



NORTH PARK PLANNING COMMITTEE

Draft Minutes: June 20, 2017 – 6:30 PM

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I. Call to order: 6:33 pm

1. Attendance Report:

Member	Kate Callen	Dennis Campbell	Dionné Carlson	Kathleen Ferrier	Daniel Gebreselassie	Robert Gettinger	Peter Hill	Brandon Hilpert	Megan Kucharski	Sarah McAlear	Dang Nguyen	Melissa Stayner	Tim Taylor	Eduardo Velasquez	René Vidales
Attendance			1	2	3	4	5	6	7	8	9	10	11	12	13
Late															
Absences	1	1		1		1				1		1			

2. Modifications to and Adoption of the June 20 Agenda

- a. **Modification of Agenda. MOTION:** Pull CUP Amendment for North Park 76 Liquor License, item I.2.b.i.(1) from Consent Agenda and make it an Action Item after VI.b). Hilpert/Carlson 13-0-0
- b. **Approval of Previous Minutes. MOTION:** Approve May 16, 2017 minutes. Hilpert/Carlson 9-0-4 (Gebreselassie, McAlear, Ferrier, Gettinger)
- c. **Treasurer's Report. Brandon Hilpert.** Current balance \$943.02

II. Non-Agenda Public Comment:

- a. Rob Steppke. Reported trouble receiving Public Facilities agendas for past few years. Hilpert looked at MailChimp account and discovered he was not on the email list; added him.
- b. Rueben Littlejohn. San Diego County Probation Department is making changes at their building located on Ohio St. north of University Ave. Intend to have this location provide better assessment and services on site. Vacated building June 8th, so County can come in and tear down and build a new building (currently have 24/7 security at site). Looking into offering some co-work space as well. Will return next month to NPPC (not subcommittee). Architect is from North Park, Allison Whitelaw with Platt/Whitelaw Architects.

III. Announcements & Event Notices:

- a. **17th annual Taste of Adams Avenue.** Sunday, June 25, 2017 from 11:00 am to 3:00 pm, along Adams Avenue from University Heights through Normal Heights to Kensington. This gastronomic trek will feature 45 participating establishments.
- b. **Jack in the Box (Upas & 30th Streets) lawsuit.** June 5 trial was unexpectedly postponed until September 25th by SD Superior Court. More information at: <http://www.careabouthnorthpark.com/>
- c. **Housing San Diego's Future.** Housing San Diego's Future Alliance is a group of leading organizations coming together to address the housing crisis and related issues in San Diego. The Alliance aims to initiate a conversation with regional stakeholders to develop innovative and viable solutions for increasing the housing stock at all income levels. There will be monthly workshops with a culminating event in early November, with 12 multi-disciplinary teams of architects, planners, engineers, community

planning group representatives, developers, builders, students, faculty and other practitioners, everybody will come together to create visions of neighborhood growth. Chair Vidales be presenting at the next monthly event, which is tomorrow June 21 from 5:30 to 7:30 at Burkett & Wong Engineers at 9449 Balboa Ave. in Kearny Mesa. More information at <http://housingsandiegofuture.org>

- d. **Affordable Housing conversation.** Facilitated forum and audience discussion on affordable housing, and recognition of Anne Wilson of Community Housing Works for her accomplishments. Hosted by KPBS and National Conflict Resolution Center (NCRC). Thursday, June 29, at 6pm. Lafayette Hotel, Mississippi Ballroom, 2223 El Cajon Blvd, San Diego, CA 92104.
- e. **SANDAG: San Diego Forward Regional Plan** Draft Public Involvement Plan released and open for public comment from June 19-July 20.
<http://www.sandag.org/index.asp?publicnoticeid=334&fuseaction=notices.detail>

