



**NORTH PARK PLANNING COMMITTEE (NPPC)  
MEETING MINUTES**

**October 17, 2017; 6:30 pm  
2901 North Park Way, 2nd Floor**

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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	14
Late															
Absences	2	2	1	3		2				3		1	1	1	

II. **Parliamentary Items**

- Minutes: Approval of the September 19, 2017 Minutes  
**MOTION: To approve the September 19, 2017 Meeting Minutes. Hilpert/Nguyen 9-0-5**  
(Abstentions due to meeting absence: Carlson, Velasquez, McAlear, Taylor, Gettinger)
- Treasurer’s Report:** Brandon Hilpert – Reported balance of \$968.88 for end of quarter.
- Appointment of Vice Chair for Public Facilities & Transportation Subcommittee**  
René Vidales nominated Dennis Campbell as the new Vice Chair of Public Facilities/Transportation Subcommittee.  
**MOTION: To appoint Dennis Campbell as Vice Chair of the Public Facilities Subcommittee. Carlson/Velasquez 14-0-0**

III. **Non-Agenda Public Comment**

- Ellen Halgensen – Discussed North Park Community Planning policies relating to protection of historic districts from erosion in order to ensure protection from development.
- Bob Lewis – From North Park Community Healthcare Facility – Provided data and status of clean syringe program, which has been operating since 2003, and has removed 1.9 million dirty syringes off street and sent referrals to detox, primary healthcare provider, etc. Program reduces probability of transmission of diseases, such as Hepatitis C and HIV. There are no issues identified with this program.
- Matt Thompson, Utah Street – Has resided in North Park since 1989 and compared issues that have been raised regarding the Huffman residential design to the condos that are now under construction. Described his concern that the new condos might be the Huffman’s of the future and may replace historic Craftsman homes.

#### IV. **Announcements & Event Notices**

1. **The Boulevard Market.** October 20 from 6-10 p.m. Night Time monthly Market on Utah St. between El Cajon Blvd. and Howard Ave. More information at: <http://theboulevard.org>
2. **North Park Day of the Dead Festival,** October 22 12-4 p.m. Ray Street between University and North Park Way. More information at: <https://www.dayofthedeadfestivalnorthpark.com>
3. **SoNo Neighborhood Alliance Community Forum** “Density Is Here: Now What?” October 26 at the Lafayette Hotel 6-8 pm
4. **Adams Avenue Spirit Stroll.** November 25, 2017 from 2-5 pm on Small Business Saturday
5. **Holiday on Adams Avenue.** December 10, 2017 from 1-4 pm at Kensington Park
6. **Chair Vidales announced two awards for North Park.** On October 9, 2017, the North Park Planning Committee received the Outstanding Planning Award for Document, Ordinance or Policy from the Association of Environmental Professionals’ San Diego Chapter (AEP) for the North Park Community Plan. On September 23, another award went to former Chair Vicki Granowitz (now on City Planning Commission) for Advocate Planning from the American Planning Association’s State Chapter (APA).

#### V. **Elected Official Reports**

1. **Jessica Poole, Congresswoman Susan Davis, US Congress Dist. 53,** 619-208-5353, [Jessica.Poole@mail.house.gov](mailto:Jessica.Poole@mail.house.gov)
  - Addressed the averted budget crisis, until December.
  - Reviewed gun control concerns due to Las Vegas mass shooting and Congress to act on gun control and gun shows.
  - Reviewed Hepatitis A outbreak.
2. **Nick Serrano, State Assembly Member Todd Gloria, State Assembly Dist. 78,** 619-645-3090, [Nick.Serrano@asm.ca.gov](mailto:Nick.Serrano@asm.ca.gov)
3. **Toni Duran, State Senator Toni Atkins, State Senate Dist. 39,** 619-645-3133, [Toni.Duran@sen.ca.gov](mailto:Toni.Duran@sen.ca.gov)

Myrna Zambrano addressed:

