



NORTH PARK PLANNING COMMITTEE (NPPC)

Draft Meeting Minutes

May 19, 2020; 6:30 pm

Meeting held Virtually Via Zoom Platform

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I. Parliamentary Items

1. Call to Order, Roll Call and Attendance Report

Member	Steve Billings	Steve Doster	Daniel Gebreselassie	Arash Kahvazadeh	Marc Gould	Sarah McAlear	Aria Pounaki	Jen Spencer	Melissa Stayner	Matt Stucky	Tim Taylor	Marissa Tucker	Eduardo Velasquez	René Vidales	Randy Wilde
Attendance	1	2	3	4		5	6	7	8	9	10	11		12	13
Late															
Absences	1	3	1	2	5	2	1		3	1	2		3		1

2. Modifications to the NPPC Agenda

a. Consent Agenda

i. Urban Design/Project Review. Members present: Stayner, Pounaki, Hill, Taylor, Vidales.

1. **Map Waiver for project located at 4078 Arizona St. (Process 3) Project Number 635766.** The project seeks a map waiver for the conversion of two existing single residential dwelling units into two residential condominium units. The property is 0.12 acres in size and located in the RM-3-7 Zone of the North Park Community Plan area. Kent Smith, applicant. ***SUBCOMMITTEE MOTION:*** *To approve the Map Waiver for 4076 & 4078 Arizona St. Taylor/Stayner 5-0-0*

ii. Public Facilities & Transportation. Members present: Doster, Kahvazadeh, Bonn, Hill, Steppe, Vidales

1. **Energy Franchise Agreement Letter of Support.** Full board heard this item in January, subcommittee heard presenters in February and crafted a letter of support in March. ***SUBCOMMITTEE MOTION:*** *To send attached letter on upcoming energy franchise agreement(s) drafted based on discussion at the January full board meeting, and February & March subcommittee meetings. Doster/Bonn 4-1-0 (Kahvazadeh against)*

MOTION: *To approve Consent Agenda. McAlear/On Consent 13-0-0*

3. **Agenda:** Adoption of the May 19, 2020 NPPC Agenda.

MOTION: *To Adopt May 19, 2020 Agenda as modified with Texas Street Resurfacing as Action Item #4. Gebreselassie/Tucker 13-0-0.*

4. **Minutes:** Approval of the February 18, 2020 Minutes.

MOTION: *To approve February 18, 2020 Meeting Minutes. Wilde/Tucker 13-0-0*

5. **Treasurer's Report:** Sarah McAlear/Randy Wilde. The account balance is \$1,019.47. There will be expenses to be approved to host virtual meetings

6. **Withdraw previous resignation of NPPC board member.** Previous resignation was timed to take place prior to the March election which has not taken place. The proposal is to reinstate board

member for them to continue serving until the election takes place or until they no longer qualify to serve, whichever comes first.

MOTION: To approve withdrawal of previous resignation for board member Rene Vidales, reinstate him to continue serving until the election takes place or until he no longer qualifies to serve, whichever comes first. Gebreselassie / Kahvazadeh 12-0-1 (Vidales abstaining due to being the subject of the motion)

II. **Non-Agenda Public Comment:**

1. Brenda Martin. Mentioned it seems odd that the committee is approving Map Waiver for project located at 4078 Arizona St. (Process 3) Project Number 635766, when the base zoning should have allowed a denser project.
2. Stephen Whitburn. Updated the committee on his campaign for City Council and provided his contact information.
3. Rich Geisler. Comment on the pipe replacement project and the repaving issues on the intersection of Redwood and 30th. Displeased with the state of project progression and strategies.
4. Toni Duran. Updated the committee on her campaign for City Council, provided directions to resources available on her campaign website.
5. Matthew Thompson. Comment that voice votes would be preferable on contentious issues when using digital mediums for meeting.
6. Will Neblett. Comment on a craftsman home that was replaced by apartments without parking. Granada and Myrtle (northwest corner).
7. Gina Maklary. Suggested the idea to have live musicians at the corner of 30th and Polk when things start to reopening.
8. Anthony Watson. Expressed appreciation for the online format of this meeting and suggested that we create options for online accessibility in future meetings.

