



NORTH PARK PLANNING COMMITTEE (NPPC)

Draft Meeting Minutes

August 21, 2018; 6:30 pm

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All times listed are estimates only, an item may be heard earlier or later than the estimated time:

I. Parliamentary Action Items

(6:30 p.m.)

1. Call to Order, Roll Call and Attendance Report

Member	Kate Callen	Steve Doster	Vacant	Daniel Gebreselassie	Marc Gould	Peter Hill	Megan Kucharski	Sarah McAlear	Dang Nguyen	Chelsi Sparti	Melissa Stayner	Tim Taylor	Eduardo Velasquez	René Vidales	Randy Wilde
Attendance	1	2		3		4	5	6	7	8		9	10	11	12
Late															
Absences					1		2		1		1				

2. **Minutes:** Approval of the July 17, 2018 Minutes. **MOTION: To approve July 17, 2018 Meeting Minutes. Doster/Taylor 11-0-1** (Nguyen abstained due to absence on 07/17/18)
3. **Treasurer's Report.** Chelsi Sparti/Randy Wilde. \$902.64 in account. Today we are disbursing an annual \$150.00 donation to Horizon North Park Christian Fellowship for use of meeting space. **MOTION: To approve payment of \$150 to Horizon North Park Christian Fellowship for meeting space, and \$30.79 for NPPC business cards, now including tax and shipping. Gould/Nguyen 11-0-1** (Sparti abstained because the business card monies are paid to her.)
4. **Special Election by the NPPC Board to fill one (1) Board vacancy.** The term for the one (1) open seat is from August 21, 2018 to March 19, 2019. Each candidate had completed attendance and registration eligibility requirements prior to the August 21, 2018 NPPC meeting. Megan Kusharski, Election Subcommittee Chair announced that four candidates were running for the one (1) open seat:
 1. Sophie Barnhorst
 2. Alan Bennett
 3. Steve Billings
 4. Brer Marsh

Each candidate gave a 2-minute statement, then the Board casted their votes as shown below:

Candidate:	Kate Callen	Steve Doster	Daniel Gebreselassie	Peter Hill	Megan Kucharski	Sarah McAlear	Dang Nguyen	Chelsi Sparti	Tim Taylor	Eduardo Velasquez	René Vidales	Randy Wilde	TOTAL VOTES
Sophie Barnhorst				X	X					X			3
Alan Bennett			X										1
Steve Billings	X	X				X	X	X			X		6
Brett Marsh									X			X	2

Based on the results, the Board made the following motion:

MOTION: To appoint Steve Billings to fill the one (1) NPPC Board vacant seat. McAlear/Nguyen 12-0-0

The other three candidates were encouraged to continue attending full board and subcommittee meetings, as well as running for a seat in the March 2019 NPPC general election. Steve Billings joins the board and there are now 13 board members seated at the table.

II. Non-Agenda Public Comment

1. Bill Ellig spoke about the building project on 4353 Park Blvd. He is concerned with the project's lack of transition between housing types and proximity to Birney Elementary School.
2. Rob Steppke announced that his 8-year term with the Balboa Park Committee has come to a close, and that Vicki Granowitz has been named as the new representative. He thanks the community and the committee for the privilege to represent North Park. The committee thanked him for his service.

III. Announcements & Event Notices

1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year round. More info at: <https://northparkmainstreet.com/events/farmers-market/>
2. **Ray at Night.** San Diego's largest and longest-running monthly art walk. Second Saturday of every month from 6-10pm. Next event is September 8. More info at: <https://rayatnight.com>
3. **Adams Avenue Street Fair.** Saturday, Sept. 29 from 10 am to 10 pm, and Sunday, Sept. 30 from 10 am to 6 pm. Featuring 80 musical acts on six stages. More info at: <https://www.adamsavenuebusiness.com/event-info/adams-avenue-street-fair/>
4. **Taste of North Park.** Saturday, October 13 from 11 am to 3 pm. 40+ Restaurants and 16+ Beer Tastes. More info at: <https://northparkmainstreet.com/events/taste-north-park/>
5. **North Park Day of the Dead Festival 2018.** Saturday, October 27 from 11 am to 5 pm. More info at: <https://www.dayofthedeadfestivalnorthpark.com>
6. **City Survey to identify housing, economic, and community development priorities.** Results to be put into a 5-Year Consolidated Plan. Survey at: datasd.typeform.com/to/ckKo5u