IV. Elected Officials' Report

- a. **Jessica Poole, Hon. Susan Davis, US Congressional Dist 53**, 619-208-5353 Jessica.Poole@mail.house.gov
This Saturday, June 24 from 5-8 pm Congresswoman Davis will hold a veterans town hall at the Ronald Reagan community center in El Cajon. The event seeks to bring together combat veterans and the general public to afford the public an opportunity to hear directly from veterans of the sacrifices they have made in defense of our country. Please RSVP on Susan's webpage. Light refreshments provided.
- b. **Nick Serrano, Hon. Todd Gloria, State Assembly Dist 78**, 619-645-3090, Nick.Serrano@asm.ca.gov
All bills for senate and assembly have now swapped houses and are being heard. Assembly Member Gloria is making presentations in Senate. Passage of 2017-18 budget just passed; State budget is balanced, and fiscal condition is pretty strong despite revenue being lower than previous years. Budget includes increased monies towards the Tax Credit program, allowing State to assist more families this year. Assembly Member Gloria pushed for and secured \$10m for homeless youth services (only \$2.1m statewide in previous years), with \$2.5m coming to San Diego. Hosting a seminar on June 30th at 5:30 pm at the Reuben H. Fleet Center that includes Speaker Anthony Rendon, and review of State Boards and Commissions needing volunteers.
Q (Carlson): Assembly Member Gloria was sponsoring Bill to give more discretionary spending to Affordable Housing. Details? A: AB1637 gives local housing authorities ability to develop and finance Affordable Housing for a wider audience.
- c. **Toni Duran, Hon. Toni Atkins State Senate Dist 39**, 619-645-3133 Toni.Duran@sen.ca.gov
Update on the Bills State Senator Atkins sponsored is available on her website. Hosting a sock drive to benefit Veterans Village of San Diego, which provides shelter and services for San Diego's homeless, June 5-July 10. Deliver donations to the Senator's office at 1350 Front St, Rm 4061, San Diego 92101
- d. **Chloe Madison, Hon. Chris Ward, City Councilmember Dist 3**, 619-236-6374 CMadison@sandiego.gov
Unable to attend but sent report to Chair Vidales. Since the mayor's initial proposal, we've successfully added more than \$3 million for police officer recruitment and retentions, plus restored most of the incredibly deep cuts to arts funding. The council also opted against holding a special election this year for the proposed ballot measure to raise TOT taxes for a convention center expansion and limited homeless services. The councilmember is currently working with all parties to make sure there's a strong proposal for the 2018 ballot that would fund a Convention Center expansion and provide a major investment in housing and homelessness. This month is also the first meeting of the Council Select Committee on the Homeless, June 21 at 2pm at City Hall. We were excited to learn that San Diego was recently approved for a \$3 million state grant from the proceeds of Prop 47 to support and expand the City Attorney's SMART program expand to eight times its current capacity. It's currently a pilot program that allows chronic, non-violent criminals with drug problems to avoid jail time if they agree to move into government-funded housing including drug treatment, and has been a huge help to homelessness efforts. Last week, the council approved a budget 8-1 that provided increased funding for public safety, arts, the Climate Action Plan, and community projects while removing funding for a possible special election. Next Monday, the council will take up the SoccerCity proposal. The council may adopt the proposal outright, but that's currently unlikely and Councilmember Ward feels strongly that the land use decision proposed in this measure deserves a vote. Now that the initiative has qualified, voters are guaranteed an opportunity to weigh in. Assuming it is not adopted outright, council on Monday will schedule the initiative for a public vote. Hosting our Cocktails with your Councilmember in

Mission Hills on June 27, 5-7, at The Patio on Goldfinch. Our office will be hosting a community meeting regarding the recent incident at the Observatory sometime in July.

- e. **Planner's Report**, Elizabeth Ocampo, 619-236-6304, ecampo@sandiego.gov. Introduce herself, nothing to report this month.

