



**NORTH PARK PLANNING COMMITTEE (NPPC)**

**Draft Agenda**

**Sep 15, 2020; 6:30 pm**

**Virtual Meeting Via Zoom Platform**

Register online at:

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**I. Parliamentary Items**

(6:32 p.m.)

**1. Call to Order, Roll Call and Attendance Report**

Member	Steve Billings	Steve Doster	Daniel Gebreselassie	Arash Kahvazadeh	Vacant seat	Sarah McAlear	Aria Pounaki	Jen Spencer	Melissa Stayner	Matt Stucky	Tim Taylor	Marissa Tucker	Eduardo Velasquez*	Vacant seat	Randy Wilde
Attendance	3	4	5	5		5	5	4	4	4	5	5	3		5
Late													1		
Absences	2	1	0	0		0	0	1	1	1	0	0	1		0

**2. Modifications to the NPPC Agenda**

a. **Urgent Non-Agenda Action Items:** None

b. **Consent Agenda**

Urban Design/Project Review. Board Members Present: Aria Pounaki, Jen Spencer, Melissa Stayner, Tim Taylor, Peter Hill (Community Member), Pat Sexton (Community Member)

**Process 3 Site Development Permit**

To construct a 2 story 2,952 sf single family residence on a 17,994 sf. ft. vacant lot at 2626 Vancouver in the RS 1-1 and RS 1-7 zones within the North Park Community Plan, Brush Management, Very High Fire Hazard Severity, Geologic Hazard Category 52, FAA

Height Notification, and SDIA - Airport Influence Area-Lindbergh Field Overlay Zones.  
Council District 3. Presenters: Shaw-Chin Chiu & Zachary Alan

**SUBCOMMITTEE MOTION: To approve the Process 3 Site Development Permit for 2626 Vancouver. (5-0-0)** (Pat Sexton left before the vote but signaled her support ahead of the vote)

Public Comment:

Yvette Reneé: felt that the items should be presented again at the board meeting since not everyone can make it to subcommittee meetings. Did not request to pull the item.

**MOTION: To approve the consent agenda. McAlear/Taylor (10-0-1)** (Billings abstaining due to technical difficulties)

3. **Agenda:** Adoption of the Sept 15, 2020 Agenda, *(not necessary)*.

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

Public Comment:

Yvette Reneé: wanted clarification, felt that she was talked over and was unable to give public comment on the last item. Feels shut down and rude. She wants to better understand how to ask questions moving forward.

Pat Sexton: Says she couldn't find them posted on the .org or the .gov website. Sarah clarifies she put them in the e-mail but did not realize they were not on the website.

**MOTION: To approve August 18, 2020 Minutes. Tucker/ Gebreselassie (8-0-3)** (Billings, Stayner, & Stucky abstaining due to past absence)

5. **Treasurer's Report:** Sarah McAlear.

Account balance is \$707.57; waiting on reimbursement from the city for church donation and zoom.

II. **Non-Agenda Public Comment:** Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time. (6:40- 7:13 p.m.)

- Pat Sexton:
  - Melissa said she would get the presentation prior to Matt Stucky and send e-mail to request presentation. Others had asked to be able to send in ideas about what they wanted to do with the Housing and Land Development code updates. Couldn't find Matt's e-mail either. Wondering what Matt presented on CPC since they couldn't get ahold of them.
  - Farmers Market causes Jaywalkers and a bottleneck. Wondering why it's on both sides of 30th street because it creates a mess.
- Irez Lomeli - With the Census Bureau. Wants to make sure everyone is counted. Local help line at the downtown San Diego office. 619-695-6567

- Sean Stidham - Lives on Felton St (where it forks off from Boundary St). One-way. Sees cars constantly driving (all types of vehicles) in the wrong direction. Says people attempt to correct, makes it more dangerous. Asking for painted lines on the road or concrete bollards.
- John Hartley - New to neighborhood, trying to understand how he can be on the e-mail list or get "credit" for attending a meeting. Sarah McAlear to touch base with John.
- Renay Johnson - Trying to understand when the "experiment" on Lincoln will be over. Doesn't see many bikes, scooters, or skateboarders.
- Mark Spitzer - Been here 33 years. Never seen an issue to "anger people more" than the bike lanes on 30th street. Wants the committee to reconsider the bike lanes.
- Michael Bagnas - Discussing Sean's issue. Confirming the issues of the location. Would like a proper memorial of Sept 25th 1978 to beautify the area under "place making" ordinance at Boundary street with angled parking to prevent them from going the wrong way on that St.
- Yvette René - Wants time to ask questions due to the times of COVID. Simply trying to find out when we the public can ask questions. Wants time to ask question then be given follow up. Asking when she can ask questions.
- Vicki Granowitz - Answered Yvette's questions noting her request would be untypical and that the way the meeting is being run is appropriately.

