

**NORTH PARK PLANNING COMMITTEE (NPPC)**

**Agenda: April 19, 2022 6:30 pm**

**Virtual Meeting Via Zoom Platform**

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**I. Parliamentary Items**

**1. Call to Order, Roll Call and Attendance Report (6:30 p.m.)**

	Arash Kahvazadeh	Aria Pounaki	Claudia Flores	Steve Oechel	Lynn Elliott	Kate Callen	Mark Spitzer	Jennifer Spencer	Kenny Bedoya	Victor Torres	Marty Graham	Matt Stucky	Peter Hill	Steve Billings	Tyler Renner
Attendance		X	X	X	X	X	X	X	X	X	X			X	X
Late	X														
Absences												X	X		

**2. Seating of the New Board**

**1. Election of Board Officers**

- a. Chair: Aria Pounaki will resign. Nomination for Kate Callen by Claudia Flores, seconded by Lynn Elliot, third by Kenny Bedoya. Kate accepted nomination. Call for vote.

12 Yes, 0 No, 1 Abstain - Aria, due to current chair, conflict of interest.

- b. Vice-Chair: – nomination for Arash Kahvazadeh.

Public Comment: Jen Spencer is not interested in continuing as Vice Chair. Arash notes concern about how much he can be available. Call for vote.

12 Yes, 0 No, 1 - Abstain, Arash to abstain because he is the nominee.

- c. Secretary: Claudia Flores nominates Marty Graham. Kate Callen seconds the nomination. Review of duties and tasks.

Public comment: Tyler Renner supports Marty's appointment. Basil Mournian also supports. Call for vote.

12 Yes, 0 No, 1 Abstain -Marty as nominee.

- d. Treasurer – Kate Callen nominates Victor Torres. Claudia Flores seconds the nomination. Victor Torres accepts nomination. No other volunteers. Public Comment: none. Call for vote.

13 Yes, 0 No, 0 Abstain

2. Appointment of Subcommittee Chairs & Liaisons

- a. Urban Design Committee Chair & Vice Chair: Appointments tabled until May. Current Chair Tyler Renner would like to step down and will help with onboarding next chair.
- b. Transportation & Public Facilities Chair & Vice Chair – Will table till the next meeting to have time to communicate with board members.
- c. Appointment of Liaisons: Maintenance Assessment District, North Park Main Street, Adams Ave Business Improvement Association, El Cajon Blvd Business Improvement Association, North Park Community Association, University Heights Community Association, CPC - Will table till the next meeting.

3.

3. **Modifications to the NPPC Agenda**

- 1. **Urgent Non-Agenda Action Items:** NONE

- 2. **Consent Agenda:**

- a. Urban Design/Project Review Subcommittee

**Tentative Map, 3735 31st Street, Project No. 1048505**

Tentative Map to consolidate two lots into one for creation of four condominium units, located at 3735 31st Street. The 0.03-acre site is in the RM-2-5 zone within the North Park Community Plan area, Council District 3.

**MOTION: To approve the Tentative Map for Project No. 1048505.**

**Renner/Ripper (5-1-0)**

Tyler Renner: Gave a brief summary of the project, that it is an item for a map waiver. The sub-committee approved the map waiver but noted that this map

waiver process is seen as a “rubber stamp” for these projects, and the sub-committee does not agree with this process. The subcommittee recommends moving the project forward and voted to approve the map waiver.

Public Comment: Pat Sexton-- The project is almost complete, so our committee voting no, will not stop the project from moving forward to sub-divide it condominiums.

Marty Graham – Respects the committee’s work. The map waiver process should be discussed at a future meeting.

Mark Spitzer – is acreage correct at .03 acres?

Steve Oechel – respect sub-committee’s work, but should we amend our community plan to reflect these issues.

Tyler Renner: original document from the City says .03 acres.

**MOTION: To approve the Consent Agenda. Renner/Graham (13-0-0)**

4. **Agenda:** Adoption of the April 19, 2022 Agenda. **NOT NECESSARY**

5. **Minutes:** Approval of the March 15, 2022 Minutes.

**MOTION: To approve the March 15, 2022 Minutes. Aria calls the vote. Callen/Elliott (13-0-0)**

6. **Treasurer’s Report: NO REPORT**

7. **Consideration of Board Member Pounaki’s Resignation (effective 4/30/2022)**

Aria Pounaki: Appreciates the support of everyone. I feel that I cannot devote the time and effort moving forward. The scrutiny of meetings has been difficult and disheartening. I appreciate the kind words and would like to spend time on the things that make me happy. I am here as a resource and commit to provide as much support as needed to the new board.

Pat Sexton: I very much appreciate the effort you put in and appreciate the work you did on the election. You have been such an asset to this board.

Claudia Flores: I also appreciate the effort you have put forth

Basil Mournian: thank you for fostering communication for all your time and effort

Bob Larose: I didn’t know you until we served on the sub-committee and didn’t realize all the work that goes into it you really did an amazing job and I really appreciate everything you did.