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. **Parks Master Plan Update.** The Parks Master Plan is a plan for an interconnected Citywide parks system with opportunities for everyone to get outside and play while fostering social interactions, cultural, activities, and exercise, as well as providing urban respite, enjoyable transportation options, and an increased tree canopy cover. A key component of the Parks Master Plan is equity and access-based goals that prioritize areas with park standard and park service gaps. The proposed amendment to the General Plan Recreation Element includes amendments to reflect the new policies in the Parks Master Plan. You can provide feedback by completing a survey at: https://docs.google.com/forms/d/e/1FAIpQLSdVfpgiYuBtymDWQcP-wjN773jC_E6Zph9k9vSG_jNbJj_KOg/viewform
The draft documents were posted on April 24, 2020 and are available at <https://www.sandiego.gov/planning/programs/completenesscommunities/play-everywhere>

IV. **Elected Official & Planner Reports:**

1. **Robert (Bobby) Case, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, robert.case@mail.house.gov. No report.
2. **Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090.
Assemblymember Todd Gloria joined the meeting to share the following:
 - a. Sacramento legislators are meeting again, and the budget is radically different than previously shared
 - b. We are moving into Stage 2 of the Governor's plan for reopening
 - c. The date for full reopening is still uncertain. Stage 3 likely to take place in June
 - d. Unemployment claims are up, \$17B has been paid out, and for new claims, the office of the assemblyman can be reached out to for more assistance.

Questions:

- What is the state of conversations for forbearance on leases for unopened businesses? A: It seems that the forbearance would be extended

- Are there plans for additional unemployment benefits to be provided by the state of California? A: Unlikely that there would be state funds for enhanced benefits, this would likely come from the Federal Government.

- What is being done to target the additional pressure from homeless individuals in the community? A: From a state perspective, the management falls onto the local level, however investment from the state is continuing for homelessness.

3. **Chevelle Newell-Tate, Hon. Toni Atkins, State Senate Dist. 39**, 619-645-3133, Chevelle.Tate@sen.ca.gov.

Reiterated many points from Assembly member Todd Gloria.

Seniors in need of food can call 211 to establish eligibility for senior program.

4. **Brett Weise, Hon. Chris Ward, City Council Dist. 3**, 619-236-6633 BWeise@sandiego.gov.

The council member has been working with the community during the pandemic to help answer questions and be available for requests. Of note, Brett shared the following:

- a. The council member is working on the budget and the fiscal situation is difficult. More information will be available in future updates.
 - b. Two Streets were nominated in District 3 for the Slow Streets Program
 - c. Proposed 5 million dollars of CARES Act funding to reimburse city employees for childcare costs
5. **Bernie Turgeon, Planning Department**, 619-533-6575, BTurgeon@sandiego.gov.
- a. Gave an update on a North Park Community Plan Amendment for Florida Street which had garnered a lot of resident interest. This was a cleanup item from the Planning Department as an oversight from the 2016 North Park Community Plan Update. The project is on a temporary pause, there are no tentative dates for public hearings.

V. Action Items

1. **Georgia Lofts at 4375 Georgia St. (Process 4), Project Number 653775**. Tentative Map to create ten residential condominiums (under construction) and the consolidation of two lots into one. The 0.16-acre site is located at 4375 Georgia St. in the RM-3-9 zone, the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, the Transit Area, and the Transit Priority Area within the North Park Community Plan area and Council District 3. Travis Cleveland, Project Manager, tcleveland@sandiego.gov, 619-446-5407; Antony Christensen, engineer representing applicant, ceands@aol.com, 858-271-9901

Anthony Christensen made a short presentation. Anthony explained that this project is not up for design review, but rather is up for map review (which is technical process for dividing land).

Board Comment:

- Billings: Why is this being pursued now? Is this a way to avoid design input from the community? A: The building is already under construction, this is being filed in preparation of the apartment's completion.
- Doster: What is the arrangement being made for bicycle storage? A: Cannot comment unequivocally what the storage for bicycles will be.
- Gebreselassie: Were there any variances that had been requested? A: There were no variances.
- Kahvazadeh: Clarifying question on what the action item was. A: This is a mechanism to sell condominiums for units that were previously earmarked for apartment rentals.
- Spencer: Commented that this seems like a type of project that we continue to see in the committee.
- Stayner: Commented that she understands the developers position to use this mechanism.
- Stucky: Reiterated the comments from Melissa.
- Tucker: Reiterated the comments from Melissa.