V. Action Items:

- a. **NPPC Bylaws Update**. Discussion limited to: Article 3, Section 2; Article 5, Section 5 & A; Article 6, Section 2 (b); and Exhibits. Current Bylaws available at http://northparkplanning.org/pdfs/nppc_bylaws.pdf
 - i. Adjustments are needed to bring MAD into NPPC, avoid any possibility of conflicting instruction (including language to clarify election instructions).
 - ii. Election clarifications.
 - 1. Article 3, Section 2. Makes clear that one must turn in all items and sign in prior to end of February meeting to be eligible to vote in March election.
 - 2. Article 5, Section 5. Makes clear that businesses with multiple properties may have a single designee for all locations within North Park.
 - iii. Planning Group member duties.
 - 1. Article VI, pages 11, 15, 16.
 - 2. Hill requests that these changes be brought before the MAD one more time, to maintain their trust in this process.
 - iv. Public/Board discussion:
 - 1. Steppke. Requests it is sent back to MAD because he believes MAD will need to rework term limits language again. Also, before II there is an "Assessment" missing from the NPMAD title.
 - 2. Stayner. Requested clarification for Article 5, Section 1. "...appears to vote after the forum".
 - 3. Ferrier. Is there any sort of standard timing for reworking bylaws? Vidales: No, only revised based on need. We base the bylaws on the City's "shell" (Council Policy 600-24). Ferrier would like to discuss the issue of people who can vote having to have attended meetings prior (there are other Planning Groups that do not require this). Carlson suggests that if you want to discuss it, you would request that the Chair create a subcommittee or otherwise open a discussion at a meeting.
 - 4. Gettinger, Hilpert, McAlear, Velasquez. Support voting in favor prior to sending back to the MAD. Hill suggests that MAD has another meeting prior to NPPC's next meeting, allowing NPPC state in Motion that we will move forward if MAD approves. Based on Steppke's assertion that language would again be reworked by MAD, motion did not include MAD.
 - v. **MOTION**: Approve changes to the North Park Planning Bylaws Article 3, Section 2, and Article 5, Section 5 & A, and Exhibits. Carlson/Hilpert 13-0-0

VI. Information/Discussion Items:

- a. **Goal San Diego (GoalSD)**. Proposal for redevelopment of the Qualcomm Stadium site, with approximately 55 acres of parks, a sports and entertainment district with housing and office/employment clusters. The Committee advocating for the proposal is called "San Diegans for the River Park, School Funding, Soccer and a Tax-Free Stadium." <http://goalsd.com> Nick Stone, Project Manager, and Sean Duffy, Campaign Coordinator, presenting.
 - 1. Popularity is trending toward soccer, and in San Diego it is enormously popular.
 - 2. MLS wants team launched by 2020, and wants the team to be playing in a soccer-centric stadium with 20-33k seats (which would also fit SDSU's football team needs as well), and with an entertainment district around it to appeal to millennials and to help with the traffic load.
 - 3. Only 4 cities of 12 possible that will be selected, for the only MLS expansion planned.
 - 4. Have had 3 different independent analysis for traffic loading, with peer review.
 - 5. Asserted that other developers own majority of adjacent land, and are blocking GoalSD efforts because they want to get the rights to redevelop the stadium land.
 - 6. Support citizens right to vote before MLS makes their expansion location decision. Need special election to do so.

- b. **Public Land, Public Vote.** Redevelopment of the Qualcomm Stadium should consider all potential options, rather than settling for the first proposal offered. Public Land, Public Vote is a bipartisan coalition advocating for an open, transparent and competitive process for redevelopment of the Qualcomm Stadium site. <http://publiclandpublicvote.com> Joe LaCava, presenter.
1. Citizen's Initiative is unique because if you collect enough signatures the City Council has two options – approve outright or put it on a ballot. The action that City Council took was not to adopt outright, but to put on next general election or if a special election is scheduled put it on that. Current general election is scheduled for November 2018, which is after the MLS timeline. Lots of pressure on them to put together a special election just for this, due to timing.
 2. The initiative was written to avoid a public vote (hoping that the City Council would approve outright). There are many opportunities for these investors to monetize on this public land. They're now saying they'll release lease agreement drafts prior to the election.