- CA Senate Bill 2 (SB 2) allowing for housing financing streams;
  - CA SB 625 providing for “honorable discharges” for youthful offenders so they may receive job training and assistance with job searches;
  - SB 230 – Would permit sex trafficking victims to act as witnesses without penalization, which could lead to more trafficking convictions.
  - René Vidales questioned whether there was an earthquake alarm (seismic alarm) operated by the state of federal government? Ms. Zambrano to respond to question via email.
  - Peter Hill can’t pay earthquake insurance online, and this should be changed.
  - It was determined that the Seismic Alarm is a federal issue and Jessica Poole will provide the answer to Chair via email.
4. **Tyler Renner, Councilmember Chris Ward, City Council Dist. 3,** 619-236-6633 [TRenner@sandiego.gov](mailto:TRenner@sandiego.gov)

**Councilman Chris Ward** introduced Tyler Renner, who will be North Park contact person for Councilman, and discussed the following:

- Balboa Park
- Enhancements to business corridors are coming via the PBID
- Power washing to prevent Hepatitis A and sanitize sidewalks at University Avenue and El Cajon Boulevard.

- North Park Mini-Park. It is moving forward and safety/lighting designs are at 50% design, with Park & Rec staff. Money is appropriated and 2018 is start year.
- The PBID will pay for maintenance of future landscaping of medians on University Avenue.
- County has immunized 68,000 people who are within high risk populations for Hepatitis A; if work or are near those areas at risk for spread of virus, there are immunizations available.
  - o Send pictures of sanitation issues via text or email and City staff will address issue.
  - o Hepatitis A: City and County are monitoring cases and there appears there is a downturn in number of cases (there were 50/week) and next report comes from CDC, so there are no recent figures, yet.
- Installation of three large tents for homeless is occurring, but this is a temporary solution, at: Barrio Logan, Midway and at Father Joe's. Councilman wants one for children/families.
- Action is expected on cannabis regulation and vacation rentals occurred in past months.
- Councilman has vacation rental policy, which is agreed to, by three other Councilmen.

5. **Planner's Report:** Elizabeth Ocampo Vivero, 619-236-6301, [EOcampo@sandiego.gov](mailto:EOcampo@sandiego.gov) - No report

## VI. Action Items

1. **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.

René Vidales introduced item, which was presented at a past meeting. Nick Stone presented the soccer stadium proposal and reviewed:

- Traffic - traffic mitigation would not be needed because site is within a transit district, with three existing trolley stops; therefore, no traffic improvements required by CEQA.
- Applicant would invest about \$50 million in improvements and SANDAG finds it credible.
- Would commit to build river park, at same time as building project.
- Climate Action Plan (CAP) – Proposal is CAP-compliant and has mixed uses including transit oriented development for office and retail.
- Still requires a public vote and soccer makes the site work. Without the presence of a Major League Soccer team, the plan won't go forward.

2. **Public Land Public Vote:** Redevelopment of the Qualcomm Stadium should consider all potential options, rather than settling for the first proposal to come along. 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 presenting.

Joe LaCava's highlighted the following:

- He does want a public vote, but proposal advocates really do not want this vote.
- SANDAG's independent review of traffic study is not appreciated by advocates of plan.
- Transit will not work because higher income people do not use transit and Mission Valley ridership overall is low.
- Advocates analyzed 30 intersections and SANDAG recommended analysis of 173 intersections.
- Claimed other team undervalued environmental studies.

- Reviewed other possible alternatives.
- Mission Valley CPG is updating its Community Plan to include the Qualcomm soccer stadium.
- Friends of SDSU may have an initiative that would be a third proposal.

The following discussion is for both items VI.1 and VI.2

Public Questions/Comments:

- Antoinette Goodbody – Referenced a Carlsbad mall that bypassed CEQA.
- Randy Wilde – Addressed question of a need for workforce housing and affordability.

