



NORTH PARK PLANNING COMMITTEE
Draft Minutes: February 21, 2017 - 6:30 pm

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- I. Call to order: 6:29 p.m.
- II. Attendance Report

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

- III. **MOTION: Approve Consent Agenda. Campbell/UDPR 11-0-0**
 - a) **7-11 is replacing a liquor store and expanding at 2810 El Cajon Blvd. with a convenience store.** It had to purchase a new license from ABC which is for a Type 20 beer and wine only, no hard alcohol will be sold. Alcohol sales will account for approximately 14% of total store revenue. Approx. 8 security cameras to be located at various locations including the door, liquor and parking areas. 7-11 agrees to adhere to the conditions in the attached Memo & any other conditions requested by the SDPD. PCN required because the area is considered to be an “over-saturated” within the census tract. **MOTION: To support the 7-11 at 2810 El Cajon Blvd request for a PCN for the Type 20 license contingent on applicant agreeing to adhere to conditions outlined in 7-11's Draft Recommended C.U.P. and ABC License Conditions (attached) and the stipulation that sales of alcohol would be from 10am to midnight. In addition, an adequate number of trashcans to support the 7-11 customers, and maintenance of said trashcans, will be required. Campbell/UDPR on consent 11-0-0**
 - b) **11th Update to the City of San Diego's Land Development Code**
 - (1) **MOTION: WHEREAS** amendment descriptions are too vague; the document has not been first reviewed by CPC as is usually done; and the resulting document is inadequate to knowledgeably assess the resulting regulatory revisions; **THEREFORE** at this time NPPC requests more time to review the amendments concurrent to CPC review. Campbell/UDPR on consent 11-0-0
 - (2) **MOTION: Move to approve Item 34 of the 11th Update to the Land Development Code limited to bullet points 1 & 2 as follows:**

- (a) Exempting the floor area of designated historic resources from GFA/FAR within certain development (commercial and higher-density mixed use, etc.)
- (b) Exempting designated historic resources from parking requirements. With the provision that the historical structure remains onsite. These two items were included in the 2016 NP Community Plan Update and are included in the 11th Update to the LDC at the Board's request. Campbell/UDPR on consent 11-0-0

- IV. **Approval of Previous Minutes:**
 - a. **MOTION: Approve January 17, 2017 Minutes. Campbell/Stayner 10-0-1 (Gettinger abstained)**
- V. **Treasurer's Report: None**
- VI. **Non Agenda Public Comment**
 - 1. **Sasha Varone:** Architect, candidate for the Board; made candidate speech
 - 2. **Tim Taylor:** Planner, candidate for the board; made candidate speech
 - 3. **Matt Thompson:** Public Use and Safety Committee passed an ordinance for the use of drones. This item will go to City Council
- VII. **Announcements & Event Notices: None**
- VIII. **Elected Official Reports**
 - 1. No reports were available
- IX. **NPPC Reports**
 - 1. **Chair's Report**
 - a. **CPC: Tuesday, February 28, 2017, 7-9 pm.** 11TH Update to the Land Development Code will be on the agenda. Note location change to 202 C St Civic Concourse. Terrace Level Silver Room. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
 - b. **Planning Commission**
 - a) Correction to the Zoning Map passed on consent
 - b) Verizon Project also passed with the addition of 2 trees to match existing
Chair encouraged signing up to newsletters from Council Members
 - 2. **Social Media, Brandon Hilbert.** No update
 - 3. **Subcommittee Reports**
 - a. **Urban Design/Project Review:** Peter Hill Chair, Melissa Stayner Vice Chair – NP Rec Center Social Room, 6:00 pm 1st Monday. No items. Next meeting March 6, 2017
 - b. **Public Facilities & Transportation:** Daniel Gebreselassie Chair, – NP Adult Center, 6:00 pm, 2nd Wednesday. Proposal for pedestrian bridge on Quince St. as information item. Next meeting March 8, 2017
 - 4. **Liaisons Reports**
 - a. **Balboa Park Committee.** Rob Steppke. Discussed recurring items and there are no new items
 - b. **Maintenance Assessment District.** Peter Hill. Trees at St. Luke's and new city standard for sight distance. Twinkle lights west of 30th St. were cut and project is now back to the project board. Tile replacement discussion. MAD Sub-committee item will be discussed later in the agenda
 - c. **North Park Main St.** Steve Codraro. NPMS board and committees dark in February due to moving to a new office location. Open house possibly in March. Chair Granowitz and Executive Director Angela Landsberg will be presenting lessons learned by working with developers in Monterey, CA
 - d. **NP Mid-City Regional Bike Corridors.** Daniel Gebreselassie. No update

- e. **Adams Ave BIA.** Dionne Carlson. Valet parking is coming soon to Adams & 30th (within a month, as soon as City implements striping). Drop off point will be outside Jaynes Gastropub. Due to AABA's recent substantial investment in "trip & fall" elimination over the past few months, sidewalks are much improved around Adams & 30th in UH and in areas of Normal Heights covered by their Maintenance Assessment District. AABA is Preparing for Adams Ave Unplugged coming on Saturday April 29th
<http://www.adamsavenuebusiness.com>
- f. **El Cajon Boulevard Business Association.** Vicki Granowitz. They had a meeting to set up goals since there are changes in the organization and there is a lot of development moving forward. New chair of NPPC should select representative moving forward
- 5. **Planner's Report** – Elizabeth Ocampo Vivero 619-236-6301; EOcampo@sandiego.gov. No report. Printed Community Plans will be available next Monday and board members will be notified by chair Granowitz on how to pick their copy