Sol Schumer: hope Aria can pass along issues we’ve worked through, appreciate all his hard work and time spent

Arash Kahvazadeh: You had to handle A LOT and deal with so many issues during your tenure, really appreciate all the work you completed. Your leadership was essential in getting us through the last two years.

Tyler Renner: you have really served our community group so well and ushered in a new era where we talk about new issues in the community. You leave this board more organized board and with a deep appreciation for collaboration. You let us believe that we can do so much beyond our official role on the board – you gave us that goal and I appreciate it.

Victor Torres: thank you for your service over the years. You always made me feel welcome and answered all my questions. And the way you are handling this meeting shows us you always put forth your best effort. You were also always willing to admit when mistakes are made and find resolutions. Hope to see you at other meetings in the future.

Paul Krueger: Appreciate how much Aria helped with our presentation for past meetings.

Steven Oechel: thank you for donating your time, understand how brutal the job is. There is a lot we can learn from your precedent for fostering communication. Kate Callen: you are the REASON that we went from a divided community to one that came together.

**MOTION: To approve Aria Pounaki's resignation. Callen/Renner (12-0-1) Abstain- Pounaki, due to conflict of interest.**

## II. Non-Agenda Public Comment:

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

Public Comment:

Paul Krueger: Congrats to Kate Callen. Hope the board continues with its willingness to work together despite different philosophies. Please pay attention to what is happening in Balboa Park. Street Vendors in Balboa Park are extensive and change the atmosphere of the park. Acts to limit street vendors have been unsuccessful. Densification effects our infrastructure, and the ability to maintain the infrastructure.

Pat Sexton: Congratulations to Aresh on the new baby!

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

None scheduled. **NONE**

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

1. **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). **NO REPORT, NOT PRESENT AT MEETING.**
2. **Kohta Zaiser, Hon. Todd Gloria, Mayor of San Diego**, [ZaiserK@sandiego.gov](mailto:ZaiserK@sandiego.gov). **NO REPORT, NOT PRESENT AT MEETING.**
3. **Christopher Vallejo. Toni Atkins, State Senate Dist. 39**, 619-645-3133, **NO REPORT, NOT PRESENT AT MEETING.**
4. **Ryan Darsey, Hon. Stephen Whitburn, City Council Dist. 3**, (619) 236-6633 [RDarsey@sandiego.gov](mailto:RDarsey@sandiego.gov).  
Congratulations to the new board. Aria, thank you for your service.  
Community Conversation Tour will have its final meeting on Sat. April 23<sup>rd</sup>, from 10-11am. RSVP on website.  
Had a meeting with community members re: traffic calming measures around McKinley Elementary School.  
We are happy to announce that council meetings are open to the public.  
Mayor Gloria released City budget for next year. Community outreach re: the city budget will happen next month.
5. **Jeffrey Ryan, Planning Department**, (619)235-5221 [JTRyan@sandiego.gov](mailto:JTRyan@sandiego.gov) **NO REPORT, NOT PRESENT AT MEETING.**
6. **Chris Gris, Hon. Chris Ward, State Assemblymember**, [Christopher.gris@asm.ca.gov](mailto:Christopher.gris@asm.ca.gov) **NO REPORT, NOT PRESENT AT MEETING.**

## V. Action Items:

## 1. Review of Motion by Joint Meeting of the NPPC Board Officers and Election Subcommittee in Regards to the Challenge to the 2022 NPPC Election

The 2022 NPPC Election received 1 formal challenge. The complaints were reviewed and responded to by the Election Subcommittee and a review of these responses was undertaken by a Joint Committee of the 2021-2022 NPPC Board Officers and the Election Subcommittee in accordance with the by-laws. This action item is meant to review the motion from that joint meeting, as well as the city's input. Accompanying materials included as an Appendix in this agenda. Presenter Peter Hill is not present, so Aria Pounaki presents.

Report on the Challenge to the 2022 NPPC Election and Proposed Resolution included with agenda.

Aria read the response letter from Jeffrey Ryan, Planning Department.

Does the new board approve the recommendations of the Joint Committee and approve the final report? Do you agree they adequately addressed the challenges and provided remedies? City planner's letter suggest that if anyone challenges this approval with a lawsuit, the board could be subject to indemnification if it finds that our good faith effort was not meet according to our by-laws.

Comments from Board Members:

Mark Spitzer –looks like a very thorough job was done on investigating the complaint, thinks we should approve it. Marty Graham – I want to thank Aria Pounaki and Peter Hill on their time and excellent work that was done on this report. Question I have, what would best support the sub-committee's efforts? Lynn Elliot: thoughtful response to the protest, believes we should move forward with recommendations from the joint committee.

Public Comment:

Marissa Tucker-Borquez: I don't think anyone wants to have another election and believes that the subcommittee did make a good faith effort – no one would doubt that. However, this protest is regarding a State Law violation (Brown Act), not just a general protest for the election. Matt Stucky also sent in a letter of resignation, effective immediately.