Board Questions/Comments:

- Build river park with the soccer stadium, but have 2.4 million sq. ft. and hotel, etc. how does city know that the park will be built? Nick – There are minimum commitments.
- Is there a sponsor for housing and park, will other projects be an issue with Civita project in Mission Valley? Joe: Fenton also owns land nearby and conducted required CEQA studies, including Texas St. improvements, and project’s advocates should go through same process.
- Lease will require MLS team, but that condition cannot be stated on ballot. So, the team won’t be in place prior to lease agreement signatures.
- All dwelling units will be multifamily units.  
Nick - Real estate is an agreement between Mayor and Council
- Describe traffic study?  
Nick - Traffic consultant, LLG, prepared a 648-page report, by using 45% transit benefit, which is lower credit than SANDAG uses. The internal capture rate is also at a reduced rate. SANDAG’s new traffic model is not calibrated to City’s conditions and overestimates average daily trips (ADT).  
Joe – Traffic estimates east-bound Friars Road and I-15 interchange would be delayed by 45-minute delay to get on freeway, but then is recalibrated to show a lesser delay, without indicating where the vehicles involved in delay disappear to
- Council vote, what was this about?  
Joe – Council voted 8-1 to require new CEQA alternatives, and he objects to process and lack of community planning groups’ comments and objects to soccer city.  
Council cannot vote on this.  
Nick - the 8-1 vote was to authorize the project to be placed on ballot next year. The 45-minute traffic delay was caused by a backup in all three lanes.
- Was upcoming requirement to measure traffic as Vehicle Miles Traveled (VMT) used or Level-of-Service (LOS)?  
Nick - No, traffic study was based on LOS, not VMT.
- Why not comply with proper project review process, as opposed to using a ballot?  
Nick - MSL is undergoing last expansion and he needs to get a team or project will not progress.
- Why has public not seen the lease?  
Nick – It is in City Counsel’s office and should be out one month before ballot vote, at latest.
- What does Public Land Public Vote want?  
Joe wants an open and public process, not what we have.
- Board should not write a letter because there is not enough info.
- At one point, SDSU was part of the project, but they dropped out, why was that?  
Nick – Does not know why; there will be more information in mid- to late-fall 2018.
- Overall, North Park wants a public process, not planning by ballot initiative.

- Any possibility an EIR would be prepared, if ballot initiative passed?  
Nick – believes the park is the City’s benefit.

**MOTION: To neither take a formal position nor write a letter. Hilbert/Velasquez. 7-7-0.**

Motion Fails due to tie vote.

- Carlson – not sure we should vote on Joe’s letter, but keep first part and write that North Park Planning Committee does not agree with planning by ballot initiative.
- Hilpert - stated that most likely nobody on Committee would agree with initiative planning, his point is that not enough information to make a write a letter.
- Taylor – his sense is that for development on City-owned property, the Committee prefers a public process, as opposed to ballot initiative.

**MOTION: For a City-owned property like the Qualcomm site, the preference is for a development process that involves a public process that is typically used for private development, but not write a letter. Taylor/Carlson. 11-3-0 (Campbell, Gettinger, Velasquez)**

3. **Community Choice Energy.** Proposal for the City of San Diego to join California’s 70+ cities and nine counties in the movement for clean energy, clean jobs, and local choice. Sebastian Sarrià and Mark Hughes presenting on behalf of the Climate Action Campaign. Request for letter of support.

René Vidales introduced previously discussed item and the Community Action Campaign (CAC) presenters.

Sebastian Sarrià:

- Other City community planning groups have agreed to aggregate choice.
- Will it lower electric rates, create new jobs? Yes, and would like a North Park Group vote, to agree in Jan. 2018 to the business plan phase, which is subsequent to the community choice feasibility study.
- Community choice is working in +70 cities and LA County/City of San Jose, etc.
- In San Diego, it would most likely start in 2020 if approved, and not in 2018. So, there is time to plan and to develop a business plan.

Mark Hughes – He has many decades of professional experience in energy and climate change. Consumers compare prices and community choice is that same thing. He covered monopolies versus competitive businesses, and government-controlled monopolies.

4. **Renewables and Emissions Reductions:** Presentation by Sempra Services Corporation (SSC), not the same company as San Diego Gas & Electric Company (SDGE). SSC is not regulated by the California Public Utilities Commission. Peder Norby presenting for SSC. Request for action.

