



**NORTH PARK PLANNING COMMITTEE (NPPC)**  
**Minutes: October 19, 2021; 6:30 pm**  
**Virtual Meeting Via Zoom Platform**

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**I. Parliamentary Items**

**(6:33 p.m.)**

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

Member	Arash Kahvazadeh	Aria Pounaki	Basil Mournian	Beau Benko	Daniel Molitor	Ginger Partyka	Jeff Olson	Jennifer Spencer	Jessica Ripper	Josh Bohannan	Marissa Tucker- Barraza	Matt Stucky	Peter Hill	Steve Billings	Tyler Renner
Attendance	x	x	x	x	x		x	x	x	x		x	x	x	
Late															
Absences	-	1	-	1	-	1	-	1	-	1	1	1	1	-	1

**2. Modifications to the NPPC Agenda**

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

**3. Agenda:** Adoption of the October 19, 2021 Agenda. *Not necessary*

**4. Minutes:** Approval of the August 17, 2021 Minutes.

**MOTION:** To Approve the August 17, 2021 Minutes. *Spencer/Billings (12-0-0)*

**5. Treasurer's Report:** Beau Benko

*Account balance is \$1172.47*

*A bank merger will affect the location of our account. Should have minimal impact.*

## 6. Resignation of Beau Benko.

Residency rules require Benko's resignation.

### Public Comment

**Pat Sexton:** *Thank you and good luck.*

**Steven Oechel:** *Thank you.*

**Victor Torres:** *Good luck, thank you for work on bylaws.*

**Randy Walsh:** *Maybe his resignation should be effective immediately.*

**MOTION: To accept Beau Benko's Resignation. Molitor/Ripper (11-1-0)**

Note: A copy of the email from Beau Benko stating his resignation has been included as Appendix 1 in these minutes.

## II. Non-Agenda Public Comment:

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

**Pat Sexton-** Has concerns about correspondence she received from committee member Jeff Olson.

**Response-** Aria- remains committed to maintaining professional standards.

**Daniel-** Catalytic converter was stolen from his drive way. Be warned.

**Steven Oechel-** Proposes future agenda item. North Park Community Plan Update.

**Renay Johnson-** watched redistricting presentation. concerned about communities of concern. Hasn't heard about that at NPPC.

**Response-** Aria we did have the local chair present earlier this year. we should invite them back.

**Eugene Polly-** yield time to Pat Sexton

**Kamal Kyrala-** Thank you board. SB 10

**Paul Krueger-** Catalytic Converter theft is a serious problem.

**Nicole George-** question about agenda thought she was presenting tonight.

**Response-** Arash lets follow up in subcommittee

**Matt Stucky-** redistricting meeting pending on the 21st. All plans seem to show North Park staying in D3.

**Pat Sexton-** They are picking D3 apart. I don't like the labels used on different district proposals. This is a redo of redlining. Reminds me of Jim Jones and killer kool-ade. We haven't had meetings. We need a seat at the redistricting table.

**Response-** Josh Bohannon: use of the term 'redlining' to describe redistricting is dismissive of the racist history of that act

**Judy Aboud-** requesting the committee takes proactive measures to expand transportation options. Supports jitney use, like FRED downtown.

**Response-** Arash please email me.

**Randy Walsh-** Communication from the committee should be smooth. What Pat is describing is unprofessional. Thank you Aria.

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

- [Heineken 0.0 Rock 'n' Roll San Diego Marathon and Half Marathon](#) on Sunday, October 24<sup>th</sup> - the race course has changed slightly this year. A [community impact website](#) will be regularly updated with course, access and road closure information.
- Jeffrey Ryan will be replacing Bernie Turgeon as our Planning Representative from the City of San Diego.

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

**Aaron Burgess, Hon. Nathan Fletcher, SD Board of Supervisors Dist. 3,** (619) 531-4936, [Aaron.Burgess@sdcounty.ca.gov](mailto:Aaron.Burgess@sdcounty.ca.gov) .

**Kohta Zaiser, Hon. Todd Gloria, Mayor of San Diego,** [ZaiserK@sandiego.gov](mailto:ZaiserK@sandiego.gov).

*Middle income housing working group had their first meeting. Sports Arena SLA setbacks are past action in the next 60 days*

**Christopher Vallejo. Toni Atkins, State Senate Dist. 39,** 619-645-3133,

**Ryan Darsey, Hon. Stephen Whitburn, City Council Dist. 3,** (619) 236-6633 [RDarsey@sandiego.gov](mailto:RDarsey@sandiego.gov).

