





**NORTH PARK PLANNING COMMITTEE**  
**Draft Minutes: May 21, 2013– 6:30 PM**  
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**I. Call to order: 6:31pm**

**II. Attendance Report :**

Member	NPPC
Robert Barry	X
Howard Blackson	
Dionne Carlson	
Cheryl Dye	X
Vicki Granowitz	X
Peter Hill	X
Brandon Hilpert	X
Roger Lewis	X
Carl Moczydlowsky	
Lucky Morrison	X
Dang Nguyen	X
Omar Passons	X
Rick Pyles	X
Phil Rath	X
Rene' Vidales	X

**III. Modifications to and Adoption of the 05/21/13 Agenda. Pyles/Vidales 12/0/0**

**a. Motion to adopt May 21, 2013 NPPC Agenda: Cheryl**

**IV. Consent Agenda:** Items on the Consent Agenda were heard & voted on at an NPPC subcommittee; 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.* Motion passes 12/0/0

**a. UDPR 5/6/13 In Attendance: Barry, Dye, Morrison, Hill, Blackson, Nguyen, Pyles, Bonn, Callen, Steppke Non-Voting Members: Carlson, Granowitz**

**i. T-Mobile - 4220 Arizona St (Project No. 290170):** CUP renewal for an existing Wireless Communications Facility in a residential zone.

**1. MOTION: To Approve the CUP Renewal. Hall/Dye 10/0/0**

**ii. C-II Lofts Parcel Map Waiver - 3535 Crestwood Place (Project No.314734);** Ministerially permitted as apartments, currently under construction, needs Map Waiver to convert to Condos.

**1. MOTION: to Deny the Map Waiver due to lack of public review prior to start of construction. Barry/Steppke 9/1/0 (Dye voting no)**

**iii. Iowa Senior Housing – 3937-3939 Iowa St (Project No. 294439):** Proposed SDP and CUP to allow demo of existing structures & construction of affordable for-rent senior housing with street-level commercial space. Site is 1.11-acre located within the CN-1 & MR-800B zones. Project is a Process 3 & can be appealed to the Planning Commission.

**1. MOTION: Approve SDP and CUP with agreement to add head-on or diagonal parking. Blackson/Nguyen 10-0-0;**

**2. MOTION: To encourage additional amenities including but not limited to roof top recreation space and exterior seating along the Iowa St side of the project. Steppke/Callen 10/0/0**