X. **Information/Discussion Items**

- 1. **St. Luke's Emergency & Very Affordable Housing Expo.** Presentation on a demonstration project of temporary housing options for the homeless to be installed at St Luke's 3725 30th St in North Park – Amikas. Jeenie Criscenzo explained that temporary exhibit consists on display of emergency sleeping cabins similarly to effort done in San Jose recently; these units will not stay at St. Luke's; the goal is to invite community members and elected officials to see them and keep them informed on the goal of the project. The cabins are easy to build affordable housing like an IKEA kit. The assembly of units will begin on March 17 and the formal event will be March 25. There will be another event on site on April 1 and therefore the units will be completely removed by then. For additional information go to amikas.org
- 2. **March 21, 2017 Election.** There are eight (8) 2-year seats and one (1) 1-year seat for a total of nine open seats. There are four (4) incumbents running. Currently there are about 150 people qualified to vote and/or run. Voting will start at 6:15 p.m. promptly. Candidates will have 2 minutes each to give their candidate speech
 - a. Call for Candidates
 - a) Confirmed Candidates:

1. Kate Callen	Homeowner
2. Dionne Carlson (Incumbent)	Homeowner
3. Kathleen Ferrier	Resident Renter
4. Peter Hill (Incumbent)	Resident Renter
5. Tim Taylor	Homeowner
6. Sasha Varone	Homeowner
7. Edward Velazquez	Homeowner
8. Rene Vidales (Incumbent)	Homeowner
9. Dang Nguyen (Incumbent)	Homeowner
 - b) Additional candidates announced at this meeting:

1. Jason Broad	Homeowner
2. Jonathan Herbert	Business Rep (HG Fenton)
3. Marc Gould	Non resident property owner
4. Megan Kucharsky	Homeowner
 - b. Reviewed ID requirements to receive a ballot

XI. **Action Items**

- 1. **FY 16-17 NPPC Annual Report.** To be extracted from NPPC Minutes & to include a cover letter.
MOTION: To approve FY 16-17 NPPC Annual Report: Carlson/Nguyen 12-0-0

2. **Draft MAD/NPPC Bylaws & Potential of MAD becoming a Subcommittee of the NPPC.** Peter Hill made a presentation. The goal is to move the North Park Maintenance Assessment District (MAD) from a stand alone body into a Subcommittee of the NPPC for a variety of reasons including giving the MAD more exposure to the community. This project has been ongoing and the bylaws need to be rewritten. Chair Granowitz received concerns from the El Cajon Boulevard Business Association (ECBBA) since the last MAD meeting regarding giving input; under the NPPC the MAD would still continue to negotiate budget with the City and take action, and items would still go on consent; in the future a larger body of the NPPC would provide more input on items and the ECBBA would also have the opportunity to do so like the general public. The City has weighed in on the most recent set of MAD bylaws and they are being presented to the board. Rob Steppke expanded the presentation and recommended for the board to act on the concept of the NP MAD becoming a Subcommittee of the NPPC and finalize the discussion of the bylaws at a future meeting. Discussion in regards to renters weighing in on issues that property owners pay into and only people that are within the MAD boundaries would be on the Subcommittee; some other concerns about renters not being fully represented. **MOTION: To support in concept the North Park MAD becoming a Subcommittee of the NPPC. Carlson/Hill 10-2-0. (Codraro and Barry against)**
3. **Consideration of a curfew for North Park Parks from 12 am to 6 am.** Brought by the North Park Recreation Council and by Parks & Recreation. Mainly the NP Community Park will be impacted. Questions came up as to how this would be enforced. This is an attempt to build on the efforts that other parks have already started, similar to Balboa Park. In the past automated sprinkler systems worked in keeping people away from parks at night. Discussion followed on proposing a limited time for the curfew. Additional discussion followed to distinguish between park curfew and park closure. **MOTION: To send item back to Park & Recreation for adequate information, details and definitions. Carlson/Gebreselassie 12-0-0**
4. **Smart Growth & Land Use Committee Work Plan** – The Memo is dated February 10, 2017. The Memo is trying to bring more affordable housing into the region but it covers many other topics, such as reforming CPGs by bringing specific changes for additional training, diversity but consolidating CPGs into larger regional groups. Other changes include Historic Resources Board and Mills Act and reduction in DIF fees. The Memo tries to reduce or minimize regulations in order to fix the regional housing crisis, continuing to build market rate housing that will not bring affordable housing to the region. Other board feedback was that each item needs to be vetted separately and that affordability is important for North Park. City Attorney review of the Memo may be required. Every year councilmembers send out Memos out but the current Memo gives Councilmember Sherman a platform because he is part of the Smart Growth and Land Use Committee. Citizens Coordinate for Century 3 (C3) will have a presentation with Councilmembers Alvarez and Sherman on Thursday, February 23 at 7 p.m. at the Prado 2nd Floor in Balboa Park

XII. **Future NPPC Meeting Dates & Agenda Items:**

1. March 21, 2017 Election

XIII. **Adjournment.** Meeting adjourned at 8:40 p.m.