IV. Elected Officials' & Planner's Reports

1. **Jessica Poole, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, Jessica.Poole@mail.house.gov APPRENTICE act legislation introduced, and results of recent town hall on Russia.
2. **Michaela Valk, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Michaela.Valk@asm.ca.gov Gave CASA housing act AB 2372 update. Regarding the Hillcrest DMV redevelopment project, working hours will be expanded at other locations during construction to compensate for disruption; additional information can be found at normalstreetdmv.com

3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39**, 619-645-3133, Toni.Duran@sen.ca.gov. State budget updates: \$32.9 million for homeless services, \$250,000 for SDUSD, \$673.3 million for 2017 fire recover and to reduce destructive fires. August 31 is the deadline for bills, and the Governor votes on September 30.
4. **Tyler Renner, Hon. Chris Ward, City Council Dist. 3**, 619-236-6633 TRenner@sandiego.gov. Styrofoam and plastic straw ban to be heard in September or October. The, "Get It Done App" has been expanded with new features including: reporting homeless encampments under the, "other" tab, which will send a message directly to the new Neighborhood Police Division. The Howard bikeway project with SANDAG is moving forward without the District 9 portion. Animal Control services previously managed by the County are now managed by the Humane Society. The homeless abatement program through Environmental Services will now be removing belongings within 3 hours, instead of the previous 72 hour window. Announced that if AirBNB signature gatherers to make a referendum on the previous City Council vote on Short Term Vacation Rentals, there will be two years with no changes, during which time there will be absolutely no regulation.
5. **Planner's Report:** Elizabeth Ocampo Vivero, 619-236-6301, EOcampo@sandiego.gov.

V. **Information Item**

- 1) **Tree Canopy & Climate Action Plan (CAP).** Tree planting component of CAP to reduce carbon in the atmosphere. Lesley Henegar, Senior Planner made a presentation.

Henegar said the City's tree planting program primarily addresses climate change, warmer weather and carbon capture. Other issues trees address are public health, carbon sequestration, storm water runoff and conservation. Tree planting is the third most effective means for reducing carbon emissions, behind reducing landfill and transit emissions. In 2016 a portion of a \$0.75M CalFire grant went to fund a Lidar analysis which revealed that citywide tree canopy coverage is about 13%. Climate Action Plan (CAP) goals call for reaching 15% by 2020 and 35% by 2035. North Park is currently at 18% coverage, so we are above the City average of 13% and above the CAP goal of 15% by 2020. Henegar said that most of the City's effort would be directed toward planting trees next to the sidewalk in the public right-of-way, and the biggest return would be planting trees in residential, commercial, and industrial properties. Henegar referred to a land use map showing the extent to which residential ownership represents the largest land use category citywide to emphasize the impact residential tree planting would have on reducing carbon emissions. Henegar said it would cost \$100 to purchase a 15-gallon tree suitable for addressing CAP goals which watering costs run from \$6 to \$16 annually. Henegar advised to refer to the North Park Community Plan and street tree list for further guidance, as well as the City's website for a list of acceptable street trees.

Several community questions were asked on tree watering details and where to access more information.

VI. **Action Items**

- 1) **Bluefoot Bar & Lounge Neighborhood Use Permit (NUP #1102874).** 5-year Planning Committee review of Bluefoot for compliance with Permit Conditions of Approval. Review is Condition #21 of current 10-year permit, expiring in 2023. Condition #21 reads: *"The Owner/Permittee shall take steps to have this permit reviewed by the North Park Planning Committee. This review shall occur 5 years from the effective date of this permit and shall take place during a regularly scheduled planning group meeting. If the North Park Planning Committee believes that there are violations of this permit, then they shall forward, in writing, the vote of the Committee to the Development Services Department. If the violations are substantiated by the Department, then the Department shall take steps to revoke the permit in accordance with San Diego Municipal Code 121.0113, 121.0114, 121.0115, and 121.0116"*. Sarah McAlear made a presentation.

Sarah McAlear and partners of Bluefoot Bar & Lounge agree to a status review with good neighbor policy and to continue efforts on good communication.

Public Comment:

- There have been disruptions in the neighborhood that several neighbors attribute to the bar, including empty bottles and drug paraphernalia.

- The bar has created a gathering place at that end of 30th street. It is much better than was in previous years.
- Several other establishments nearby have worked in collaboration to reduce impact on neighborhood.