Public Comment:

- Melissa Smith: Opposed comments from members of the board that sided with developers because it allows developers to skirt rules that have important underpinnings.
- Renay Johnson: This seems to be a consistent issue for the committee, why approve the map waivers? A: Sarah M. responded with some legacy information on why this is the case

After further discussion the following motion was made:

MOTION: The NPPC approves the Tentative Map for Georgia Lofts at 4375 Georgia St. because increasing access to opportunities to home ownership 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. McAlear/Pounaki 12-1-0 (Gebreselassie voting against)

2. **Appoint Howard Blackson as NPPC representative to the Balboa Park Committee (BPC).** Howard Blackson’s appointment as a member the BPC has already been recommended by the offices of the City Attorney, the Mayor and Councilmember Ward.

Howard Blackson introduced himself to the board.

Board Comment:

- Stuckey: Added that the ordinances state that the representative should be a NPPC committee member. Chair Vidales responded that in the past NPPC has voted to have community members who are qualified and have previously registered be a representative to other bodies

Public Comment:

- Vicki Granowitz spoke in favor of Howard Blackson, and reiterated that the current NPPC bylaws allows for a qualified community member to be an NPPC representative to other bodies, as long as they are voted by the board

After further discussion the following motion was made:

MOTION: The NPPC votes to appoint Howard Blackson as the NPPC representative to the Balboa Park Committee. McAlear/Spencer 12-1-0 (Stucky opposing)

3. **North Park Open Air on 30th St. Pilot Program.** North Park Main Street is proposing a plan to increase the useable space for businesses along 30th Street to enable businesses to expand their capacity and safely serve more patrons in the public right of way. The Pilot Program would close 30th Street to traffic during operating hours thereby allowing businesses to place tables and chairs in street while providing social distancing opportunities for dining. Angela Landsberg, North Park Main Street angela@northparkmainstreet.com.

Angela Landsberg made a short presentation discussing the merits of the plan using a PowerPoint presentation.

Board Comment:

- Wilde: Expressed his support but voiced concern for the area becoming a hangout area
- Tucker: Expressed her support and mentioned how important this is to the survival to the small businesses in North Park
- Taylor: Asked what the approval process would be. A: the approval would come from the city, Development Services or Special Events
- Stucky: Asked about curbside pickup, is there a capacity on the side streets for curbside pick up? A: Most curbside pickup is on foot currently
- Stayner: Spoke in favor

- Spencer: Labeled the proposal as amazing; spoke in favor
- Pounaki: Spoke in favor
- McAlear: Spoke in support of the pilot
- Kahvazadeh: Thinks this could be a good concept, but its important to set success criteria, important to think about loading zones and bus access
- Gebreselassie: Is sympathetic to the plight of the businesses, but thinks that 10am-10pm as a time range is excessive and problematic, as are days like Thursdays and Sundays. He also noted that pedestrian safety in terms of the virus is compromised by this project. Willing to support given these challenges. Offered the idea of using the alleys instead of the street space.
- Doster: He is supportive
- Billings: He is supportive
- Vidales: He is supportive

Public Comment:

- Matthew Segal: Spoke highly in favor of the plan because of what it would mean to small businesses in North Park.
- Matthew Thompson: Asked what operating hours would be, what kind of safety issues would be implemented, and when this would phase out. A: Proposed hours are 10am-10pm
- Catherine Greene: Had a question about how the buses would be handled, the impact on the bike lanes, and the foresight to sanitation. A: Buses would have to be rerouted, no answer on the bike lanes, sanitation would be the responsibility of the restaurants as it is now and will be overseen by the County Health Department.
- Mary Harrison: Asked how many restaurants would be participating? A: 9 restaurants are initially interested in participating.
- Liz Saba: Is concerned what it would mean to her business to have the streets closed. A: Liz's business would likely not be affected because of its location
- Pat Sexton: Investigated by doing street level questioning of businesses asking about how they felt about the impact of loss of parking would mean to them. There were several people that were concerned.
- Ginger Partyka: Thinks this could be an innovative idea and shared examples from other countries where this could enhance the community. Said if this was successful she'd like to see something similar on 30th.
- Jeff Kiyama: Mentioned he is in favor of the proposal and shared his own viewpoint as a restaurateur.
- Anthony Vitti: Asked how a decision will be made at the end of the 2-week pilot period. A: there will be criteria to see if it has a meaningful impact
- Rich Geisler: Thinks this is great in concept.
- Melissa Smith: Thinks this is the most exciting use of space in the city of San Diego.
- Chris Clark: Thinks this is a fantastic idea.
- Monica de la Cruz: Expressed her support.
- Andrew Villegas: Voiced his support.
- Dermot Rodgers: Shared his excitement with this experiment. Wants to see some parking solutions.
- Christopher Robert: Loves the idea and shared some evidence that it might be favorable for overall health
- Yali Bair Ruiz: Owns Splash Wine Bar and reiterated that this could be life or death for some businesses.
- Peter Casellini: He is the area planner for MTS and expressed his support but did mention that buses would have to move to residential streets. If the lane is widened from 20' to 22' buses could still use 30th.