The following questions and answers pertain to both a. **Goal San Diego (GoalSD)** and b. **Public Land, Public Vote:**

Public comment/questions:

- 1) Mark Gould, HG Fenton. Unclear on what the alternative LaCava presented is.
 - i. LaCava: Wanted a public vote (got that), wanted to get it on the 2018 ballot, work on City to initiate RFP process to see if SDSU should get more, if there should be more development of affordable housing there, determine best uses for the space.
 - ii. Stone: Appraisal assumes most of the uplift in price you're seeing now. Every year Qualcomm is open it's costing \$35m, it's time to do something now

Board comment/questions:

- 2) Velasquez. Where do things stand now?
 - i. Stone. Now we don't know when the ballot is, and it won't be relevant if it doesn't happen by December.
 - ii. LaCava. Maintenance cost is only \$10m and will rapidly decrease because City is going to shut Qualcomm down completely in a few years irrespective of what happens. San Diego still has to pay off the bond. Have been jerked around by NFL, and don't want to be jerked around by another pro sports team.
- 3) Kucharski. Is there housing included in the soccer plan?
 - i. Stone. 4800 total housing units including 400 affordable and 800 student-focused, and is transit-oriented. The plan is mixed-use with offices, businesses, residential.
 - ii. LaCava. Density isn't part of the conversation, and this location may or may not be the right place. If you look at recommendations for how to build affordable housing, you need to take advantage of public land, and with this public land being developed this way we've lost a huge opportunity with only 10% going towards affordable housing.
- 4) Hill. Question regarding traffic studies, and changing from LOS (conservative) to VMT (multimodal) concept in the package LaCava handed out.
 - i. Stone. The new CEQA rules would remove Levels of Service (LOS) from the analysis in the traffic studies
 - ii. LaCava. Traffic studies are contested by each party. Stone's study says Friars Rd has afternoon peak traffic queue and has a 1 miles of backup. But GoalSD is stating their studies are very conservative and he disagrees.
- 5) Carlson. Concerned about SDSU pulling out of negotiations with Stone, that could be a difference maker. Not a huge fan of urban planning by referendum, and with City Attorneys still putting out differing opinions. People may be resistant to a referendum.

- i. Stone. GoalSD gathered 112k signatures in 2 weeks. And according to studies 73% of people in the area support this idea. The initiative is only 33 pages. There is public input, even with a referendum.
 - ii. LaCava. Agrees the GoalSD initiative is simple, but also asserts there are flaws.
 - 6) Gebreselassie. Are GoalSD proponents willing to foot the bill for the election? Assuming you're flexible to adding more affordable housing?
 - i. Stone. Not in the business of buying elections if the investors fund the special election, it's a conflict of interest. \$5m once versus 12m every year. MLS said if there is an approved stadium plan, San Diego is "very, very, very, very" likely to get the team. SDSU keeps "moving goal posts", and keeps changing what they want -- GoalSD is trying to be flexible. The 10% affordable housing level is a minimum standard, and the development company owns 2000+ affordable housing properties. They are not opposed to affordable housing, but this project still needs to have a revenue stream.
 - ii. LaCava. City Council took the \$5m out of the budget, and Mayor put it back in by cutting funding from certain districts who had opposed the GoalSD plans. This is dirty politics.
 - 7) Taylor. Also has issues with initiative process. Likes to see different proposals competing against each other.
 - 8) Nguyen. Skeptical of metrics, but agree there is a strong soccer base here. How much of this hinges on soccer?
 - i. Stone. It's critical. Mission Valley is not compelling as an office market, and to hit the climate action plan you need a mix of offices and housing. In order for the office to work, the soccer piece of this is compelling and will lead millennials to the market.
 - ii. LaCava. Believes the argument that Mission Valley is not compelling as an office market is disingenuous
 - 9) McAlear. Doesn't think that an open RFP will actually force the City to choose the best development option, and the City takes a long time to get things done. Stone mentioned Liberty Station as an example of this, with the process to approve and develop taking over a decade, and the rents being high for businesses.
- c. **Conditional Use Permit (CUP) Amendment – North Park 76 Liquor License.** Amendment of Conditional Use Permit No. 856847 to upgrade existing ABC Type 20 Beer & Wine License to a Type 21 General Liquor License for the sale of alcohol beverages for off-site consumption from an existing 2,009 sq. ft. service station convenience store at 3154 El Cajon Blvd. The 0.42-acre site is in the CC-3-9 zone within the Greater North Park Community Plan Area. Council District 3. PTS 536277. Sami Jihad, Project Representative. Derrick Johnson, DSD Project Manager dnjohnson@sandiego.gov. Presentation (owner). Nick is owner, in business since 2003 and committed to community. In 2012, he decided to renovate gas station. Closed for one year, and spent \$1.5M to renovate. Won license through ABC lottery and got CUP for renovation (where he was awarded off-site beer and wine license). Owner was told that the police department would support his change in license, but Sgt Linda Griffin pulled her support after all of this work was done. Owner gathered 300 signatures in support of petition. Volunteered to give up their existing license to obtain the new one.

