



NORTH PARK PLANNING COMMITTEE (NPPC)

Draft Minutes

Nov 17, 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	4	5	5	6	X	6	6	5	5	4	5	5	3	X	6
Late					X							1	1	X	
Absences	2	1	1	0	X	0	0	1	1	2	1	0	2	X	0

2. Modifications to the NPPC Agenda

a. Urgent Non-Agenda Action Items:

MOTION: To add as action item #1 the resignation of Randy Wilde, effective 11/18/2020. Pounaki/Wilde (8-0-0)

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) 4419-4427 Texas Street Map Waiver

Application to waive the requirements of a Parcel Map to create 5 residential condominium units in buildings under construction on a .161 acre site at 4419-4427 Texas Street in the RM-3-7 Zone within the North Park Community Plan. Presenter: Maggie Roland

SUBCOMMITTEE MOTION: To approve the map waiver for 4419-4427 Texas Street, 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. The NPPC would like to address the use of palm trees for tree points as they do not provide shade or adequately address the climate action plan of creating more shade and reducing the urban heat island effect. The NPPC is also concerned about the deck encroachment into the required setback on this project. Pounaki /Stayner (5-0-1) (Taylor abstaining because he arrived late and missed the presentation)

Public Facilities & Transportation. Board Members Present: Aria Pounaki, Steve Doster, Arash Kahvazadeh, Peter Hill (Community Member)

SANDAG Roundabouts in University Heights

There are two roundabouts (one at Meade Ave & Alabama Street, and one at Meade Ave & Louisiana Street) that are in the University Heights neighborhood, as identified in the North Park Community Plan. These two roundabouts have been completed and sandblasted with the name “North Park” as decorative elements. Residents of University Heights request these two roundabouts be updated to read “University Heights.”

Presenters: Tyler Renner (Councilman Ward’s office), Danny Veeh and Natalie Cushman (SANDAG representatives)

SUBCOMMITTEE MOTION: Support the removal of “North Park” from the two roundabouts on Meade Avenue Bikeway at Alabama and Louisiana Streets and replace with “University Heights” as long as the estimated \$50,000 cost is paid by SANDAG’s budget. Kahvazadeh / Doster 4-0-0

MOTION: To Adopt Consent Agenda. Stayner / Pounaki (8-0-0).

3. **Agenda:** Adoption of the November 17, 2020 Agenda, *if necessary*.

MOTION: To Approve Agenda as Modified to include the Resignation of Randy Wilde. Pounaki/ Kahvazadeh (8-0-0).

4. **Minutes:** Approval of the September 15, 2020 Minutes.

MOTION: To Approve the September 15, 2020 Meeting Minutes. Doster/ Pounaki (8-0-0).

5. **Treasurer’s Report:** Sarah McAlear.
 - a. Account balance is \$707.57 for the month of November. Waiting on 2 reimbursements from the City of San Diego.

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

(6:46)

- Christine Hernandez: resident of University Heights, newly elected President of University Heights Community Association. Excited to be elected and looking forward to being more involved. Email: president@uhsd.org
- Pat Sexton: The minutes and agendas for NPPC's subcommittees are not being posted on the websites.
Response: Sarah and Arash have updated on our websites with minutes and agendas. Melissa has also sent them to the .gov website – but they haven't posted them yet. Melissa will follow up with them.

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

(6:52)

1. **North Park Farmer's Market:** Thursdays weekly 3-7:30PM on North Park Way & 30th Street, for more info: <https://www.northparkfarmersmarket.com/>
2. **December Nights (Dec. 4 through Sunday, Dec. 6):** Over 20 food truck/food vendors offering their most popular menu items in a drive-thru setting in the Inspiration Point parking lot near Balboa Park. For more info: <https://www.sandiego.gov/taste-of-december-nights>
3. **Jefferson Elementary School** – Will be installing 2 large shade structures at the school. The public can expect normal construction activities near the school.

V. **Elected Official & Planner Reports:** Reports are limited to 2 Min Max

(6:53p.m.)

