





## NORTH PARK PLANNING COMMITTEE (NPPC)

### Meeting Minutes

**February 20, 2018; 6:30 pm**

**2901 North Park Way, 2nd Floor**

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- I. **March 20, 2018 Election Announcement.** Chair Vidales announced that today is the last chance to establish eligibility to vote and/or run for the March 20 NPPC board election. To be eligible to run for the NPPC Board or vote in the election, people must have a valid registration form on file and have signed-in at one NPPC Board meeting from March 2017 through February 2018.
- II. **Call to Order: 6:37 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
Late			1												
Absences	2	4	2	3		3				3		2	1	2	

- I. **Parliamentary Items**
  - 1. **Consent Agenda Items:** Items were heard, voted on at an NPPC subcommittee and are not considered controversial.
    - 1) **Letter of Support: Sidewalk Café – U-31 Bar/Restaurant - 3112 University Ave.** Letter of Support for an Expansion to a Type 48 (Full Alcohol) alcohol license to allow food service in existing fenced sidewalk space. NPPC input requested by SDPD. Steve Billings, Owner.  
MOTION: To support the expansion of this type 48 license to allow food and alcohol to be served on the existing sidewalk patio. No alcohol should be served at the patio after 10pm. NPPC recommends that U31 provides and manage trash containers until non-disposable serving ware is used. Stepke/Hill 4-0-0.  
MOTION: To approve Consent Agenda. Hilpert/on Consent 11-1-0 (Callen)
  - 2. **Agenda:** Adoption of the February 20, 2018 NPPC Agenda. MOTION: To adopt Agenda as modified. Gebreselassie/Hilpert 12-0-0
  - 3. **Minutes:** Approval of the January 16, 2018 Minutes. MOTION: To approve the January 16, 2018 Meeting Minutes with the following corrections: In Item VIII.1.a.ii Replace text with “SoNo had been planning a Candidates Forum but will defer to NPPC and fully support an NPPC Candidates Forum”. In Item II.3.b.iii. Replace text with “Check not refunded to Hilpert”. Hilpert/Stayner 12-0-0

4. **Treasurer's Report:** Brandon Hilpert. Current balance is \$829.06

II. **Non-Agenda Public Comment:** Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time.

1. Eileen Gonzales. North Park Community Association (NPCA) will be hosting an informational presentation with Target representatives at the Lafayette Hotel. NPCA is looking for bands for this year's Bird Park Concert Series.
2. René Smith. Balboa Park Infrastructure Funds. Zoo tax and no consistent income stream into Balboa Park. Brought to city and failed. Proposing an item for the June election.
3. Angela Landsberg. Lime Bikes – owned by company that did not get a permit and does not need to get a permit.

III. **Announcements & Event Notices:**

1. **NPPC Candidates Forum. Thursday.** Thursday, March 15, 6:00 to 7:30 p.m. North Park Recreation Center Gymnasium. 4044 Idaho St. This event will give candidates more time for statements plus there will be a moderator.
2. **San Diego Vintage Flea Market.** Sunday, March 4, 9 am to 4 pm, in the parking lot behind the Observatory North Park Theater, with 100 vendors bringing the very best in vintage wares, clothing, furniture, knickknacks, and more.
3. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year round
4. **Ray at Night.** San Diego's largest and longest-running monthly art walk. Second Saturday of every month from 6-10pm. Next event is March 10.
5. **North Park Festival of Arts.** Saturday, May 12. 11 a.m. to 10 p.m.

IV. **Elected Official Reports & contact Info:** Reports are limited to 2 Min Max

1. **Jessica Poole, Hon. Susan Davis, US Congress Dist. 53**, 619-208-5353, [Jessica.Poole@mail.house.gov](mailto:Jessica.Poole@mail.house.gov)
2. **Nick Serrano, Hon. Todd Gloria, State Assembly Dist. 78**, 619-645-3090, [Nick.Serrano@asm.ca.gov](mailto:Nick.Serrano@asm.ca.gov)
3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39**, 619-645-3133, [Toni.Duran@sen.ca.gov](mailto:Toni.Duran@sen.ca.gov)
  - a. NPPC former Chair Vicki Granowitz selected as Woman of the Year at event by State Senator Toni Atkins
  - b. Sign up for Newsletter online to get the most up to date information
4. **Tyler Renner, Hon. Chris Ward, City Council Dist. 3**, 619-236-6633 [TRenner@sandiego.gov](mailto:TRenner@sandiego.gov)
  - a. Select Committee on the Homeless. City acquired 14<sup>th</sup> & Imperial site to serve as a housing shelter
  - b. The City has selected David Nisleit as new Chief of Police.
5. **Planner's Report:** Elizabeth Ocampo Vivero, 619-236-6301, [EOcampo@sandiego.gov](mailto:EOcampo@sandiego.gov); Nancy Graham, 619-236-6891, [NHGraham@sandiego.gov](mailto:NHGraham@sandiego.gov)