Board comment:

- 1. McAlear. Had similar experiences as Owner in regard to liquor licenses and SDPD support. Believes there is no harm in increasing the intensity of this business's liquor license, especially considering the location is near the freeway, hugging census tracts it likely has minimal impact on.
- 2. Stayner. Griffin's analysis recommended denial because of crime and oversaturation of licenses. Public safety was the concern, difficult to justify supporting something when SDPD does not.

3. Ferrier. How much higher was the crime rate in Griffin's report? Per Hill, acceptable is 120% of City average, that census tract's alcohol related crime is 170%.
4. Taylor, Hill, Carlson, Kucharski. Everyone believes this gas station is clean and well-run. But unfortunately, it is in a high crime rate area, and cannot support more alcohol outlets or that of a higher intensity.
5. Gebreselassie. *Cedes his time to Owner to elaborate on some of the comments*
6. Hill. Hard to support based on crime. There are 6 licenses and only supposed to be 3 in that area. Neighboring census tracts are already oversaturated or fully saturated.
7. Nguyen. They're required to surrender their other license by ABC (McAlear argues this may not be true). Their signatures did not seem to be consistent with the area, many were from addresses outside of the neighborhood.
8. Vidales. The committee historically has not supported new liquor licenses or intensifying existing licenses in oversaturated census tracts. Owner will be able to continue running business under current license if new license is denied.
9. Owner Response: His 1st license was approved by the board in 2012, including the current CUP. Do not have to surrender license. Would not carry small liquor bottle sizes and all liquor would be behind the counter. The whole process has cost \$23K, with promises from Sgt Griffin. The number of licenses is the same. Believe the business is becoming victims of other outlets that sell alcohol, and has never had violations on his liquor license, or any other issues with law enforcement.

MOTION: NPPC appreciates the station being well run with clean operations, but given the concerns of the SDPD, namely a) higher than acceptable crime and alcohol-related crime rates in the census tract and in neighboring census tracts, and b) current over-concentration of alcohol licenses, the subcommittee recommends the denial of the CUP amendment at 3154 El Cajon Blvd. PTS 536277. Nguyen/Carlson 9-2-2 (Stayner, McAlear oppose, Kucharski and Velasquez abstain, not enough familiarity with CUP to weigh in)