1. **Maria Bojorquez-Gomez, Hon. Susan Davis, US Congress Dist. 53**, 619-208-5353, maria.bojorquez-gomez@mail.house.gov . Not Attending.
2. **Makana Rowan, Hon. Nathan Fletcher, SD Board of Supervisors Dist. 3**, (619) 531-4936, makana.rowan@sdcountry.ca.gov . Not Attending.
3. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78**, 619-645-3090, Mathew.Gordon@asm.ca.gov . Not Attending.
4. **Diana Lara, Hon. Toni Atkins, State Senate Dist. 39**, 619-645-3133, Diana.Lara@sen.ca.gov.
Update: Covering for Chevelle who is out on maternity leave. Toni Atkin's office is continuing to assist w/ unemployment cases. If you know anyone who is having issues with unemployment, please contact their office for assistance.
5. **Brett Weise, Hon. Chris Ward, City Council Dist. 3**, 619-236-6633 BWeise@sandiego.gov. Not Attending.
6. **Bernie Turgeon, Planning Department**, 619-533-6575, BTurgeon@sandiego.gov. Update on Planning Group Elections for March 2021. On April 14, 2020 the City Council voted unanimously to approve the proposed temporary amendment of Council Policy 600-24. Within Council Policy 600-24, the planning groups, who had not yet conducted elections for the year were not allowed to hold elections until the Governor's State of Emergency has been lifted. The Council Policy and CPG Bylaws will automatically revert to standard operations once the State of Emergency has been lifted. The Council understands there have been issues due to postponement of elections – including that many Community Planning groups have two or more vacancies on their boards (including North Park) and that they have been vacant for more than 120 days. If the State of Emergency has not been lifted by March 2021, council is looking at the possibility of socially distant in-person elections with the option of mail in ballots. They are looking at different options as well. Bernie has stated that if we are having any issues with posting our meeting minutes or agendas to let him know and he can assist.

Community comments/questions:

Claudia Flores: How can I get a hold of Bernie? Email is on the agenda

Comments from the Board:

Aria Pounaki – do you feel certain, by March, there will be a comprehensive policy to incorporate into policy 600-24?

Bernie: Yes, our goal is to have something by the beginning of the year. We are working on having a draft form this month – however, if we have to get approval from city council could take a while longer.

Aria Pounaki: We have been working on some options. Is the planning dept. looking at receiving proposals or suggestions?

Bernie: Yes, we would appreciate any ideas, especially w/ technology aspect. Mail-in voting can only be conducted with an in-person vote – happy that NPPC has already started to look at options. Aria Pounaki: Who is a qualified voter? We do have registrations from Zoom, how should we prepare for that.

Bernie: We will investigate the zoom meeting attendance, registration. That would be good.

VI. **Action Item:**

1. **Randy Wilde Resignation** (Added via Urgent Non-Agenda Action Item Motion by Pounaki)
Last minute resignation due to Wilde’s transferring to a role within the City government in January and looking to avoid conflict of interest. While he will still be living in the neighborhood, tomorrow will be the effective date of the resignation. Wilde’s resignation letter is attached as Appendix 1

Public Comment:

Christine Hernandez: Thanks Randy on behalf of University Heights- you’ve done a great job!
Steve Oechel: What will happen to this open position?

Board members:

Arash: Thanks for spending your time on the committee, hopefully will see you around the neighborhood. Best of luck!

Marissa: will approve the resignation for technicality, but not because she wants to! You’ve made such a difference and inspired me to see how local government works.

Aria: Randy was our liaison to University Heights and El Cajon Business Improvement District – will need to recruit someone to do take this position. Thank you for your service – you mentored me as well! Thanks for dedication and service.

MOTION: To approve the resignation of Randy Wilde, effective November 18, 2020. Stayner / McAlear (9-0-0)

VII. **Information Item:**

(7:05- 8:30 p.m.)

1. **University Avenue Mobility Plan Update**

A number of improvements to University Avenue corridor have been planned in the University Avenue Mobility Plan (UAMP). The UAMP project proposes multi-modal improvements along University Avenue, between Florida Street and Boundary Street, within the City of San Diego's (City) community of North Park. The project will incorporate: 1) Roadway Improvements: Traffic signals, raised medians, turn pockets, and re-striping; 2) Transit Improvements: Transit-only lanes, transit stop consolidation; and 3) Pedestrian Improvements: Enhanced pedestrian crossings, curb extensions/pop outs. This information item will update the board and the public of the coming changes.

Presenter: Chun Yu Chan, Project Manager, City of San Diego - ChanC@sandiego.gov; Patricia Trauth – Rick Engineering- presenter, Julian Yap, Kevin Gibson

Chun Yu Chan – The project goes from Florida to Boundary St. It is approx. 1.2 miles long. Several different types of improvements will be constructed that focus on safety and mobility along University Ave.

Julian Yap: Transit improvements include transit only lanes (11' wide) which will be shared by buses and bicycles - like what was recently done along El Cajon Blvd. In addition, 18 transit stops will consolidate to 15 stops. There will be a raised median 10' wide for length of the project with new landscape improvements. The median area will be maintained by North Park Main Street.

