



**NORTH PARK PLANNING COMMITTEE (NPPC)  
DRAFT MEETING MINUTES  
January 16, 2018; 6:30 pm  
2901 North Park Way, 2nd Floor**

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**I. Call to Order: 6:39 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	3	2	3		3				3		2	1	1	

**II. Parliamentary Items**

**1. Consent Agenda Items: Urban Design/Project Review. Members present: Hill, Stayner, Vidales, Taylor**

**a. Neighborhood Development Permit – 2135 Felton St.** (Process 2) Neighborhood Development Permit to construct a new one-story single-family dwelling over basement totaling 2,947-sqft which includes 1,998-sqft of habitable area, a 259-sqft attached garage and 690-sqft of covered patio and deck within Environmentally Sensitive Lands. The 0.11-acre vacant lot is located on the east side of Felton St, south of Ivy St & north of Hawthorn St, and is in the RS-1-1 & RS-1-7 zones of the Greater North Park Community Plan area. Andrew Greer, Applicant. PTS 572795. **MOTION:** To approve the Neighborhood Development Permit (NDP) for the project as presented and recommend the application for deviation that allows tandem parking and deviation for front yard setback from 15’ to 9’ at 2135 Felton St. Stayner/Hill 4-0-0

**b. Neighborhood Use Permit – T-Mobile - 2828 University Ave.** Resubmittal of project originally approved at June 5, 2017 UD/PR. Resubmittal due to design change. A Neighborhood Use Permit (Process 2) application, to continue the use of an existing Wireless Communication Facility (WCF) located at 2828 University Avenue in the CC-3-9 zone of the North Park Planning area. The WCF supports nine facade mounted panel antennas with side and bottom skirts, painted to match the surface of the building and rooftop equipment. Dail Richard, Applicant. PTS 544682. **MOTION:** To support the proposal for Neighborhood Use Permit (NUP) for T-Mobile at 2828 University Ave. with the addition of a decorative element facing Utah St. that complements the Palisades sign on University Ave. in relation to the former roller skating rink. Vidales/Hill 4-0-0

**MOTION: To approve consent Agenda. Hilpert/UDPR on Consent 14-0-0**

2. **Minutes:** Approval of the November 21, 2017 Minutes.  
**MOTION: To approve November 21, 2017 Minutes. Dang/Hilpert 12-0-2** (Gettinger, Carlson abstained due to absence to that meeting)

3. **Treasurer's Report:** Brandon Hilpert
  - a. Current balance - 968.88
  - b. Reimbursable
    - i. \$14.94 – Vidales (supplies)
    - ii. \$95.88 – Hilpert (web hosting)
    - iii. \$30 – Hilpert (checks)
    - iv. 140.82 Total

**MOTION: To approve expenses totaling \$140.82. Stayner/Carlson 14-0-0**

4. **Appointment of NPPC Secretary.**

**MOTION: To approve Robert Getting as board secretary. Carlson/McAlear 14-0-0**

III. **Non-Agenda Public Comment:** None

IV. **Announcements & Event Notices:** Limited to One minute each.

1. **Utility Undergrounding Master Plan.** Coordination of undergrounding of overhead utility lines throughout the City. Draft available at:  
[https://www.sandiego.gov/sites/default/files/uup\\_updated\\_draft\\_master\\_plan.pdf](https://www.sandiego.gov/sites/default/files/uup_updated_draft_master_plan.pdf)  
Open houses on the following dates, times and locations:
  - a. January 17, 6-8 p.m. Otay Mesa-Nestor Branch Library, 3003 Coronado Ave.
  - b. January 22, 5:30-7:30. Jacobs Center for Neighborhood Innovation. 404 Euclid Ave.
  - c. January 24, 5:30-7:30. Energy Innovation Center, 4760 Clairemont Mesa Blvd.
2. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year round
3. **Ray at Night.** San Diego's largest and longest-running monthly art walk. Second Saturday of every month from 6-10pm. Next event is February 10.
4. **Spreckels Organ Pavilion in Balboa Park** – Dang Nguyen announced that Raul Prieto Ramirez has been appointed as the new organist. Performances every Sunday 2-3pm

V. **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).  
Emergency warning system or seismic alarm is currently not funded. Committees in house and senate are working to keep funding for federal government.
2. **Nick Serrano, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, [Nick.Serrano@asm.ca.gov](mailto:Nick.Serrano@asm.ca.gov). Hon. Gloria in town every Thursday night. Continue to invite him to events. Hon. Gloria has been added to housing and community development committee. SB-100: Gloria co-author, get CA to renewable energy sooner rather than later
3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, [Toni.Duran@sen.ca.gov](mailto:Toni.Duran@sen.ca.gov). Hon. Atkins recently elected to be leader of State Senate
4. **Tyler Renner, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 [TRenner@sandiego.gov](mailto:TRenner@sandiego.gov). Hon. Ward new chair of Economic Development Committee. Hon. Ward new chair of Select Committee for the Homeless. There is a new quality of life officer in North Park – another layer of protection against those committing crimes. Community Coffee – 1/30 5pm – at Communal Coffee. City attorney gave NP Observatory a public notice about building violations. Get it Done app – City app that is being expanded including graffiti abatement
5. **Planner's Report:** Elizabeth Ocampo Vivero, 619-236-6301, [EOcampo@sandiego.gov](mailto:EOcampo@sandiego.gov)

VI. **Information Item.**

1. **University Heights Water Tower Retrofit Project.** This project will replace the corroded anchor bolt washers, extend column footing foundation, install new tie rod bracing, install new gusset plates and pin connectors, abatement of lead coating, and recoat the lower portions of the tower columns. The project has been reviewed and approved by historical staff to make sure that the historical integrity of the water tower will remain untouched. Maryam Kargar, Associate Engineer, Public Works, 619-533-6673, [mkargar@sandiego.gov](mailto:mkargar@sandiego.gov)

Overview. The project is a seismic retrofit; start construction by spring 2018 and construction will last 5 months; funding comes from *Capital Improvement Fund* with total project cost \$2.163 million; Working hours 8:30am-3:30pm and contractor is contracted to get soccer schedule to not impede on their games with no work at night.