Aria Pounaki: Confirms that Matt Stucky sent him an email the morning of the meeting that includes his letter of resignation.

Kate Callen asks Aria to delay his resignation. Conversation follows re: special election.

Aria Pounaki: According to the bylaws if we have two vacancies we would need a special election.

Marty Graham: The letter from the city Planner has me concerned about legal advice and asks if we could get the city attorney to review it? Supports the recommendations of the sub-committee, but doesn't like the threat of a lawsuit.

Marty Graham makes motion to table accepting report.

Kate Callen has seconded this.

Lynn Elliott: I agree that it should be tabled so that an attorney can advise us on this. I think what the sub-committee did a great job, but concerns about legal issues.

Victor Torres: My concern stems from the fact that we are a sitting board voting on the election that questions us being on the board?

Arash Kahvazadeh: Last election, we had challenges to the election and the sitting board voted on it, so that should not be an issue. If we send this back to the City are we are forfeiting some of our power – we are self-governing. If we push this out to a later date, we should make it more specific in the motion as to why.

Aria Pounaki: Our by-laws laws tell us we need to find acceptable remedies. Are the remedies the sub-committee presented not enough to satisfy our by-laws or the Brown Act?

Marty Graham: would like to amend my motion. Let's table it till and go back to the original protester and see if they are satisfied.

No second to amended motion.

Aria Pounaki: Reads through the specific bylaws. It was the sub-committee's response that we addressed the concerns of the protester, and we are self-governing.

Kate Callen: I feel we should support this motion. If any additional protest comes up we we are ready to respond to it!

Marty Graham: I withdraw my motion to table the matter and replace it with the motion to approve the report.

Lynn Elliot: I would like still table this. But I can see how each motion has merit.

Claudia Flores: Let's close this out and vote on it.

Mark Spitzer: There are 2 issues, 1. proposed changes to the bylaws. 2. Election challenge. I'm ok with either.

Pat Sexton: Protester presented challenges; I feel the sub-committee followed the bylaws in response to the election protest.

Kate Callen: We can fight this if needed!

***MOTION: To Accept the recommendations of the Joint Committee of the 2021-2022 NPPC Board Officers and the Election Subcommittee. Graham/Callen (11-0-1) Abstain- Pounaki, bc he made the presentation.***

## VI. Information Items:

### 1. 2022 NPPC Board Priorities – TABLED until May meeting.

The 2022 NPPC Board has a number of new board members, this information item will be a guided conversation to discuss what issue areas and priorities the new board should focus on. The goals and priorities laid out in this session are meant to assist the new chair in planning out the year. Presenter: Aria Pounaki

## VII. NPPC Reports

### 1. Chair's Report. NO REPORT

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

1. Urban Design/Project Review (Tyler Renner, Chair): Next Meeting March 7, 2022, Zoom. **NO REPORT**
2. Public Facilities & Transportation (Arash Kahvazadeh, Chair): Next Meeting March 8, 2022, Zoom. **NO REPORT**

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

1. Balboa Park Committee. Howard Blackson **NO REPORT**
2. Maintenance Assessment District. Matt Stucky. **NO REPORT**
3. North Park Main Street. Steve Billings. Presentation by developer who is re-developing a parcel, informational only.
4. Adams Avenue Business Association. **NO REPORT**
5. El Cajon Boulevard Business Improvement Assoc. **NO REPORT**
6. North Park Community Association. Peter Hill. **NO REPORT**
7. University Heights Community Association. Tyler Renner – At the April 7<sup>th</sup> meeting, they noted there will be a celebration of the University Heights Sign, it will happen on Sat. April 30<sup>th</sup> at 5pm @ the University Hts community sign.
8. CPC. Aria Pounaki **NO REPORT**

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, April 19, 2022 – **6:30PM**

IX. **Adjournment**

Kate Callen makes a motion to adjourn, Lynn Elliot seconds it. **9:15 pm?**

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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>**
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**Appendix 1: Board Member Pounaki’s Formal Resignation Letter**

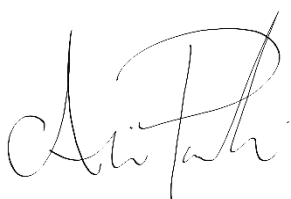
April 16, 2022

Dear NPPC Board,

I am writing this letter to the board to formally resign effective April 30, 2022. Following over 3 years of service, I have decided to pivot to other endeavors and have appreciated the chance to serve the public as both a board member and the chair. I will continue to support our community in other ways and ask for your support in accepting my resignation.

In the coming weeks, you have my commitment to assist in a smooth transition as the board considers a new chair. I will ensure that passwords, accounts, information, and physical property belonging to the NPPC is adequately transferred. You also have my commitment to continue to help advise the incoming chair in informal mentorship until such a time until they feel comfortable with the new tasks they will be charged with. I will also make myself available for trainings and other information for new Board Officers as well.

Warm Regards,



Aria Pounaki  
NPPC