After further discussion the following motion was made:

**MOTION: For NPPC to support the North Park Open Air on 30th Street proposal.
Kahvazadeh /Billings 13-0-0**

4. **Texas St. Resurfacing.** The proposed resurfacing on Texas Street is between El Cajon Blvd. and Madison Ave. According to presenter, resurfacing projects are using SB-1 funds, which by law requires the city to implement complete streets designs. Several deaths have occurred on Texas St. Texas St. is identified in Community Plan and the Bicycle Master Plan as a Class II bicycle route. Presenter is requesting a letter from NPPC be sent to the City supporting a safer Texas Street. Item requested by Brer Marsh, resident. *SUBCOMMITTEE MOTION: To request city staff present to NPPC options evaluated for assessing the feasibility of complete streets elements including (not limited to) pedestrian safety improvements, bike lanes, and/or improved access to transit per SB-1 Sec 2030(f) mandate, as part of the resurfacing projects on (a) Texas St. between Madison Ave. and El Cajon Blvd., (b) Texas St. between Upas St. and University Ave., and (3) Madison Ave. between Texas St. and Utah St. Presentation to be made prior to resurfacing project. Kahvazadeh/Stucky 6-0-0*

Brer Marsh shared a presentation on SB1 funds and how streets being resurfaced using those funds by law must consider pedestrian and bike enhancements.

Public Comment:

- Melissa Smith: Asked what the outcome of the subcommittee was. A: The subcommittee more or less asked for input from the City on what all the options were for these enhancements.
- Pat Sexton: Shared police reports of fatalities that have occurred on Texas, she shared that there had been 2 recent deaths, not “several”
- Kate Callen: Directed a question to Brer about what the impact would be to a Texas street with said improvements. A: Committee members shared that this is simply a request for more information from the City with a study of what options exist.
- Paul Jamason: Shared that he is supportive of safer facilities

Board Comment:

Kahvazadeh: Added that the subcommittee motion was literally only a request for a feasibility study.

MOTION: To accept the original subcommittee motion as voted upon. SUBCOMMITTEE MOTION: To request city staff present to NPPC options evaluated for assessing the feasibility of complete streets elements including (not limited to) pedestrian safety improvements, bike lanes, and/or improved access to transit per SB-1 Sec 2030(f) mandate, as part of the resurfacing projects on (a) Texas St. between Madison Ave. and El Cajon Blvd., (b) Texas St. between Upas St. and University Ave., and (3) Madison Ave. between Texas St. and Utah St. Presentation to be made prior to resurfacing project. Kahvazadeh /Doster 13-0-0

VI. **Information Item:**

1. **ACLU Police Scorecard Report.** Presentation by the American Civil Liberties Union (ACLU) on SD police scorecard report. Report available at <https://policescorecard.org/assets/san-diego/police-scorecard-san-diego-report.pdf>. Chelsey Birgisdottir, Policy Associate, ACLU of San Diego, CBirgisdottir@aclusandiego.org

Chelsey Birgisdottir made a presentation demonstrating the unequal treatment of minority groups by the SDPD. Chelsey shared a call for action and ways to get involved as well as contact information.

VII. **NPPC Reports.** No Reports were given due to time constraints

VIII. **Future NPPC Meeting Date:** Next meeting is Tuesday, June 16, 2020 at 6:30 p.m.

IX. **Adjournment.** Meeting adjourned at 9:33 p.m.