



**NORTH PARK PLANNING COMMITTEE**  
**Draft Minutes: September 20, 2016 – 6:30 PM**  
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I. **Call to order:** 6:36 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 (resigned 9/20/16)	Dang Nguyen	Rick Pyles	Melissa Stayner	Rene Vidales
Attendance	1		2	3	4	5		6	7	8		9		10	11
Late															
Absences	2	2	2	1			1		1		2		2		1

III. **Consent Agenda Items:**

- a. **3505 Georgia St Site Development Permit (SDP)** No-change permit renewal to replace equipment for an existing wireless communication facility consisting of a roof mounted box concealing 9 panel antennas and associated components. Associated equipment is located in an existing 188 sf enclosure on the south side of the building. **MOTION: Approve the 1) SDP for side-yard setback deviation and 2) CUP for residential location for the equipment replacement project located at 3505 Georgia Street PTS 459937. Hilpert /UDPR 11/0/0 (On Consent)**
- b. **Montclair Park, 2903 Nile St.** Proposed Verizon Wireless Communication Facility (WCF). Process 4: NUP, NDP, and PDP for WCF consisting of a 45-foot-tall monopine tree with 12 antennas, 2 raycaps, one 2' diameter microwave dish, and 12 remote radio units mounted in the tree, and associated equipment. **MOTION: to approve project as presented including NUP, NDP, and PDP with the condition that the block wall enclosure reflects surrounding natural colors. Hilpert/UDPR 11/0/0 (On Consent)**
- c. **MOTION: Approve Consent Agenda.** Hilpert/UDPR 11-0-0

IV. **Approval of Previous Minutes**

- a. **MOTION: Approve August 16, 2016 minutes with modifications.** Nguyen/Carlson 11-0-0

V. **Treasurer's Report – Brandon Hilpert**

- a. Current balance \$758.88. Check issued for \$150 to reimburse for use of NP Fellowship for monthly meetings has cleared the account; need to get an invoice/receipt from them. Reimbursables available from City of San Diego for pens, paper, ink, please give receipts to Brandon.

VI. **Non-Agenda Public Comment:**

- a. **Vernita Gutierrez, resident.** SoNo Neighborhood Alliance holding inaugural forum on October 11, 6:30pm at Lafayette Hotel.
- b. **John Hartley.** Campaign finance reform. Craig Sherman (environmental and neighborhood attorney) workshop on how neighborhoods can watch for inappropriate/illegal growth. Saturday, October 1 at First Unitarian Church in Hillcrest.

- c. **Joaquin Castro, resident.** Issues with parking around Ohio, parking pressure from businesses have taken up all the resident parking. Requested assistance and was introduced to Adrian Granda.

**VII. Announcements & Event Notices:**

- a. North Park Community Plan Update Meetings, at 202 C St, SD 92101:
  - i. Planning Commission NPCPU September 22, 2016 at 9am
  - ii. Infrastructure Committee September 22, 2016 at 2pm
  - iii. Smart Growth & Land Use Committee October 5, 2016 at 2pm
  - iv. City Council Oct 25, 2016 at 10am
- b. **Adams Avenue Street Fair**
- c. **Complete Streets Roundtable—September 28 at 1:30p**
- d. **Vision Zero—September 29 at 5:30p**
- e. **Taste of North Park—October 15**
- f. **CicloSDias – October 30, 2016 10am-3pm**
- g. **Adams Avenue Spirit Stroll: Nov 26th**
- h. **Holiday on Adams Avenue: Dec 11th**

**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)  
Trying to find resolution on Zika bill. Roundtable with manufacturing businesses, focused mainly on need for training/apprenticeship programs. House just passed update to Career and Technical Education program, including language from a previous bill Susan Davis worked on.
- b. **Chevelle Newell, Hon. Toni Atkins, State Assembly Dist 76**, 619-645-3090 [chevelle.newell@asm.ca.gov](mailto:chevelle.newell@asm.ca.gov)
- 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)  
Mid-coast trolley extension full funding agreement reached. 11-mile extension from Old Town to UCSD/UTC. Expecting 20,000 riders. Funding comes from TransNET tax. Some things are still in flux on the CPU and EIR, but looking forward to getting our input at the meeting Thursday. 72 units, 56 set aside for veterans in a new project done with the SD Housing Commission, and partnered with supportive services.

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

- a. **CPC – Tuesday, September 27, 2016, 7-9 pm.** 9192 Topaz Way, Kearny Mesa Auditorium. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>).  
No meeting in August. There was a 50<sup>th</sup> Anniversary Proclamation for Community Planning Groups city-wide, recognized by the Mayor.

**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 Mondays. September 7<sup>th</sup> meeting: in addition to the two items on Consent Agenda. Also saw a short presentation on World Peace Sanctuary and Gardens (on site of land fill). Next meeting October 3<sup>rd</sup>.
- b. **Public Facilities & Transportation**, Daniel Gebreselassie (chair) – North Park Rec Center, 6:00 pm, 2nd Wednesday. No meeting in August.