*Short term vacation rentals- working with coastal commission. Docketing is up to them. Lots of questions remain about the lottery. Scooters limitations to come. Street vendors regulations pending.*

**Jeffrey Ryan, Planning Department,** (619)235-5221 [JTRyan@sandiego.gov](mailto:JTRyan@sandiego.gov)

*Ready to work with NPPC*

**Chris Gris, Hon. Chris Ward, State Assemblymember,** [Christopher.gris@asm.ca.gov](mailto:Christopher.gris@asm.ca.gov)

*Assembly session is over. 6 bills passed.*

**V. Action Items:**

**(7:15 p.m.)**

**1. Library Master Plan Update**

The San Diego Public Library and San Diego Public Library Foundation are developing a new master plan. The Plan will provide a long-range vision and strategy for San Diego Public Library facility, technology, and program investments. Presented by: Patrick Stewart – San Diego Public Library Foundation CEO, [pstewart@supportmylibrary.org](mailto:pstewart@supportmylibrary.org)

*Old plan is from 1992. Includes allocations for typewriters. New plan is in two phases. 7,500 respondents to community survey. Draft is at city website. Report from consultants is available. Next library commissioners meeting 11/3/21. Council will adopt new plan in the new year. Phase 2 includes analysis of branch needs. Lack of technology to be addressed. Details at supportmylibrary.org.*

Public Comment

**Randy Walsh-** loves the library system. Enjoys lack of late fees. Has had contact with Misty Jones.

**Pat Sexton-** thank you. Would like a bigger facility that remains located in North Park.

**Response-** Patrick- Phase 2 will address branch needs. North Park branch will remain. The new San Ysidro branch with community space could be a model for NP. Thank you Randy, we need to continue to lean to city leaders to properly fund library materials and programs.

#### Board Comment

**Steve Billings-** are there revenue opportunities for the library?

**Matt Stucky-** Funding

**Jessica Ripper-** timeframe for phase 2?

**Arash Kahvazadeh-** Details for additions to new branches?

**Aria Pounaki-** Too bad Tyler isn't here. He's been doing work on researching a new branch for NP. How are branches prioritized for replacement? Funding opportunities- could redevelopment include housing?

**Response-** Patrick- Central library does have a relationship with Ace Parking, public/private partnerships due come up and will likely be addressed in phase 2 which should take another year. Branches are prioritized by a number of factors.

## **2. Presentation by on San Diego's ADU regulations**

Presenters from Neighbors For A Better San Diego (NFABSD) will explain the ADU regulations, proposed revisions to those regulations, and a comparison of the different revisions proposed by NFABSD and Councilmember Elo-Rivera. Presenters from the Casita Coalition will also present and answer questions on their position regarding ADUs and different ADU proposals. Presented by: Geoffrey Hueter, NFABSD Chairman [geoffhueter800@gmail.com](mailto:geoffhueter800@gmail.com); Jared Basler, Casita Coalition Chair

Geoff Presentation: For climate action purposes we've drawn a line around town and targeted the inside for infill. Transit priority areas make up 60% is SD. The greatest housing need is in low income areas not middle income neighborhoods. San Diego allows 3 ADUs at heights of 30 feet, with zero side or rear setbacks. Local ADU code is flawed policy. Group recommends changing ADU code to more closely resemble state standards.

#### Public Comment

**Kam Kyrala-** this makes building homes more difficult. Do not support.

**Daniel Gebreselassie-** Thank you. Supports building codes not parking reform.

**Steven Oechel-** NP Community Plan should include these details.

**Paul Krueger-** SB 9 doesn't require residency.

**Pat Sexton-** I don't like to see NP multi story buildings. I don't like to see NP turned into what looks like project housing.

**Antoinette Goodbody-** Didn't realize that SD standards were different from statewide. Supports presentation.

**David Jay-** Baffled by calls for less ADUs. Many units in North Park are already ADUs. Examples from presentation are absurd.

**Newell Booth-** Supports limits on ADU construction.

**Lynn Elliott-** Doesn't want to see the neighborhood change. Wants changes to be made slowly thoughtfully.

**Bob Jaynes-** The extreme lot divisions aren't absurd, they are really happening.

**Danna Givot-** Sees lots being split into six units.

**Randy Walsh-** Needs context for inviting these groups. Suggests use of public transportation.

**Response-** Geoffrey this makes building easier. Our focus on TPAs doesn't account for distance from transit to housing. Agree that city needs to own the planning department. Not opposed to ADU development.