Board Comment:

- Wilde: Hopes there is a restart of community outreach meetings
- Kucharski/Sparti: Appreciates the presentation to the board and the efforts of owners.
- Hill: Considers holding off until update is shared
- Doster: Asked about the status of the security guard
- Gebreselassie: Some of the problems shared by the public sound more like a personal responsibility problem.
- Callen: Suggests follow-up outreach, sounds like patrons have had too much to drink. It would be reassuring if people knew the procedure for when, how, and at what point the bar cuts people off from additional purchases.
- Taylor: More outreach suggested
- Billings: Communication may solve the concerns surfaced.
- Vidales: Bottles and cans found on the ground are likely a result of consumption from purchases made at a nearby liquor store and not from a bar; community outreach meetings need to continue.

MOTION: The NPPC has reviewed condition 21 and found no violations in the compliance of Bluefoot’s NUP #1102874, and recommends that Bluefoot continue their outreach efforts in the neighborhood. Nguyen/Sparti 11-0-1 (McAlear recused due to being a partner with Bluefoot Bar & Lounge)

NOTE: The following 2 Action Items are from the Ad Hoc Subcommittee on Historic Districts that was formed as a Joint Subcommittee of the NPPC and Uptown Planners. Meeting was held on August 2, 2018. Attendees: René Vidales (NPPC), Peter Hill (NPPC), Dionné Carlson (NPPC), Amie Hayes (Uptown), Mat Wahlstrom (Uptown), Jay Newington (Uptown), Bill Ellig (Uptown), Roy Dahl, (Uptown).

- 2) **Proposed Park Boulevard Residential Historic District.** Historical Resources Board (HRB) staff has drafted the historic context statement, statement of significance, period of significance and boundary description and justification for the Park Boulevard Residential Historic District. This was presented to the HRB Policy Subcommittee June 11, 2018 and will head to the full HRB this fall. Staff Report: https://www.sandiego.gov/sites/default/files/dsdhrb_20180611_policyagenda.pdf

***AD HOC SUBCOMMITTEE MOTION:** The Joint North Park Subcommittee/Uptown Planners Historic Resources Committee endorses the May 30, 2018 Memorandum to the HRB Policy Subcommittee, with subject as Park Boulevard Residential Historic District, regarding establishment of the Park Blvd. Historic District as presented. Wahlstrom/Carlson 8-0-0.*

Staff report is available. Dionné Carlson presented this project as the first historic district that covers 2 planning groups: North Park and Uptown. There is more outreach required because the neighborhood poll has not been successful on returned responses. Chair Vidales mentioned that there will be additional information from the joint North Park/Uptown Ad Hoc Subcommittee on the NPPC website.

Public Comment:

- Sharon Gehl spoke against historic districts.

Board Comments:

- Comments centered around the proposed historic district, process and outreach efforts.

MOTION: To support the Motion on the Park Boulevard Historic District from the joint North Park/Uptown Ad Hoc Subcommittee. Doster/Callen 13-0-0

- 3) **Amendments to the Historical Resources Board Procedure on Establishing Historic Districts.** At the July 9, 2018 HRB Policy Subcommittee, staff introduced concepts for proposed amendments to the Historical Resources Board Procedure on Establishing Historic Districts. The proposed concepts arose out of the successful completion of the first year of the historic district work program, and the lessons learned and feedback received during that process.

AD HOC SUBCOMMITTEE MOTION 1: The Joint North Park Subcommittee/Uptown Planners Historic Resources Committee supports HRB guideline amendments related to increased noticing for the establishment of new Historical Districts as outlined in July 9, 2018 HRB Policy Subcommittee Memorandum. Carlson/Dahl 8-0-0.

AD HOC SUBCOMMITTEE MOTION 2: The Joint North Park Subcommittee/Uptown Planners Historic Resources Committee does not support amendments that will weaken the current historical district ordinance including changing the decision maker from the City Council to the Planning Commission and for any appeal to trigger a de novo hearing. Carlson/Wahlstrom 8-0-0.

Board Discussion

- Vidales: There will be changes in how the historic districts become established. The City is looking at how they may increase outreach efforts beyond the current workshops and webinars. Thoughts on improvements include: website enhancements, door hangers, more property owner workshops, social media outreach, and partnerships with City Council and Community Planning Groups. The second motion above would lower the decision maker and create other requirements that would require de novo hearings.
- Doster: Planning Commissioners are appointed and not accountable to citizens.
- Velasquez: Does not support Motion 2, because of a lack of knowledge on de novo hearings. Believes in off-loading from the City Council's overloaded duties.
- Wilde: Has concerns about Motion 2.