Patricia Trauth – Landscape Architect who designed the planting for the median. Blue/Lavender planting scheme and a red/orange plant palette. Low maintenance and low water use.

Julian Yap: Roadway Improvements will provide some new left turn pockets and maintain other left turn pockets. Re-striping will accommodate the raised median, left turn pockets and transit improvements. Two new traffic signals will be installed at Arnold Ave. and Oregon St. Four new enhanced pedestrian crossings across University Ave. will be added and improvements to two other pedestrian crossings. 91 existing on-street parallel parking stalls along University Ave will be removed to construct improvements. To mitigate this, additional parking spaces have been added on the side streets – 114 stalls have been added over the last few years.

Chun Yu Chan: Construction schedule: we are happy this is moving forward! It was advertised for Construction last Thursday. Contractor's will bid on this project and once a contractor is selected, construction is anticipated to start in Spring 2021. Residents in the area will receive a construction notice. Please contact Chun Yu Chan for any questions or concerns.

Public Comment:

Matt Thompson: Appreciate you addressing the issue of parking. However, those additional stalls created were done in the past they don't address current loss. Also, the Bus Only Lanes on El Cajon Blvd have so many use cars that use them – how will you prevent cars from doing this same action on University?

Pat Sexton: Toyland parade has taken place on University Ave. for 56 years – how will this affect this historical event? Concerned about loss of parking for those who would like to shop and eat in North Park. Unless, of course, you are living in a high-rise building and no one needs to drive. Why is North Park getting dumped on for the number of new high rise buildings and loss of parking stalls?

Basil Mournian: Pedestrian Crossing – will there be lights built into the asphalt vs. lights on poles – lights lining the pathway on the street helps vehicles see the pedestrians and better.

Christine: 91 stalls removed – will there be 91 added as part of this project, not past projects? If not, are there future plans to add parking?

Steve Occhel: I'm assuming the city did some type of traffic analysis that shows bus use will increase with this mobility plan? We are dedicating so much roadway to bus use – would like to see evidence that this mode of travel will increase.

Antoinette: We have been following this project for decades – we are very happy with the bicycle lanes! Bike and bus lanes – can't wait for it to get started!

Matt Thompson: Clarifying comment: on the pedestrian crossing –I hope you have program that allows some traffic thru if pedestrian use is constant, so vehicle traffic doesn't get backed up along University Ave.

Response:

1. Parking eliminated: the 91 stalls that are being removed has been mitigated prior to this via additional parking created on side streets – 114 parking stalls have been added to mitigate lost stalls. The City is also looking into better signage to guide vehicles to use the underutilized parking garage as well.
2. Within the Environmental Impact Report (EIR) – there was a traffic analysis on how the bus condition will behave once cars will be reduced to one lane. Traffic will migrate onto side streets. Overall, the traffic will be improved especially during rush hour. As far as avoiding buses staking up – they will coordinate with MTS to ensure this doesn't happen – but there are fewer bus routes along University Ave. vs El Cajon Blvd, so staking should not be as much of an issue. Over time people will understand these are bus/bike only lanes and less cars will accidentally use them. The traffic study is available on the city's website, contact Yun if you can't find the EIR with the traffic study.
3. Hawk signals – which are in-pavement flashes – are NOT being proposed but keep the one pedestrian crossing that already has them will keep them.
4. Left turns - raised medians will remove some left turn lanes, except at specialized intersections.
5. Public/Neighborhood Outreach: notice was sent out regarding design completion; however, it is a good point let neighbors know about upcoming construction sooner vs. later.
6. Might need to work on outdoor dining coordination if it's still happening in the Right-of-Way, when construction starts.
7. Pedestrian signal overload – it can be set to delay as a standard but could adjust if they are being overused and vehicle traffic starts backing up.

Board Comment:

Steve Billings: How far are the bus lanes from the street curb?

Julian: The bus lanes are next to the sidewalk curb – no buffer.

Steve Doster: Are there any improvements to the sidewalks? Or Lighting? Sidewalk Bulb outs? Any included? Bike Corals?

Julian: no sidewalk improvements are proposed, but ADA ramps will be upgraded. Bulb outs were studied, but not feasible because trucks cannot make turns onto University Ave. with them. No additional bike racks are included as part of the project. There will be lighting improvements.

Arash: Thanks for the presentation. Parklets – so many businesses are utilizing these right now – could there be a delay on construction if these businesses who heavily rely on these parklets for business during Covid-19 health orders? –

Julian: Blocks will be done one by one –the block will be completed finished before moving onto the next. Bus lane will be vacant a lot of time due to frequency of bus routes.

Arash: Utilization of parking garage –it has serious issues with not being used. Have reached out to ACE to ask how to utilize this better but haven't had good luck with communicating with them.