#### Board Comment

**Steve Billings-** this is complex. thank you.

**Peter Hill-** TPA could use examination.

**Matt Stucky-** do you have numbers on the density bonus? how many projects have been submitted?

**Josh Boh-** is in an ADU. Not scary

Jessica Ripper- Fear mongering has been a way to ensure that things don't get built.

**Jen Spencer-** Supports ADU, but so many inaccuracies in presentation.

**Daniel Molitor-** All of North Park should qualify as TPA

**Basil Mournian-** TPA zone, is it a big issue? We have had developments being build.

**Arash Kahvazadeh-** We should review the community plan.

**Aria Pounaki-** Also frustrated with definition of TPA. Supports ADUs as an affordable option.

**Response-** Geoffrey- We're not opposing 99% of all projects. We're not saying we don't want ADUs. Coming inline with state law will allow more projects.

Jared Basler Presentation: ADU bonus program is permitted by state law. SD is projected to be 400,000 housing units short by 2050. Program is intended to make it easier to build housing. North Park has had this housing type for a long time.

#### Public Comment

**Kam Kyrala-** Do you have ideas for making it even easier to do this?

**Pat Sexton-** What are the number of bedrooms? Question about setbacks? can

**Steven Oechel-** Will do more research. We need a plan.

**Paul Krueger-** 49th St. development doesn't provide low income units. Public notice and review is important.

**Beau Benko-** Thank you Jared.

**Bob Jaynes-** questions about technical aspects

**Dalour Younan-** Not a developer. Applaud Jared. Smart development should be our focus.

Developers are necessary.

**Response-** Jared. Subsidies vs. fees for affordable housing units. Development fees are around \$12k per unit. Exceeding size requirements is not allowed. Tree placement, should be required. You can not build under power lines. SB 9 is flawed legislation. One bedroom will rent for under \$2k.

Board Comment

**Matt Stucky**- are there other incentives under AB 671?

**Jen Spencer**- Thank you.

**Daniel Molitor**- Thank you for the TPA education.

**Basil Mournian**- Thank you. is \$2k market rate or?

**Response**- Jared. \$2k is not affordable. AB 671 has bad examples.

Subsequent Board Discussion:

**Josh**- more time needed

**Aria**- who should we hear from?

**Steve**- is the problem that we need for info?

**Jen**- requested this info.

**Aria**- topic keeps coming up.

**Jessica**- Concern is real. Does our community plan reflect new information? Equity lens requires new review.

**Josh**- would the bills author help us understand

**Matt**- it is worth weighing in. Zero chance of community plan update.

**MOTION**: To postpone action on presentations. Molitor/Mournain (9-2-0)

**VI. NPPC Reports**

**1. Chair's Report.**

**2. Subcommittee Reports:** : (Limited to Items Not on the Agenda & 5 Min. Max. each)

- a. Urban Design/Project Review (Tyler Renner, Chair): Next Meeting November 1, 2021, Zoom.
- b. Public Facilities & Transportation (Arash Kahvazadeh, Chair): Next Meeting November 9, 2021, Zoom.
- c. Ad Hoc Subcommittee (Matt Stucky, Chair): Next Meeting to be announced

**3. Liaisons Reports:** Limited to 1 Min. Max per Report

**4.**

- a. Balboa Park Committee. Howard Blackson

*Thank you. I was nominated by Chris Ward. BPC is like a planning committee for the park. In the next few months there is an unfunded parks improvement list. Who should I forward it to?*

**Response**- Aria- will send to a subcommittee.

- b. Maintenance Assessment District. Matt Stucky. Next meeting 11/8/21 Ray Street improvements.
- c. North Park Main Street. Steve Billings. Mini Park updates.
- d. Adams Avenue Business Association. Ginger Partyka.
- e. El Cajon Boulevard Business Improvement Assoc.
- f. North Park Community Association. Peter Hill.
- g. University Heights Community Association.

h. CPC. Aria Pounaki needs an alternate

**VII. Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, November 16, 2021

Note from the chair: There is now a vacancy on the committee. Interested community members should contact the committee ASAP.

**VIII. Adjournment 9:54PM**

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# Appendix 1: Email from Beau Benko Stating his Resignation

Resignation from North Park Planning Committee  Inbox 



**Beau Benko**

to me 

Fri, Oct 15, 6:19 PM



Aria,

Sadly I must resign my seat on the North Park Community Planning Group as I have relocated to South Park and no longer satisfy the residency requirement.

I wish you and the group all the best and please let me know if you need anything else from me.

Regards,

--

**Beau Benko**

[beaubenko@gmail.com](mailto:beaubenko@gmail.com)

(209) 747-6637

 Reply

 Forward