- V. **Approval of Previous NPPC April 16, 2012 Minutes**
- a. **MOTION TO APPROVE April 16, 2013 NPPC Minutes:** Remove sustainable NPMS, update attendance. **Roger/Rene 11-0-2 (Carlson arrives late, Dang and Phil abstain.)**
- VI. **Approval of May 9<sup>th</sup> Minutes:**
- a. Wanted to note that economic prosperity and art elements should be noted in minutes.
  - b. Item 4a 3 and 4 – notice of CPOZ for the grocery store blocks. (Marlon addressed in his notes. We will incorporate Marlon’s notes into the minutes.)
  - c. Motion to approve May 9, 2013 Minutes: Cheryl/Dang 11/0/2 (Phil and Omar abstain)
- VII. **Treasurer’s Report**
- a. Brandon Hilpert – current balance \$761.87. Vicki recommended adding a future discussion item of making a donation to the church for allowing us to utilize the space.
- VIII. **Social Media Report, Brandon Hilpert**
- a. Social media report with current numbers to be included.
- IX. **Planner’s Report - Marlon Pangilinan, 619.235.5293; [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)**
- a. Report to be added during presentation.
- X. **Non Agenda Public Comment**
- a. Paulina Lis – works with NPMS as a sustainability manager, NP was accepted to represent San Diego in Portland’s Sustainability project to help craft a plan of sustainability for the neighborhood will share with the community once it’s been created. Those interested in helping should contact North Park Main Street.
  - b. Lucky Morrison – Information item on four breweries, in the last 90 days we’ve had 90 days apply. There’s a streamlined process for manufacturers by ABC which allows breweries to add a tasting room with little extra paperwork.
- XI. **Announcements & Event Notices**
- a. Cheryl – undergrounding meeting proposed by land use committee. Support within
  - b. Omar – mayor released budget and revise which included funding for infrastructure and park assessments. Downtown Partnership is hosting a town council this Thursday at 5pm at North Park Recreation Center. Happy Days (on Wabash), the unattractive building is exploring fixing up the exterior of the building. Community clean up was very successful with lots of support from Bluefoot.
  - c. Vicki – North Park Historical Society is doing a walking tour of the commercial district 6/29, 9am, \$10 charge. SANDAG hosting 6/21, Land Use and transportation, 6.19, economic prosperity workshops 11:30-1:30. Mayor solicited input, ideas and feedback bankers hill residence committee, 75 people took advantage of the open bar, changes to PdP and valet to start Memorial Day weekend.
  - d. Peter – Kalos opening of the affordable housing project, completely full, tours of units. Will be certified as LEED platinum. Promoted the Community Housing Works service offerings.
  - e. Rick – festival of arts went very well, wants to thank and congratulate North Park Main Street
  - f. Dionne – Rock and Roll marathon is on Saturday.
- XII. **Elected Official’s Report**
- a. **Gavin Deeb, Hon. Susan Davis, US Congressional District 53**, 619.208.5353 [Gavin.Deeb@mail.house.gov](mailto:Gavin.Deeb@mail.house.gov), – Neighborhood day is noted on the website. CISBA act sharing of information between private business and government, she voted no but it did pass. Thank Cheryl for touring them around the weekend festival. For the Mayors presentation, the slides are available on the park website.
  - b. **Jason Wiesz, Hon. Toni Atkins, State Assembly District 76** – 619.645.3090 [jason.weisz@asm.ca.gov](mailto:jason.weisz@asm.ca.gov) -
  - c. **Christopher Ward, Hon. Marti Block, State Senate District 39** – 619.645.3133 [christopher.ward@sen.ca.gov](mailto:christopher.ward@sen.ca.gov) -
  - d. **Anthony Bernal, Hon. Todd Gloria, City Councilmember District 3**, [ABernal@sandiego.gov](mailto:ABernal@sandiego.gov) - <http://sandiego.gov/cd3> for newsletter signup.
- XIII. **Discussion/Action Items**
- a. **Bluefoot Bar & Lounge Neighborhood Use Permit (NUP) (Project No. 315586): McAlear/Pyles** - Proposed Neighborhood Use Permit (NUP) to amend existing NUP to extend the previously-conforming bar/lounge use and maintain a sidewalk café. Existing NUP allows service to the sidewalk café until 10pm from Sunday–Thursday; new NUP proposes sidewalk café service until 11pm from Sunday-Thursday. The NUP is a Process 2 decision that is made by City staff and can be appealed to the Planning Commission.
    - i. History, this is the 3<sup>rd</sup> time the NUP is coming before us for review. Adam and Sarah have been working to restore relations with the community. Alcoholic beverages are not allowed on the patio 2 hours before closing. Requesting one adjustment to allow the extra hour of consumption on the patio (to 11pm). Omar asked if the immediate neighbors share the view that the enhancements have improved, Rick replied that either yes or it’s not important enough for them to show up tonight. Jay Tuner – comment comparing to La Boheme about concerns about residences being across from The

Office (bar). We ended up having no complains.

Cheryl – sound barrier is currently a temporary plywood wall. But they will be creating a more permanent solution. Very pleased with what Bluefoot has done.

Peter – Question regarding the Smoking Goat and their extension to 11, how did it get approved?

Answer: for the current zoning, it's a pretty standard time for any restaurant for 11pm.

Dionne – question about the transferability of NUP; but Adam said he has no intention of selling (just had a 10 year lease) and noted the agreement is non-transferrable. Question about if it's enforceable.

Robert – as a group, been supportive of the 5 year agreement term.