V. **Information Item:**

1. **Target (Express) Small Format Store at 3029 University Ave.** Informational presentation on Target and the next steps to move into the space formerly occupied by Wang's North Park. Laurie T. Jones, Senior Development Manager made a presentation. Target has signed a lease and has begun the process of tenant improvements. The building footprint is not changing. There will be 30 dedicated parking stalls; 20 in the existing parking lot behind the store and 10 in the adjacent parking lot. They will be using 35,000 square feet of the existing building. Anticipated opening is for November 2018. The North Park (NP) store will be different than the store in South Park (SP). The NP store is double the size of the SP store. The store in SP responded to a grocery need. The basement of the NP store will be used for stock. The 1<sup>st</sup> and 2<sup>nd</sup> floors will be used for retail with the escalator located in the front. Target would like to do a new mural using a local artist where the one with the dinosaur exists, which was not done by a local artist. The exterior will lighten up to reflect the San Diego sun. Target has worked with the Historic Resources Group. As far as operation, Target will have between 40 to 60 employees and store hours will be based on needs of the community; normally from 8 a.m. to 11 p.m. The Target team will park

in nearby parking structure. Please visit [target.com](http://target.com) for more information on Target's commitment on sustainability. For additional information please contact [LaurieT.Jones@target.com](mailto:LaurieT.Jones@target.com).

a. Public comment:

- i. Parking and Transportation? A: Will be putting in bike racks and looking into validating parking. There will be a parking management plan from the landlord
- ii. Aesthetic value that the building will bring to the community? A: Plan to keep it fresh, clean and simple
- iii. Reimbursement of employees for parking? A: No. This is for the leadership team at the store (8 spots only)
- iv. Length of lease? A: Long term lease. Minimum 10 years
- v. Store labeled Target or Target Express? A: Will be called "Small Format Target"
- vi. Pharmacy details? A: Will be a CVS Pharmacy. No details how this affects CVS Pharmacy on 32<sup>nd</sup> & University
- vii. Number of employees? A: 40 to 60. Will focus on local employment. There will be an employment fair about 3 months before opening.
- viii. Mix of part-time vs. full-time employees? A: Majority is part-time
- ix. Realistic opening schedule? A: Target is currently on schedule to open in November

b. Board comment:

- i. Ferrier. Please work with neighborhood on design issues. Proposal currently looks a little stark.
- ii. Hilpert. Parking has not been as big an issue in South Park as they thought it would be.
- iii. Hill. Will delivery trucks be idle or turnoff? A: Morning truck will properly be idle.
- iv. Stayner: How does Target decide how much to give back to community? Will it stay in NP? A: 5% go back to communities (regional not macro)
- v. Callen. Target has integrated very well in the SP community. Thank you for your outreach to the community even when you did not have to.
- vi. Gebreselassie. Consider placing local products in store.
- vii. Taylor. Appreciates efforts for reaching out to community. Concerned with stark white building blending in with NP.
- viii. Carlson. Thank you for the adaptive reuse of a historic building in our retail corridor. Consider NP's sustainability efforts and subsidize transportation for employees. NP has an active biking community, therefore consider bike storage within building due to bike theft. Would like to make sure employee parking rules are followed. Would like to hear whether there is an opportunity for solar.
- ix. Vidales. Supplying of the store with merchandise for the first time will bring a high number of truck loads into a very small area, has concerns about how all the truck traffic will be managed. A: Target will take this feedback to corporate. Also, what are the plans for the mezzanine? A: Windows will remain, but both mezzanines will be taken out due to a seismic retrofit.

Target would like to hear back on the kind of products the community would like to have in the store. There will be an informational presentation on Target this coming Thursday, February 22 at the LaFayette Hotel starting at 6 p.m.

2. **County Probation Department project.** County of San Diego is making changes at their building located on Ohio St. north of University Ave. Proposal to tear down vacant building and construct a new building. Marc Regier, County of San Diego, [Marc.Regier@sdcounty.ca.gov](mailto:Marc.Regier@sdcounty.ca.gov). No presentation was made. Marc Regier was present but no questions were asked.
3. **March 20, 2018 Election**
  - a. **Call for Candidates.** There are 7 open seats and currently there are 8 people running for those 7 seats. The 8 candidates have submitted their statements and are currently posted in NPPC's

website. Anyone who wants their name to be printed on the ballot needs to contact the Chair with their intent by February 28, 2018.

- b. **Review ID requirements to receive a ballot.** Chair Vidales reminded everyone that there are documents that need to be brought in order to receive a ballot on March 20. Everyone needs to be at least 18 years of age. For Residents, a photo ID with the qualifying North Park address shown would suffice; in case of the photo ID address not matching, a utility bill with the qualifying address in addition to the photo ID would suffice. For Non-Resident Property Owners, a property tax bill in addition to a photo ID would suffice. For Non-Resident Business Owners, a business tax certificate in addition to a photo ID would suffice. For Non-Resident Business Owner Designee, a letter from the North Park business designating the voter in addition to a photo ID would suffice.
- c. **March 15 Candidates Forum.** Candidates will have an opportunity to become better known to the voters at this forum, which will be held at the North Park Recreation Center Gymnasium at 4044 Idaho St. on March 15 starting at 6:00 p.m. The Forum will have a moderator.