MOTION: To support Motion 1 above from the joint North Park/Uptown Ad Hoc Subcommittee. Doster/Callen 13-0-0

MOTION: To support Motion 2 above from the joint North Park/Uptown Ad Hoc Subcommittee. Taylor/Gebreselassie 11-2-0 (No votes: Velasquez and Wilde).

VII. **NPPC Reports**

1. **Chair's Report**

- a. **APA Award on Opportunity and Empowerment for the North Park Seniors project by Community Housing Works (CHW).** The American Planning Association (APA) California Chapter will give the Award of Opportunity and Empowerment to the CHW Arizona Street Development & North Park Seniors project by CHW at the APA State Annual Conference to be held in San Diego on October 8 at 5 pm at the Sheraton San Diego Hotel & Marina.
- b. **Park Boulevard Proposed Residential Historic District.** District on hold until further notice by the City. More info at:
<https://www.sandiego.gov/planning/programs/historicpreservationplanning/historicdistricts>
- c. **Melhorn & Son Proposed Residential Historic District.** The proposed district is shown on the Community Plan as Shirley Ann Expansion, and it includes the west side of Texas St. from Monroe Ave. to Adams Ave. and the east side of Louisiana St. from Monroe Ave. to Adams Ave. There was a workshop held on August 11 and a live Webinar on August 15. More info at:
<https://www.sandiego.gov/planning/programs/historicpreservationplanning/historicdistricts>
- d. **Community Planners Committee (CPC).** Tuesday, July 24, 2018, 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>
 - i. **Planning Commission Chair Stephen Haase.** Answered questions about Planning Commission procedures and arguments/presentations that prove most effective with the Commission.
 - ii. **Transit Priority Area Parking Standards.** Staff seeks input on a topic which will have impacts on housing costs and neighborhood quality of life.

- iii. **12th Update to the Land Development Code.** DSD staff to come to CPC with a final product in the fall or winter, having made their first run through the original list with the Code Monitoring Team and Technical Advisory Committee.
 - iv. **Grand Jury Report on Community Planning Groups.** The City has been granted an extension to respond to the report.
 - 2. **Social Media.** Randy Wilde. Several successful social media posts in the last month: City’s consolidated plan survey reached 300+ people, with 30 link clicks, Melhorn and Son Historic District workshop, flooding issues, and monthly events post.
 - 3. **NPPC Website.** Chelsi Sparti. The new website navigation menu has been discussed and will be updated.
 - 4. **Subcommittee Reports**
 - a. **Urban Design/Project Review (UDPR):** Peter Hill Chair, Melissa Stayner Vice Chair – NP Rec Center Crafts Room, 6:00 pm. Proposed updates to the land development code is on its 12th revision. Next meeting September 4, 2018.
 - b. **Public Facilities & Transportation (PF&T):** Eduardo Velasquez Chair, Steve Doster Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. No August meeting. Next meeting September 12, 2018.
 - 5. **Liaisons Reports**
 - a. **Balboa Park Committee.** Rob Steppke/Vicki Granowitz. August meeting was cancelled.
 - b. **Maintenance Assessment District.** Peter Hill. Replacing two non-working solar lights, scooters are making tracks on sidewalks and the issue is being discussed.
 - c. **North Park Main Street.** Tim Taylor. Peter Hill attended the August meeting. Elected two new board members; one (1) resident seat on the board is still available. There is a wireless infrastructure now coalition presentation on the 30th street pipeline.
 - d. **Adams Avenue Business Association.** Chelsi Sparti. West Coast Wi-Fi is continuing to deploy antennae along Adams Avenue. Outreach to state agencies is continuing on the 805 overpass pedestrian improvements project.
 - e. **El Cajon Boulevard Business Improvement Assoc.** Randy Wilde. August board meeting was cancelled. Next Blvd 2020 event is in the planning stages; expected to be sometime in November at the Rock Church in City Heights; focusing on transportation and safe streets. Toured new Broadstone apartment building at Texas and Howard last Thursday; first in a series of live music events (free, 21+) will be Saturday, August 25 at 4 pm featuring “Schizophonics”, rsvp at dosd.com/sonicsandiego. Monthly vegan market at Anthem on first Friday of the month.

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, September 18, 2018

IX. **Adjournment** Meeting adjourned at 9:22 p.m.