Chun: We are working on signage to show people and direct vehicles to where the parking garage is.

Arash: What kind of signage will be incorporated – would love to see design, ideas. Ace has been unresponsive, even though it is a local business. Worried that signage won't be enough.

Jen: Are there any trees proposed in the median landscape plan?

Patricia – No trees are proposed, was told not to include from the City.

Chun: Typically planting areas are maintained by property owners, median trees would need to have a Maintenance Assessment District (MAD) established to maintain them.

Also, there was a concern about safety issues. In the end the conclusion was not to use trees.

Jen: So basically, the City is not following it's own Climate Action Plan to reduce heat island effect by planting more trees?

Melissa: What is the median for?

Chun: The median will eliminate conflicting points – especially left turns. Left turns will only be allowed at certain intersections.

Melissa: How will the stop lights be timed based on new design?

Chun: We will have it timed to optimize flow.

Marissa: There are so many bus stops that slow down the overall traffic flow – worried there are too many to make bus use favorable. How do you determine where bus stops go?

Chun: We are reducing bus stops along corridor and relocating to a more strategic location. This was determined through the traffic study done in the EIR.

Marissa: All my questions have been answered. Understand concerns about parking but excited about the bike lane options as well! Will busses run more frequently in the future, right now they don't run very often.

Chun: will need to check with MTS, the City does not operate bus schedule.

Randy Wilde: Can you give us an overall timeline of the project, so everyone knows how long we've been working on this?:

Chun: The project started 2005 with the initial study. In 2012 the draft EIR went to public review. In 2016 CIP was started for design.

Randy Wilde: Disappointed about lack of sidewalk improvements, lighting improvements, street trees. It is a failure of leadership not to add street trees – legally obligated to do so by the Climate Action Plan.

Aria: Couldn't they allocate funding for maintenance of from the existing North Park MAD?

Chun: There is NOT an existing MAD established, due to the existing maintenance agreement w/ NP Main Street – did not want to maintain trees.

Peter Hill: The existing North Park MAD is not authorized to do anything on University Ave.- why they were not involved. The NP MAD is extremely limited.

Aria – Is there any room to add/change anything to the design?

Chun: No, it's too late to change design, but if you have any operational (traffic/stormwater) concerns, let us know.

Aria: Thanks for your time and presentation.

2. Kate Sessions Commitment Tree Initiative

The newly-organized Kate Sessions' Commitment focuses on planting 100 trees in various communities each year in the 2020s and has launched a website, www.katesessionstrees.org. The City of San Diego has increased its tree planting budget from \$100,000 in FY20 to \$400,000 in FY21, to plant street trees in 15-gallon containers on right-of-way property. These are known as "free" trees, and the request begins with a "watering agreement" from residents and businesses. More info and request form at <https://www.sandiego.gov/blog/free-tree-sd>.

Presenter: Anne S. Fege, Ph.D., Chair, Community Forest Advisory Board, City of San Diego, <mailto:afege@sdrufc.com>, 858-472-1293

Anne Fege, presenting: Healthy trees for healthy neighborhoods. Urban Heat Island: cities absorb more heat due to pavements, creating urban heat islands. Trees cool help cool urban heat islands by providing shade. Heat extremes kill more people than wildfires or storms. In addition, trees reduce energy costs and studies show they foster more active neighborhoods. There are dramatic housing and health inequities in San Diego. Housing inequities – some neighborhoods have more pavement, more housing burden, less access to parks and public transit and unaffordable or no access to AC. In addition, these communities also have health climate inequities, which include lower health care and insurance coverage, pre-existing conditions, and more exposure to air pollution. How do we make it more equitable in San Diego? Use climate equity maps to set priorities, plant trees in the Right-of-Way (ROW), not just parkways. Also, maintain the trees we have! If plant in the ROW – need to agree to water them, follow safety sight distances and plant away from utility structures and lines.

Request FREE street trees from City of San Diego for the ROW/parkway area (area between the public street and sidewalk) www.sandiego.gov/blog/free-tree-sd.

Also, to purchase a tree to plant in your front or backyard: <https://katestrees.org/pre-order-trees> . 25-\$60/tree. Purchase from Walter Anderson Nursery. You pre-order them, then you pick them up and plant them OR you can also donate a tree!

You must water the trees! At least 2x/week when establishing trees. Educate about tree care and planting! Add trees to streets and public places. Make Kate Session a theme. Organize your neighborhood. Library of presentations! Join Kate’s tree team - Contact Anne!

Public Comment: None

Board Comment:

Randy Wilde: no comments/questions, but thanks for all the work you are doing! So important!

