



**NORTH PARK PLANNING COMMITTEE (NPPC)
AGENDA**

**April 17, 2018; 6:30 pm
2901 North Park Way, 2nd Floor**

www.northparkplanning.org
info@northparkplanning.org

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

I. Parliamentary Items (6:30 p.m.)

1. Call to Order, Roll Call and Attendance Report
2. Modifications to the NPPC Agenda
 - a. **Urgent Non-Agenda Action Items:** Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee. Items must have come up after the Agenda went out & be of a time sensitive nature.
 - b. **Consent Agenda Items:** Items were heard, voted on at an NPPC subcommittee and are not considered controversial. *Items on the Consent Agenda can be moved to Action for full discussion by any member of the Board or Public.*
 - i. Urban Design/Project Review. Members present: Hill, Stayner, Gould, Doster, Taylor, Bonn, Steppke
 - 1) **Tentative Map Waiver – 3047 North Park Way.** Map Waiver to waive the requirements for Tentative Map for the creation of 6 condominium units currently under construction located at 3047 North Park Way. The 0.14-acre site is located in the RM-3-8 zone within the Greater North Park Community Plan area. Mehran Saberi, Applicant. Anthony Bernal, DSD Project Manager ABernal@san Diego.gov PTS 593192**. **MOTION: Approve Tentative Map waiver due to desirability of home ownership within the community for stability. The NPPC disagrees strongly with practice of “Dual Tracking” which allows projects to initially be permitted as apartments and then be entitled as condominiums. Hill/Gould 5-2-0 (Steppke, Bonn)**
 - ii. Public Facilities & Transportation. Members present: Velasquez, Callen, Doster, Gebreselassie, Hill, Bonn, Carlson, Steppke.
 - 1) **List of requested considerations in regards to conversion from parallel parking to angle (head-in) parking.** Letter of requested practices for noticing and implementation. Follow-up to March 14, 2018 presentation by City Staff regarding proposed parking conversion for multiple locations with expected net parking gains. Approved by Community Parking District. Notices to be provided to affected residents and business owners. **MOTION: To approve draft letter of requested practices in regards to conversion from parallel parking to angle (head-in) parking as edited below.**
Due to the large number of requests for increased parking, the difficulty of obtaining responses from absentee property owners, the success of NPPC’s pilot Head-in Parking project at Kansas and El Cajon Blvd, and the success of subsequent head-in and angled parking conversions; NPPC supports the Mid-City Parking District’s request to change from an “Opt-in” to an “Opt-Out” system for Parking Conversions from Parallel to Head-in or Angle parking.

As a result of NPPC's extensive past experience with parking conversions, NPPC requests that, in order to ensure both public satisfaction and public safety, each parking conversion project (Head-in or Angle) include the following:

- 1. Notice to both residents (including renters) and property owners on each impacted street.*
- 2. Notice to include a clear drawing showing the Proposed parking conversion vs. Existing parking plan, the number of existing spaces, the number of spaces After proposed conversion and any Disabled Parking, Loading zones, etc. clearly marked, along with the location of any red curbing required.*
- 3. Notice to include an Opt-out check-box and a space to write where the recipients are encouraged to give the city feedback on any improvements/concerns they might deem advisable/desirable, whether they support the project or not.*
- 4. Center Line striping, particularly when Head-in or Angle parking switches from one side of the street to the other on the next block. Ensure alignment across intersections.*
- 5. A white stripe delineating the limit of how far the Head-in/Angled parked vehicles may extend into the traffic lane without causing a hazard.*
- 6. Sufficient Attention paid to project design area to ensure that curb height and drainage in Parking Conversion project areas are sufficient to prevent the parked vehicle from parking too far forward, thus encroaching over the curb and into the Parkway or Public Right-of-Way (PROW).*
- 7. Attention be paid to intrusions in the PROW (utility boxes, etc.) that might impede the safe implementation of such projects without further impeding pedestrian accessibility.*
- 8. Disability spaces should be placed on the ends of the block as parallel parking spaces. So-doing helps ensure better visibility around corners, and thus public safety. It also makes for easy ingress to and egress from the disabled parking spot.*
- 9. Electronic notification to NPPC with Parking Conversion implementation Dates and Times, for distribution as blocks are designated for conversion.*

Carlson/Steppe 8-0-0

3. **Agenda:** Adoption of the April 17, 2018 NPPC Agenda, if necessary
4. **Minutes:** Approval of the March 20, 2018 Minutes
5. **Treasurer's Report**

II. Election of Board Officers, Appointment of Subcommittee Chairs & Liaisons

1. Election of Board Officers

(6:45 p.m.)