III. **Announcements & Event Notices:** Limited to One minute each. (7:14- 7:14 p.m.)

1. **Meeting Guidelines – Best Practices.** Chair to share findings from public meetings best practices research and establish code of conduct for NPPC meetings conducted henceforth.
2. **APWA 2020 Chapter Awards.** UH Water Tower Seismic Retrofit project received the Historic Project of the Year Award from APWA SD on 9/10/20. <http://sandiego.apwa.net/>

IV. **Elected Official & Planner Reports:** Reports are limited to 2 Min Max (7:15- 7:16 p.m.)

1. **Maria Bojorquez-Gomez, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, [maria.bojorquez-gomez@mail.house.gov](mailto:maria.bojorquez-gomez@mail.house.gov)
2. **Makana Rowan, Hon. Nathan Fletcher, SD Board of Supervisors Dist. 3,** (619) 531-4936, [makana.rowan@sdcountry.ca.gov](mailto:makana.rowan@sdcountry.ca.gov) .
3. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, [Mathew.Gordon@asm.ca.gov](mailto:Mathew.Gordon@asm.ca.gov) .
4. **Diana Lara, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, [Diana.Lara@sen.ca.gov](mailto:Diana.Lara@sen.ca.gov).
5. **Brett Weise, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 [BWeise@sandiego.gov](mailto:BWeise@sandiego.gov).
6. **Bernie Turgeon, Planning Department,** 619-533-6575, [BTurgeon@sandiego.gov](mailto:BTurgeon@sandiego.gov).

No representatives present, no reports given.

V. **Action Items:** (7:17- 9:09 p.m.)

1. **Switzer Canyon Sewer and Storm Drain Replacement Approval Consideration**  
Sewer and Storm Drain Group 828 will replace the aging and deteriorating sewer mains and install new storm drainpipes within parts of the Balboa Park Golf Course and Switzer Canyon. The full board will

hear a presentation by Project Manager Sabeen Cochinwala following a request by the board on Aug 18 to hear the matter with information requested by the subcommittee [onsite vegetation mitigation dissipater alternative analysis]. City staff request the board's approval.

**Public Comment:**

Carrie Schneider: Hillside off 30th is a paper street, is fairly sure that some of it is open space. Concrete energy dissipators are a bulky area and ugly and invite graffiti. The city is planning to do work like this in multiple canyon areas, suggest the planning committee requests a Program EIR report.

Yvette Renee: Requests made by the public will not work with this program because the city determined it would be "a whole another project." Trying to see if there is enough overlap with other projects to see if it could be cost saving in the long term to do multiple in a single project.

Libby Brydolf: Says we should ask for EIR to look for alternatives to an energy dissipator. "Seems big" and wants to see if something else could be done.

Eugene Polly: "Regular golfer" at Balboa park. Trying to determine if there is any mitigation to ensure the golf course could be utilized during construction.

Pat Sexton: Concerned about graffiti, anyway to build a chain link cage around concrete walls so people can't get to them?

**Board Comment:**

Steve Billings: No comment

Steve Doster: Says they wanted them to work with "Friends of Switzer Canyon" and cannot believe there are no places for onsite mitigation.

Daniel Gebreselassie: Getting confirmation on points: Drain water sewer system? Trying to go into new sewer system? Is this eventually going to close Pershing drive? Is this project 2 years construction in one area or throughout the entire project scope? What is this sewer system going to do for us? Are we getting efficiency, drainage? Things like that? Times of operation?

Sarah McAlear: No Comment

Melissa Stayner: No comment

Matt Stucky: Site development permit, no EIR? Not subject to CEQA? Sharing photos of Maple Canyon with their dissipator wondering why this is not possible.

Tim Taylor - Where will the offsite mitigation occur and what is the mitigation ratio? Not having to add more mitigation because it's offsite? Vacate paper streets so they can be used for onsite mitigate? If you could avoid "black surface" that would be welcome.

