendix B, NP Projects voted on earlier—is there anywhere in the text that explains the nexus of Appdx B to Appdx A? A: Please provide language to provide these pieces and we'd be happy to add.
- 6. PUBLIC:
  - a. Q: Why is Golden Hill's fee so much higher (\$12,439)? A: There's a different population base for development potential (capacity) and infrastructure. Less units available for development in Golden Hill, so the rate is higher.
- 7. **MOTION: Recommend approval of the Development Impact fee presented and the Draft FY 2017 North Park Impact Fee Study, with the addition of an explanation page for Appendix B. McAlear/Hilpert 11-2-0 (Barry, Pyles oppose)**

XVI. **Adjourn: 8:36 pm**

Minutes submitted by Sarah McAlear