- a. Chair
- b. Vice Chair
- c. Secretary
- d. Treasurer
- e. Community Planners Committee (CPC) Alternate

2. Appointment of Subcommittee Chairs & Liaisons

- a. Urban Design/Project Review Subcommittee Chair and Vice Chair
- b. Public Facilities/Transportation Subcommittee Chair and Vice Chair
- c. Balboa Park Committee
- d. North Park Main Street
- e. Adams Avenue Business Improvement Association
- f. El Cajon Boulevard Business Association

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

- IV. **Announcements & Event Notices:** Limited to One minute each. (7:00 p.m.)
1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year round
 2. **North Park Senior Apartments Grand Opening.** Community Housing Works hosting. Friday, April 27 10:00 am to 12:00 pm.
 3. **Adams Avenue UnPlugged.** Saturday, April 28 from 12 noon to 10 p.m.
 4. **Viva North Park.** Cinco de Mayo + Street Food Celebration Saturday, May 5 from 11:30 am to 11 pm. Chase Bank parking lot and portion of alley.
 5. **North Park Festival of Arts.** Saturday, May 12, 11 a.m. to 10 p.m. University Ave. between 30th and 32nd Streets and additional side streets
 6. **Vegan Street Fair.** Saturday, May 12, noon to midnight. Hamilton St. between El Cajon Blvd. and Howard Ave.
 7. **Taste of Adams Avenue.** Sunday, June 25, 11 a.m. to 3 p.m.
- V. **Elected Official Reports & contact Info:** Reports are limited to 2 Min Max (7:10 p.m.)
1. **Jessica Poole, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, Jessica.Poole@mail.house.gov
 2. **Nick Serrano, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Nick.Serrano@asm.ca.gov
 3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Toni.Duran@sen.ca.gov
 4. **Tyler Renner, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 TRenner@sandiego.gov
 5. **Planner's Report:** Elizabeth Ocampo Vivero, 619-236-6301, EOcampo@sandiego.gov
- VI. **Action Item:** (7:20 p.m.)
- 1) **Rock 'n' Roll Marathon Letter of Support.** Request for a letter of support for Rock 'n' Roll San Diego Marathon and Half Marathon. Discussion of course that will take place in North Park during the upcoming June 3rd race. Road closures will be in place between the hours of 5 am and 10:45am, and will be lifted on a rolling basis. This means that some roads may open sooner than other roads based on their location on the route. Course map and full list of road/ramp closures. Natalia Mendez and Katie Holmes, Community Relations, Rock 'n' Roll Marathon Series
 - 2) **Proposal to use Transient Occupancy Tax (TOT) Funds for Balboa Park.** Request for Letter of Support for a ballot measure to allocate TOT funds for Balboa Park's deferred maintenance needs and continued upkeep. Balboa Park is an iconic and historical national landmark home to 18 museums, performing arts venues, gardens, cultural and recreational attractions providing destination for local and outside visitors. It is currently in a state of disrepair and it needs a permanent funding source to sustain its existence. Daniel Gebreselassie.
- VII. **NPPC Reports** (8:00 p.m.)
1. **Chair's Report**
 - a. **Award of Merit for North Park Community Plan.** The American Planning Association (APA) San Diego Chapter will give the Award of Merit on Comprehensive Planning-Large Jurisdiction to the North Park Planning Committee and City of San Diego on May 17 at the Coronado Community Center.
 - b. **Community Orientation Workshop (COW).** Saturday, May 5, 8 a.m. to 12 p.m. 202 C St. 12th Floor. RSVP required. Attendance by all elected planning group members at a COW session or by completing the Electronic COW (E-COW) within 60 days after being elected satisfies the requirement.
 - c. **Community Planners Committee (CPC).** Tuesday, April 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. **Middle Income Density Bonus.** Proposed regulations creating a density bonus to promote middle income affordable housing.
 - ii. **Senate Bills SB827 & SB828.**
SB827: http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB827
SB828: http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB828
 - iii. **Code Enforcement updates.**
 - iv. **Commercial and Industrial Common Interest Developments (CICID).**

- d. **Civic San Diego North Park Luncheon.** March 29 presentation on economic development programs and tools
- 2. **Social Media**
- 3. **NPPC Website**
- 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 1st Monday. Next meeting May 7, 2018
 - b. Public Facilities & Transportation (PF&T): Eduardo Velasquez Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting May 9, 2018
- 5. **Liaisons Reports:** Limited to 1 Min. Max per Report
 - a. Balboa Park Committee Rob Steppke
 - b. Maintenance Assessment District Peter Hill
 - c. North Park Main Street Tim Taylor
 - d. Adams Avenue Business Association
 - e. El Cajon Boulevard Business Improvement Assoc.

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, April 17, 2018

IX. **Adjournment**

(8:15 p.m.)

- **For more info on any project, enter the SD Development Services PTS number in “Project ID” at <http://www.opensd.sandiego.gov/web/approvals/>
- NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.
- To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.
- NPPC Chair: René Vidales 619-797-6772 or info@northparkplanning.org
- Urban Design/ Project Review Subcommittee Chair: Peter Hill 619-846-2689 or urbandesign@northparkplanning.org
- Public Facilities & Transportation Subcommittee Chair: Eduardo Velasquez 619-535-8875 or publicfacilities@northparkplanning.org
- Adams Avenue Business Association: www.adamsAvebusiness.com/
- North Park Main Street: northparkmainSt.com/
- “The Boulevard” El Cajon Boulevard Business Improvement Association: www.theboulevard.org
- North Park Maintenance Assessment District: <http://npmad.org>
- North Park Community Association. For information about North Park Activities or to have an event posted: www.northparksd.org
- University Heights Community Association (UHCA): www.uhsd.org