Audience Questions:

- Matt Thompson – no painting on tank or roof, why?
  - A. Priority is the seismic retrofit

Board Questions:

- Vidales – does the project description match the recent NPPC’s priority list?
- Carlson – Will new coating repeal graffiti?
- Gebreselassie – remove or disassemble tower?
  - A. Tower will stay

VII. **Action Item:** (1 Min Max per Speaker; Chair can award more time)

1. **NPPC Bylaws Update.** Discussion limited to Article 6, Section 2 (b)(ii) 5 through 9. Previously approved changes on July 18, 2017 are not effective yet. Current Bylaws available at [http://northparkplanning.org/pdfs/nppc\\_bylaws.pdf](http://northparkplanning.org/pdfs/nppc_bylaws.pdf). Peter Hill explained the updates to the Bylaws, which were mostly due to suggestions by the City from the last review of the July 18, 2017 changes.

Public Comment:

- Matt Thompson – is there a mechanism that requires the MAD to see budgets for upcoming infrastructure budget? Does NPPC give teeth to the MAD to go about the above?

Board Comment:

- Daniel – do we still get opportunity to vote if you don’t live in MAD boundaries?
  - Yes
- Daniel – are we going to get meeting minutes from the MAD?
  - Yes, will be on distribution list similar to any other subcommittee

**MOTION: To adopt the proposed amendments as presented. Callen/McAlear 13-1-0 (Gebreselassie)**

VIII. **NPPC Reports**

1. **Chair’s Report**

- a. **Elections.** To be eligible to run for the NPPC Board or vote in the election, you must have a Valid Registration Form on file and have signed-in at one NPPC Board meeting from March 2017 through February 2018.
  - i. Considering doing separate special meeting for a Candidates Forum before the election that complies with the Brown Act. Can only talk about generalities and not specific projects.
  - ii. Public comment – SoNo also having a candidates’ forum. Question on eligibility requirements for voting.

- b. **Valle Vista Terrace Historic District.** Update on the appeal to November 2017 decision from Historic Resources Board (HRB)
    - i. February 6 @ 2pm City Council hearing on appeal. The hearing will also include an appeal for Golden Hill Historic District. Staff recommendation is to deny appeal.
  - c. **University Avenue Mobility Plan.** For most recent update see article on the December 15<sup>th</sup> edition of the Uptown News, available at: [www.sduptownnews.com](http://www.sduptownnews.com). NPMS will be funding the landscape up keeping.
  - d. **Community Planners Committee (CPC).** Tuesday, January 23, 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. Capital Improvement Program (CIP) Prioritization After Action Report
    - ii. Utility Undergrounding Master Plan
    - iii. Changes to Park and Recreation Councils
    - iv. Expanded Staff Report
2. **Social Media** Brandon Hilpert. No major update
  3. **NPPC Website Update** Brandon Hilpert. Before election will be adding maps to see borders. New section with documents on eligibility form & bylaws
  4. **Subcommittee Reports:** Limited to Items Not on the Agenda & 5 Min. Max. each)
    - 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. All items are on the consent agenda. Next meeting is Monday, February 5, 2018. Cell Site antenna installation on the new building at Howard & Texas will be on the agenda.
    - b. Public Facilities & Transportation (PF&T): Eduardo Velasquez Chair, Dennis Campbell Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Will look at parking conversions. Next meeting February 14, 2018
  5. **Liaisons Reports:** Limited to 1 Min. Max per Report
    - a. **Balboa Park Committee.** Rob Steppke. Incoming restaurant going to have footprint that won't allow for a visitor information center
    - b. **Maintenance Assessment District.** Peter Hill. Discussion about completing tree planting in front of St. Luke's church on 30<sup>th</sup> St. Next meeting is Monday, February 12.
    - c. **North Park Main Street.** Tim Taylor. NPMS would like more information on the NPPC motion not to support park curfews, especially regarding the mini park. The NPMS Board elected new officers. Joseph Balestrieri is the new President. There was a presentation on the PBID, and approval of the budget. PBID actions will be integrated into the existing committees. The NPMS Board voted against having a fence around the Mini Park, largely due to the negative impression it might make on community character. There is a new project to select artists to paint/repaint some utility boxes. Next NPMS meeting is February 8th
    - d. **Adams Avenue Business Association.** Dionne Carlson. Holding annual breakfast meeting 1/30 @ 8am @ El Zarape; cost is \$10. Election of board of directors. Looking for sponsor for banners along antique avenue
    - e. **El Cajon Boulevard Business Improvement Assoc.** Dang Nguyen. No meeting last month. Meeting this Thursday at 5:30pm
    - f. **Community Review Board for Police Practices.** Brandon Hilpert. Review Board voted for measure G and waiting on Mayor's office to implement it.

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

X. **Adjournment.** Meeting adjourned at 8:29 PM.