Lucky – Has an issue going from a 2 year to a 10 year permit, would be more comfortable with 5 years; but supports the extension of the additional patio hour.

Roger – Pleased to see the bar and the community working together.

- ii. MOTION: to support the renewal of the Bluefoot Bar & Lounge Neighborhood use permit as presented including the community covenant allowing for one additional hour of beverage consumption on he patio Sunday through Thursday (until 11pm), and allowing for a 10-year permit with the restriction requiring a review by NPPC in 5- years. If this is not enforceable as a NUP condition, the NUP shall expire in 5 years.

Motion by Roger/Rick. 13/0/0

**b. North Park Community Plan Update**

**i. Approval of Land Use Map**

**Motion to approve all recommendations (with the correction to #4, changing “support land use” with “no”). Barry/Rath 13/0/0**

**1. Report on University Heights May 16 Meeting Recommendations**

**Elements trailed**

**ii. Noise Element**

**iii. Public Facilities Element**

**iv. Urban Design**

**v. Park & Rec Element**

**XIV. Chair's Report/CPC**

- a. **Additional CPU Board Meetings for the Summer will be the 2<sup>nd</sup> Thursday of the Month 6:30 pm North Park Christian Fellowship**

**b. CPC**

i. Councilmember Zaph attended CPC – tandem parking issue, changing from 4 to 2.

ii. CPC will vote on the Draft CIP Policy developed by the Ad Hoc Committee and City Staff/

iii. Ad Hoc Committee created to work with CIP on Small Lot Subdivision (Think Bungalow Courts)

iv. Election Wrap-Up: Couple of issues came up that will be remedied including not having someone running for office working registration & discuss whether to allowing people to register until the candidate's speeches are concluded (how we use to do it)

v. Agenda Format

**XV. Subcommittee Reports:**

- a. **Urban Design/Project Review**, Cheryl Dye - NP Adult Community Center, 6:00pm 1st Monday. Next meeting, June 6, 2013
  - i. Discussion on the infill development going from rentals to condos.
- b. **Public Facilities/Public Art**, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting, Wednesday June 15, 2013.
  - i. Large water pipeline replacement project along Upas, following up with project manager with some questions (why digging and replacing road twice). University Heights sign, replacing what they have, should be coming up, proposing sign but excluding the part that goes up to 805.

**XVI. Liaisons Report**

- a. **Balboa Park Committee** – Rob Steppke: Request for a waiver of summer moratorium of events which was granted. Change order to resurface sidewalks of bridge (from fire), water wise program from friends of Balboa Park. Conservancy is doing public outreach, Vicki has delegated to Dionne to attend.
- b. **Maintenance Assessment District** – Rob: Trash can decal that has been considered; rebaloting with assignments of ideas for a logo or slogan for trash cans. Elected a homeowner seat to the board. Vacated seat representing NPCA. Approved draft letter endorsing the planning award. Next meeting, rebaloting discussion.
- c. **North Park Main Street** – Cheryl Dye: Art festival last Saturday, 11-6; well attended with largest attendance ever. Vendors that participated indicated record sales.
- d. **Regional Bike Plan Proposed Initial Implementation** - Carlson/Vidales: SANDAG regional bike corridors. Next Uptown meeting 6/12. NP 6/25 6pm at teen challenge center in city heights.
- e. **Adams Ave BIA** – Dionne Carlson: Busily working on improvement projects with bridge updates across 805 with pedestrian improvements.

- f. **NPBID Collaborative** – Vicki Granowitz: Mainly dealing with land use map, Steven Zollezzi with food and beverage industry lobby presented, starting on zoning.

**XVII. Unfinished & Future Agenda Items**

- a. Bylaws
- b. CPU
- c. University Heights Identification Signs Projects
- d. CicloSDias, Ed Clancy Aid to Mayor Filner
- e. Donation to the church

**XVIII. Next Meeting Date:** interim meeting June 13, June 18, 2013

**XIX. Motion to Adjourn: Cheryl/Robert 13-0-0**

Minutes submitted by Brandon Hilpert