**XII. Liaisons Reports**

- a. **Balboa Park Committee, Rob Steppke.** House of Charm modifications (approved), Pershing Bikeway Project (approved), Steppke terming off in January.
- b. **Maintenance Assessment District, Peter Hill.** Steppke. Bylaws adjustment discussed (hear in presentation at NPPC later). Discussion about power-washing.
- c. **North Park Main Street, Steve Codraro.** Involved with CPU and UAMP. Taste of NP October 15<sup>th</sup>. Wayfinding item information item.
- d. **NP Mid-City Regional Bike Corridors, Gebreselassie.** Nothing on calendar.
- e. **Adams Ave BIA, Dionne Carlson.** Subcommittee meetings cancelled to focus on Adams Ave Street Fair. HRB Board action: approve historic resources survey, recommend adoption of EIR as relates to Historic Resources

- f. **El Cajon BIA. Vicki Granowitz.** Not present.
- XIII. **Planner’s Report,** Lara Gates, 619.236.6006; [lgates@sandiego.gov](mailto:lgates@sandiego.gov)
- a. HRB and upcoming deadlines only; other members of board covered.
- XIV. **Action Item:**
- a. **Accept Roger Morrison’s Resignation; Announce October 18, 2016 Board Election will vote to fill vacancy (per NPPC Bylaws).** See resignation addendum.
    - 1. **MOTION: Accept Roger Morrison’s resignation and announce Board Election be held October 18, 2016 to fill vacancy (per NPPC Bylaws). Carlson/McAlear 11-0-0 (Barry, Pyles oppose)**
- XV. **Information / Discussion Items:**
- a. **CicloSDias.** October 30, 2016. Presented by Andy Hanshaw, SD County Bike Coalition. Fliers were handed out.
  - b. **University Pipeline Project Update.** Presented by Claudia Mejia & Alejandra Zaragoza. Team is working on finalizing water main installation and connection on Robinson. Then will move to University between 5<sup>th</sup> and 9<sup>th</sup> Aves. Door hangers will be distributed to alert residents. Coordinated with Upas Pipeline project. Traffic studies were performed to determine best times for construction, and best time was going to be night. Work is during the day in residential areas. In order to expedite work, staging equipment follows – it won’t stay in the same area for a long time, so it takes less time to get to the needed area. Businesses provided signage and contractor helped install to help indicate that businesses are still open during construction.
    - i. Who answers Project Info Line? Public Information Officer (PIO) Monica Munoz. Response within 72 hours. Issues after hours? Voicemail transformed to email, and then get back to the following day.
  - c. **University Avenue Mobility Plan.**
    - i. Presentation by Jayna Straughn, Engineer/Public Works Department. Modifying 1.25 miles of University Avenue between Florida St and Boundary St/I-805 to improve safety for road, transit and pedestrian improvements.
    - ii. Presentation for consideration by Rene Vidales, about Green Street Option (meeting regulations on Stormwater Design). City doesn’t have to install Structural Best Management Practice because City is not increasing impervious area (per Straughn). This isn’t the case, as you are disturbing more than 5,000 sf. But the City is exempt for “routine maintenance” (per Straughn). 30% design now, trying to meet Sustainability Element guidelines. Part of project formerly included pop-outs, or curb-extensions, helping reduce excessive pedestrian crossing distances and reduce pedestrian-vehicle accidents. City now indicating these have been eliminated, though they were part of the project when NPPC approved (the reduction of these improvements negates the NPPCs supporting vote, as it’s less of a project that we originally reviewed and approved).
    - iii. Presentation by Angie Landsberg, on behalf of NPMS in regards to their work on this project.
      - 1. Main concern is that the median that goes down University Ave be landscaped. When this was in the works, NPMS started trying to create a Property and Business Improvement District (PBID), which is a type of Maintenance Assessment District (MAD) creating ongoing funding to support landscaped median. But MAD has taken longer than expected to create. NPMS is trying to work with the City. The City is saying that IF there is not a MAD in place at time of advertisement for contractor, there could be pavers installed, but no irrigation lines (due to needing detailed landscaping information to know what size lines and how to trench). Straughn can research and give a window as to when the medians would be constructed.
      - 2. Any consideration for 29<sup>th</sup> as a left hand turn lane to get into the parking structure? No, the roadway doesn’t have the pocket needed for that. The information on the website is out of date, City states it will be updated after this meeting.
      - 3. Matt Gordon: We have a MAD! That has \$200-300k, why can’t this fall under the purview of the existing MAD? There’s a subcommittee that covers this and those

questions should be brought there. Granda: MADs are formed to perform certain services and justified by engineers report. It's very specific. That's established before it goes to ballot. Would have to be re-balloted or included in PBID.

iv. AUDIENCE QUESTION/COMMENT:

1. Judy Aboud. Is this area on University the same place where lightrail is indicated? Gates: Lightrail is only indicated on Park Blvd and El Cajon Blvd.
2. Brian Beevers, Simply Local. Will the little inlet in front of my business be taken away? Diagonal parking on University is slated to stay – as long as firetrucks and emergency vehicles can turn. They are running “auto-turn” scenarios right now to see. No trees can be planted on the median due to sewer line.
3. Josh Jones. This is a lost opportunity to beautify. Landsberg: trying to get property owners within the commercial district (can include residential, like La Boheme) to understand and agree to what they would be paying for. Once we have 50% in agreement it can get balloted (this is a local ballot, outside of a standard city/state election. Go see median between Florida and Mississippi if you want to see example of “paved” median.
4. Ed Cronan. The 10-left turn lanes proposed will increase traffic on those 10 residential streets, and decrease traffic on the others that aren't set up for it (some already have speed bumps, humps, lumps). The paved look is awful, without vegetation or at least the irrigation, it's not worth doing.
5. Rob Steppke. Unaware (after being around project for many years) that trees wouldn't be included. Water service necessity issue seems irrelevant if we aren't using trees and we would obviously be using drought-tolerant plants. City: there's a risk of installing improvements that would never be maintained or needed and to install two lines for each trench for over a mile stretch costs a lot of money.
6. Steve Blasingham. If we can't come up with the money, why are you doing the project? City: This is not a beautification project; the landscaping is a sidepiece. This is to reduce vehicle accidents.
7. Christopher Dye. We can't even find a way to have a median with cactus that doesn't need water instead of pavers? City: Cactus still requires some maintenance.

v. BOARD QUESTION/COMMENT:

1. Nguyen: Does City plan to do cost analysis of pavers versus with irrigation lines? City assumed that MAD would be set up and was waiting; just submitted a letter that if NPMS will enter into agreement for maintenance the City will include it in Design.
2. Hill: Phasing? EIR always said split based on funding, not on area, so will be built all at once.
3. Stayner: Concerned about narrowing and slowing traffic on University. Left hand turns get clogged and back up easily. Do we need an entire bus lane if they aren't running all the time? Can cars turn right in those lanes? Cutting down two lanes of traffic to one? City: Not narrowing lanes, removing parking. Queueing left-turn pockets would have more length to stack. Designated bus lane reduces conflict from cars veering around buses. When is advertisement period (to get MAD established)? July 2017. How does MAD collect the funds? It is on your property taxes. This balloting is different than on the November ballot, it's a mailer outside of regular elections. If you'd like to help, Landsberg needs property owners in the area to present them the information that they need and help them see the greater good.
4. Carlson: Landscaping is important in terms of sustainability. Landscaping was always part of this during the scoping meeting (and that included trees). Very unhappy to see loss of curb extensions, as they were part of the EIR as a mitigation (community benefit) and it's part of the walkability of North Park. City: Curb extensions are a great project piece, but at 52' across, University is very narrow. When engineers run automobile turn simulations, fire trucks cannot make the turns with curb extensions. Even when they

drive completely on the wrong side of the road. Curb extensions also reduce parking more. Carlson: On east coast they do curb extensions with only slight ramp up and down (like at 5<sup>th</sup> and Market downtown), but with highly visual delineation for standard drivers, so emergency vehicles can round these corners. Straughn will look into, but she is Public Works, separate from Transportation Department.

5. McAlear: Asked for follow-up on the impact of new left turn signals at University. Straughn: EIR included traffic studies for the impact of these two new signals.
  6. Hilpert: City uses maintenance funding as an excuse too often, and is a source of frustration. The landscaping on this median should still be a priority.
  7. Gebreselassie: Can see bus/bike lane being used by businesses loading/unloading, and may still create “veering” issues. City: Red curbs along whole thing, and could have enforcement program. Q: Are you putting in anymore head on parking around University? Straughn: There’s no more to be added adjacent to University avenue, it’s maxed out. Q: Is there a similar plan to do this on University Avenue in other parts (like University Ave). Straughn: This is kind of a pilot project, see if it works well here.
  8. Barry: Plan isn’t meant to reduce volume, which means traffic calming is going to slow everything down, like squeezing a balloon. There will be spillover in terms of parking and traffic. People are going to go to Lincoln, North Park Way. We appreciate the improvements and walkability, but there will be a price to pay.
  9. Codraro: Even if there’s no MAD, can you please bid this with irrigation as an alternative? Straughn: Management’s decision right now is no irrigation without a MAD (or NPMS as a responsible entity without a MAD).
  10. Vidales: Will we get a signal at NP Way/805/Boundary? Straughn: Working with CalTRANS to see if they can install a signal, if not see what the City can do. If they don’t come up with a conclusion, that would have to be a separate project from UAMP. Toni Atkins and Marty Block’s offices can be contacted. Overall it’s a good project, but it’s not as excellent as it could be with these issues unresolved. Storm water permit violation is likely without a green street design.
- d. **North Park Main Street Wayfinding Project.** Presented by Angie Landsberg, Simon Andrews, and Chris McCampbell. Executive Director NPMS.  
NP Parking garage has had issues with access (want to turn drivers into pedestrians), and NPMS wants to highlight it, then that grew into a larger wayfinding project.
  - e. **MAD Potentially Becoming Subcommittee of the NPPC.** Item tabled for next meeting.

XVI. **Adjourn: 9:00 pm**

Minutes submitted by Sarah McAlear