Marissa Tucker: Thank you for your presentation – so important – context of the climate action plan. Should donate a tree to someone else!

Melissa: Thanks for your passion and presentation! Will donate!

Jen: No palms trees! Love the presentation and the work you are doing – keep it up!

Arash: Thanks for everything you do! Can we get trees planted where the Palm Trees in our Parkway were removed?

Anne: there is a NO fee street tree permit – meet the requirements, to water and type of tree. Will email about specifics.

Steve Doster: Does your organization do consulting? Great work!

Steve Billings: Recipient of two free trees – will promote it to other neighbors. Are trees selected that are disease resistant?

Anne: It’s important to plant diverse variety of trees due to disease. Drought also killed a lot of trees.

Aria: Clarifying points. Street easements – width varies – usually 10’ but that is city owned property. HOA vs. easements.

VIII. **NPPC Reports**

(8:45 - 8:55 p.m.)

1. **Chair’s Report - None**
2. **Social Media.** Sarah McAlear/Randy Wilde - **None**

3. **NPPC Website Update.** Sarah McAlear/Randy Wilde. Sarah had to leave but has made it more user friendly.
4. **Subcommittee Reports:** (Limited to Items Not on the Agenda & 5 Min. Max. each)
 - a. Urban Design/Project Review (UDPR): Melissa Stayner Chair, Jennifer Spencer Vice Chair –Next meeting January 4, via Zoom. (NO meeting in December – next meeting in January)
 - b. Public Facilities & Transportation (PF&T): Arash Kahvazadeh Chair, Steve Doster Vice-Chair – Please note meetings have been moved from 2nd Wednesday to 2nd Tuesday moving forward. Will resume January 12, via Zoom. (NO meeting in December – next meeting in January)
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
 - a. Balboa Park Committee. Vicki Granowitz. **NONE**
 - b. Maintenance Assessment District. Matt Stucky.
Written update from Matt: Nov. 9th – The MAD board met on November 9th and heard a presentation from city staff regarding our proposed FY22 budget. We will be meeting on December 14 to approve the budget.
 - c. North Park Main Street.
Steve Billings: Installed new wreath over North Park sign and new banners were installed. 8 new Parklets were funded through the City parklet grant. SHOP LOCAL! Trying to market and encourage everyone to shop local and save our neighborhood stores and restaurants.
 - d. Adams Avenue Business Association. Arash Kazavahdeh. **NONE**
 - e. El Cajon Boulevard Business Improvement Assoc.
Randy Wilde: Arash will volunteer to take over Randy’s position here. Issue they are concerned about is Maintenance Assessment District - new one that might overlap? Property owners need to vote on this.
 - f. North Park Community Association. Peter Hill. **NONE**
 - g. University Heights Community Association.
Randy Wilde: New Traffic Circles installed – some are in UH, vs NP. Saving the historic Palm Trees – uhsd.org – what to do if there is a weevil issue, etc.
 - h. CPC.
Written update from Matt Stuckey – CPC met in October and heard a presentation from Councilmember Campbell's office regarding short-term vacation rental regulations, but the CPC board did not take any action given the plan will likely be undergoing additional negotiations and changes. We also discussed the Complete Communities proposal and voted to ask the City to delay a City Council vote on the proposal until the updated version could be presented to each CPG and CPC, but the City did not accept this request and heard the item at its November 9th meeting and approved the proposal other than the Parks Master Plan.

IX. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is **Tuesday, January 19, 2021**

X. **Adjournment** **(8:54 p.m.)**

- ****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: Aria Pounaki or info@northparkplanning.org
- Urban Design/ Project Review Subcommittee Chair: Melissa Stayner urbandesign@northparkplanning.org
- Public Facilities & Transportation Subcommittee Chair: Arash Kazavahdeh 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://npmatd.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

Appendix 1

Randy Wilde email resignation letter

Randy Wilde's Letter of Resignation from North Park Planning Committee Σ Archives/NPPC ×  



Randy Wilde <randywilde@gmail.com>
to me ▼

Tue, Nov 17, 2020, 4:02 PM   

Dear North Park Planning Committee Chair and Board Members,

I ask for you to please accept my resignation from the board of the North Park Planning Committee, effective 11/18/2020. I expect to transition to a job at the City of San Diego shortly and am resigning from my role with the North Park Planning Committee to avoid any potential conflicts. I will continue to be available via email if the board needs any information or guidance about my previous responsibilities.

It has been a wonderful experience volunteering with you all for the past two years and I know you will continue to do great things for the neighborhood we all love. Thank you!

Sincerely,
Randy Wilde