Marissa Tucker - No comment

Randy Wilde - No comment

Aria Pounaki: Paint concrete standardized color to mitigate anticipated graffiti in the future as an option?

Arash Kavazdeh: Wanted to let everyone know that the city did send an extensive email with a response to the concerns of the public. Her team had gone through every single comment. Some things still unclear: It seems like the biological guidelines vs engineering limitations which would prevent them from using alternatives to concrete dissipater. Felt like there was a lot of "it's not within scope" or "requires coordination" which wasn't an acceptable answer to ensure they truly determined if they good do onsite mitigation. Recommended yielding time to Carrie Schneider. 4 minutes ceded to Carrie.

Carrie Schneider - "They could do more, they just choose not to". 1.) Alternative to the current two that are in the cities design book. 2.) In regard to an EIR: they seem to be piecemealing these projects. Other projects have the same scope with the same kind of work that constitute doing a EIR.

Draft MOTION: Delay support of the site development permit to allow a return to our public facilities subcommittee for a community workshop on mitigation and design alternatives. (Stucky/Taylor)

Friendly amendment: to include "onsite mitigation" (Kahvazadeh)

Accepted by Stucky and Taylor

**Motion: Delay support of the site development permit to allow a return to our public facilities subcommittee for a community workshop on onsite mitigation and design alternatives. Stucky/Taylor (11-0-0)**

## **2. Consideration of Endorsement of Measure A.**

Measure A is the measure on the November ballot that would provide for affordable homes for vulnerable, lower income San Diegans, and supportive homes for San Diegans experiencing homelessness to be funded with an assessment on property taxes. Measure A would create the 2,800 permanent supportive housing units called for by the Community Action Plan on Homelessness to end chronic street homelessness in San Diego. Presented by Stephen Russell, executive director of the San Diego Housing Federation.

### **Public Comment:**

Eugene Polly: \$900M in bonds will be \$2.2B to repay. Will cause housing projects to be forced on community projects who do not want them. What is going on ECB is being forced upon North Park. 61 units with no parking as an example. The government accounting office has criticized the alarming high cost of these projects. Costs per subsidized unit for studio apartments was greater than a 2 bedroom would cost brand new. The community has to have an opportunity to buy in. Has to be strong control of costs.

Yvette Reneeé: Speaking to Eugene, 1BDM cost in SD is \$1500. List of Questions: Is this measure only related to funding or does it also include building structure type and size. Does it include

how it will be run such as onsite management? Who will run the programs? Will there be a criteria to address any problems that arise in the program?

Ranay Johnson: Doesn't think another assessment on property taxes is the right answer. I'm very compassionate for homeless. If we need more money out of property owners pocket. Could cause new rent increase. People are at the brink. Unfortunately every dollar counts. Can't just say "let's do another assessment" because you don't know what it will do to someone.

Vicki Granowitz: Everybody doesn't want affordable housing. Yet, the NPPC has a history of approving affordable housing and it has only made our community better. It's a way to keep people in communities to prevent gentrification. We can't just say "No I am a taxpayer and property owner." I need to do more to help my fellow man. We all complain about the homeless on our streets, we have to do something, we can't just keep saying no.

Yvette: Clarifying question. - Increase density versus helping homelessness.

Board Comment:

Steve Billings: Are these units to be developed or will they purchased?

Steve Doster: Homes that they will be able to buy? Does this overlap with the convention center measure?

Daniel Gabreselassie: Good cause. Support it. If anything, not enough. Is this for transitional or permanent housing?

Arash Kahvazadeh: Leaning in support of this. How would matching take place? How many jobs could be created for building these houses?

Sarah McAlear: Ceded time to Arash

Melissa Stayner: What are the "tranches"? What is the timeline for construction of these units?

Matt Stucky: Several comments on unit costs, does having this large \$ does that mean you can save money not looking for funding.

Tim Taylor: Not a perfect solution, but there are none. Support the measure. No other comments.

Marissa T-Boquez: Duty to each other as humans. Need to do it \*because of covid\* creates jobs, creates shelter for people.

Eduardo Velasquez: Clarifying question.

Randy Wilde: In support of it. Temporary assistance that we're providing to people is not enough, we need to provide permanent housing post COVID-19 but also because of COVID-19.