- Explained CCE is agreement to alternative energy.
- Transportation is highest source of Greenhouse Gases (GHG), but making electricity renewable is a way to solve source GHG generation and climate change.
- Played recorded Mathew Freedman testimony at CA Public Utilities Commission (CPUC) regarding procurement – a 100 percent change to renewable energy, without a change to electrical grid, would make no difference, which is what community choice does.
- Also played Marc Joseph testimony to CPUC who is concerned about making decisions on economic data that may be wrong, two years from now, because costs will be higher. In community choice jurisdictions, the only way to help consumers if the data is wrong, is to increase prices and get help from CPUC.
- Feasibility study shows the need for a bond at over a \$1.4 billion bond.
- Point Loma University study did not support feasibility study.

- Santa Barbara, San Luis Obispo and Ventura Counties all found that Community Choice does not work (same consultant did City of San Diego study).
- If Community Choice lowers rates, there are fewer renewable energy sources. City's increase 2.8% per year and without it's not feasible.
- The rate to leave a utility increases in June 2018 and no one knows if the rate will be lower or higher.
- North Park should reserve preparing a letter, until result of SB 100 is known in second half of CA Legislative cycle.

Chair Vidales indicated that both organizations have provided draft letters for the Committee to review and/or send to Mayor.

The following discussion is for both items VI.3 and VI.4

Public Questions/Comments:

No comments or questions from the public.

Board Questions/Comments:

- Both sides review rates and CPUC exit fee. CAC claims Sempra and SDGE fee will increase in June. SDGE prices go up eight percent.  
 SSC – No one can know now what the exit fee will be, but if it goes up by \$2.8 billion, based on northern part of CA, the City of San Diego will have a problem with the rate.  
 CAC – went over difference between Sempra (conglomerate of several utilities) and SDGE. The exit fee is not known now
- City employs staff to review rates, but concern has to do with carbon footprints and what is being done to combat GHG.
- Elected officials could over-rule City staff analysts regarding rates.
- If someone chooses not to participate in Community Choice and City has this, would a fee be charged to those wishing to remain with SDGE?
- Writing a letter to Mayor is not within the Committee's operations and should be left to Council and Mayor.
- How does Community Choice affect labor and would people lose jobs at SDGE?  
 CAC - There is a possibility that local jobs could stay here.  
 SSC – CCEs only relate to electricity procurement and, as example, if approximately 40 percent of load is leaving SDGE, it could be possible that translates into 40% loss of local jobs; however, the Community Choice utility could absorb that 40 percent. Logically, jobs could be affected.
- Community Choice would compete with Sempra Energy  
 CAC says not necessarily, as many Community Choice programs in United States pay more per kW per hour.
- Who goes to CCE?  
 SSC - everyone at first, and then people may opt-out.
- SSC claimed Community Choice does not work, true?  
 SSC - Yes, in Illinois, but is not aimed at non-renewable energy. Chicago dropped rates (Commonwealth Energy) by stopping maintenance of the system.
- It is under the purview of the Community Planning Group to talk about Community Choice, as we are lowest level of government that is closest to the public.
- Exit fee is included in our rates now because SDGE is in both distribution and procurement. If Exit Fee is high, then Community Choice will be competitive.
- If Community Choice is about choice, how can we be sure that what City agrees to is to benefit of everyone, and no one is forced join?

CAC – if approved, City would need to notify electric customers twice, but have until 2020 to know what will work for public outreach

- Solana Beach is looking at requiring Non-Choice customers to pay an exit fee.  
SSC – North Park and City should know where staff is, and staff’s position.  
CAC - Feasibility study says having a choice is feasible.

Velasquez - read the feasibility study and found it very technical and difficult to understand. Exit Fee is important because if not set up properly, Community Choice would fail. He agrees with submitting a letter supporting community choice. We should state that we are not supportive of a business plan if it doesn’t answer the Committee’s questions.

(McAlear and Callen left prior to vote)

**MOTION: To send a letter of support for Community Choice Energy (CCE) to the Mayor and City Council as presented with the following change: in the fourth paragraph, add “We believe the City should move forward in developing a business plan for CCE. We also believe the City should explore this movement as well as other movements of clean energy, clean jobs and local choice”. Carlson/Gebreselassie 12-0-0**

- VII. **NPPC Reports.** Due to time limits, Chair to distribute report to the Committee via email.
- VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, November 21, 2017
- IX. **Adjournment.** Meeting adjourned at 9:48 p.m.