## VI. Action Items:

- 1) **Conditional Use Permit – T-Mobile –4220 Arizona St.** Conditional Use Permit (Process 3) to install a Wireless Communication Facility (WCF) on a new apartment building. Christopher Ward, representing Applicant. PTS 551837. Item previously heard twice at Urban Design/Project Review Subcommittee. Christopher Ward made a presentation where he described that the project is located on rooftop of Broadstone Apartment Building.

Board comments:

- Hill. Item has been heard at Urban Design/Project Review Subcommittee 2 separate times. It has been previously denied recommendation.
- Taylor. The design shown is an improved proposal from what was previously presented
- Gebreselassie. Renderings show an improvement

**MOTION: To recommend project as presented. McAlear/Callen 13-0-0**

- 2) **Tentative Map – 4060 Utah St.** (Process 4) Tentative Map for the creation of 6 residential condominium units within one structure, in a three-story townhouse totaling 7,991 square-feet (currently under construction). The 0.16-acre site is located at 4058 and 4060 Utah Street in the RM-3-7 zone(s) of the Greater North Park Community Plan area. Maggie Roland was not present to represent the applicant. PTS 562485. After a discussion of process for Tentative Maps and Tentative Map Waivers in regards to apartment buildings that are already under construction but where there is no opportunity for community input, the following motion was made:

**MOTION: The NPPC approves the Tentative Map for 4060 Utah St. because increasing the amount of owner-occupied housing increases neighborhood stability and desirability. However, the NPPC strongly believes that the often-used “dual tracking” method of initially permitting a building as apartments, to later change to condominiums, deliberately circumvents neighborhood input into the design process. NPPC would like to work with city staff to improve upon this process. Ferrier/Callen 11-2-0 (Gebreselassie and Nguyen)**

## VII. NPPC Reports

1. **Chair’s Report**
  - a. **City has appointed Alyssa Muto as Interim Planning Director.** A nationwide search will be conducted to replace former Director Jeff Murphy.
  - b. **Valle Vista Terrace Historic District.** Update on the February 6 City Council hearing on the appeal to November 2017 decision from Historic Resources Board (HRB)
  - c. **Circulate San Diego Report.** Democracy in Planning <http://www.circulatesd.org/democracyinplanning>. Recommendations from this report can help improve how some Community Planning Groups (CPGs) operate, but it can also penalize the CPGs that are already doing things right.

- d. **SANDAG Survey on Mid-City Bikeways.** Available until March 16, 2018. Survey available at [www.surveymonkey.com/r/NorthParkMidCity](http://www.surveymonkey.com/r/NorthParkMidCity)
  - e. **Community Planners Committee (CPC).** Tuesday, February 27, 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. General Plan Update on the Public Facilities, Services and Safety Element. Update needed in order to comply with state requirements on fire safety and prevention.
2. **Social Media** Brandon Hilpert. Nothing to report.
  3. **NPPC Website Update** Brandon Hilpert. The only update on the website is the election information.
  4. **Subcommittee Reports:**
    - a. Urban Design/Project Review (UDPR): Peter Hill Chair, Melissa Stayner Vice Chair – NP Rec Center Social Room, 6:00 pm 1<sup>st</sup> Monday. The 2 action items heard today were on February’s UDPR subcommittee meeting. Next meeting February 5, 2018
    - b. Public Facilities & Transportation (PF&T): Eduardo Velasquez Chair, Dennis Campbell Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. PF&T did not meet in February. Next meeting March 14, 2018.
  5. **Liaisons Reports:**
    - a. Balboa Park Committee. Rob Steppke. No meeting due to lack of quorum.
    - b. Maintenance Assessment District. Peter Hill. The following items were approved:
      - i. Cutting 2 new tree wells and installing 2 new street trees at St. Luke’s Church; cost not to exceed (NTE) \$1100
      - ii. Replacing 20 rotted trash can liners on University Ave.; NTE \$600
      - iii. Median work in El Cajon Blvd. medians: accelerated planting of bare areas & mulching. NTE \$20,000
      - iv. Replacement of first solar street light on Boundary St., north of Meade. NTE \$6000
      - v. Spring/second phase of tree well filling program: plant 11 trees. NTE \$3500
    - c. North Park Main Street. Tim Taylor. Reviewed proposal for Drowsy Maggie Street Festival. Also reviewed operating hours for North Park Mini Park.
    - d. Adams Avenue Business Association. Dionne Carlson. No report.
    - e. El Cajon Boulevard Business Improvement Assoc. Dang Nguyen. No report
    - f. Community Review Board for Police Practices. Brandon Hilpert. Measure G is to allow Mayor and City Council to appoint members.
    - g. Election Subcommittee. Will work on putting together Forum event and March 20 election.

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, March 20, 2018

IX. Meeting adjourned at 9:01 p.m.