Draft MOTION: The NPPC to write a letter in support for Measure A. Gebreselassie/McAlear

Friendly amendment to add "wholehearted" (Tucker)

Friendly amendment accepted (Gebreselassie/McAlear)

**MOTION: The NPPC to write a wholehearted letter in support of Measure A. Gebreselassie/McAlear (12-0-0)**

See Appendix for Letter Text

VI. **NPPC Reports** (9:10 - 9:20 p.m.)

1. **Chair's Report**
2. **Social Media.** Sarah McAlear/Randy Wilde
3. **NPPC Website Update.** Sarah McAlear/Randy Wilde.
4. **Subcommittee Reports:** : (Limited to Items Not on the Agenda & 5 Min. Max. each)
  - a. Urban Design/Project Review (UDPR): Melissa Stayner Chair, Aria Pounaki Vice Chair –Next meeting October 5, via Zoom.
  - b. Public Facilities & Transportation (PF&T): Steve Doster Chair, Arash Kahvazadeh Vice Chair – Please note meetings have been moved from 2<sup>nd</sup> Wednesday to 2<sup>nd</sup> Tuesday moving forward. September meeting cancelled. Will resume October 13, via Zoom.
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
  - a. Balboa Park Committee. Vicki Granowitz.
    - i. Initiative to get community input for the future of Balboa
  - b. Maintenance Assessment District. Matt Stucky.
  - c. North Park Main Street. Steve Billings.
    - i. Repaving on 30th might be an issue for businesses. Asked to postpone. Potentially considering moving North Park sign to allow left hand turns to allow people to get into the parking structure.
  - d. Adams Avenue Business Association. Arash Kazavahdeh.
  - e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde.
    - i. Nothing relevant for this group.
  - f. North Park Community Association. Peter Hill.
    - i. No Bird Park concert due to COVID.
  - g. University Heights Community Association. Randy Wilde.
    - i. Just started meeting again. Not a lot to discuss.
  - h. CPC. Matt Stuckey
    - i. Something we're going to have to have an additional discussion about. CPC handling very complex code updates.
    - ii. City decided to drop small lot development programs.
    - iii. ADU Parking regulations does not affect North Park. We're already under state law to not require parking for ADUs. NP voted in support of that.
    - iv. CEQA Appeals and Provision for previously conforming issues got pulled for further discussion. Everything else has passed and gone to planning commission.
    - v. Maybe having more clear direction from the board in the future to help guide decisions especially when there is such little time.

VII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, October 20, 2020

VIII. **Adjournment** (9:20 p.m.)

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- \*\*For more info on any project, enter the SD Development Services PTS number in "Project ID" at <https://opensd.sandiego.gov/Web/Maps/ApprovalsDiscretionary>
  - 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](mailto:info@northparkplanning.org)

- Urban Design/ Project Review Subcommittee Chair: Peter Hill 619-846-2689 or [urbandesign@northparkplanning.org](mailto:urbandesign@northparkplanning.org)
- Public Facilities & Transportation Subcommittee Chair: Arash Kazavahdeh or [publicfacilities@northparkplanning.org](mailto:publicfacilities@northparkplanning.org)
- Adams Avenue Business Association: [www.adamsAvebusiness.com/](http://www.adamsAvebusiness.com/)
- North Park Main Street: [northparkmainSt.com/](http://northparkmainSt.com/)
- "The Boulevard" El Cajon Boulevard Business Improvement Association: [www.theboulevard.org](http://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](http://www.northparksd.org)
- University Heights Community Association (UHCA): [www.uhsd.org](http://www.uhsd.org)

## Appendix 1: Letter of Support for Measure A

September 15, 2020

**North Park  
Planning Committee**

Yes on Measure A  
3939 Iowa Street, Suite 1  
San Diego, CA 92104

**RE: NPPC Endorsement of Measure A**

Measure A Campaigners,

This letter serves to notify you that the North Park Planning Committee has decided to give Measure A our wholehearted endorsement. Our endorsement of this measure was unanimous because it was clear that the merits of this Measure will meet the objectives of our community: creating good jobs, creating permanent homes for those who are formerly homeless or at risk for homelessness, and importantly creating a funding source that will make our region competitive for state and federal matching funds.

In light of the COVID-19 crisis that has already had a big impact on our most vulnerable neighbors, there has never been a more important time for us to work with speed and focus to find solutions and Measure A will be fundamental for our recovery effort.

On behalf of the board, I thank you again for presenting to the public and to the Committee, adeptly answering all our questions and concerns.

Sincerely,



Aria Pounaki  
Chair  
North Park Planning Committee