II. NPPC Reports

a. Chair's Report/CPC

1. CPC: Tuesday, June 27, 2017, 7-9 pm. 202 C St Civic Concourse. Terrace Level Silver Room. (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
2. Capital Improvement Program Prioritization of Projects
3. Balboa Park Community Meeting was held on May 30. Approximately 100 people attended. Full report is available at <http://sduptownnews.com/prioritizing-balboa-parks-many-needs/>
4. Spalding Place Historic District. Historic Resources Board meeting, June 22, 1 p.m., 202 C, San Diego City Concourse, St. North Terrace Rooms
5. Historic Resources Board (HRB) heard NPPC proposal for changes to LDC. To provide feedback on these items, contact Kelley Stanco, Sr Planner, 619-236-6545, KStanco@sandiego.gov
 - a. Mon June 16th: The policy subcommittee of the HRB reviewed proposed amendments to the Historical Resources Regulations (changes to be included in the 11th land development code -LDC update) that will provide new development incentives for preservation of historic resources, important archaeology sites and traditional cultural properties. These new incentives include the FAR and parking calculation exclusions recommended by the NPPC, as well as allowances for other deviations (such as setbacks) in order to facilitate compliance with the US Secretary of the Interior's Standards for Historic Preservation.
https://www.sandiego.gov/sites/default/files/dsdhrb_20170619_agenda.pdf
 - b. Thursday, June 22nd: First HRB hearing on Spalding Place Historic **District** See item 11 on the HRB
Agenda: https://www.sandiego.gov/sites/default/files/dsdhrb_20170622_agenda.pdf
Link to Spalding Place Historic District Staff Report:
https://www.sandiego.gov/sites/default/files/dsdhrb_20170622_item11.pdf

b. Social Media Report. Brandon Hilpert. No update.

c. **Subcommittee Reports:**

1. **Urban Design/Project Review:** Peter Hill Chair, Melissa Stayner Vice Chair – NP Rec Center Social Room, 6:00 pm 1st Monday. Next meeting July 5, 2017. No agenda items as of today
2. **Public Facilities & Transportation:** Eduardo Velasquez Chair, Kate Callen Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting July 12. Capital Improvement Projects prioritization, will continue conversation in July

d. **Liaisons Reports**

1. **Balboa Park Committee**, Rob Steppke. ESRI having a closing event.
2. **Maintenance Assessment District**, Peter Hill. NPMS Property-Based Business Improvement District (PBID) moving forward with ballots being mailed out
3. **North Park Main Street**, Robert Gettinger.
 - a. Capital Improvement Program Projects presentation by Chair Vidales.
 - b. University Ave. Pipeline Replacement Project presentation by consultants.
 - c. Next edition of Explore North Park Magazine is coming out soon.
4. **Adams Ave BIA**, Dionné Carlson.
 - a. **17th Annual Taste of Adams Ave** - Sunday June 25th, 11-3pm. Tickets: TasteOfAdams.com \$35 in advance/\$40 on the day - 45 participating establishments.
 - b. AABA is seeking sponsors for new Banners along Adams Ave and for music stages at the Adams Ave Street Fair in September; Contact Scott Kessler [\(619\) 282-7329](tel:6192827329)
 - c. AABA is working on a pilot project to install free municipal WiFi along Adams Avenue, and on valet parking projects at Adams & 30th in NP, and also further east along Adams Avenue in Normal Heights.
5. **El Cajon Boulevard BA**. Dang Nguyen:
 - a. **Blvd. market has gone weekly**. Looking for partners. Has some funding and an ambitious proposal for open air museum in Little Saigon. Going to paint some murals and decorative crosswalks.
6. **Community Review Board for Police Practices**. Brandon Hilpert: Looking for new board members. This Board is a significant time commitment (~40 hrs a month)

VII. **Future NPPC Meeting Dates & Agenda Items**

- a. Continuing Bylaws
- b. **Next meeting: Tuesday, July 18, 2017, 6:30p**

VIII. **Adjourn: 8:45 pm**

Minutes submitted by Sarah McAlear