

**NORTH PARK PLANNING COMMITTEE (NPPC)**

**Minutes: February 15, 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 (6:33 p.m.)**

	Arash Kahvazadeh	Aria Pounaki	Basil Mourmian	Steve Oechel	Daniel Molitor	Ginger Partyka	Jeff Olson	Jennifer Spencer	Jessica Ripper	Josh Bohannan	Marissa Tucker-Borequz	Matt Stucky	Peter Hill	Steve Billings	Tyler Renner
Attendance	X	X	X	X	X			X	X	X	X	X	X		X
Late															
Absences	-	1	-	-	-	2	2	1	-	2	1	1	1	1	2

12 in attendance

**2. Modifications to the NPPC Agenda**

1. **Urgent Non-Agenda Action Items:**

2. **Consent Agenda**

1. Information Item- – North Park Library Community Visioning Session Continued

*MOTION: Request that the City work with the North Park Planning Committee to issue a request for proposals or qualifications from a partner to build a joint-use library facility combined with other uses, including potentially senior or affordable housing. Stucky/Kahvazadeh(5/0/0)*

*Public Comment:*

Stephen Schmal: Feels it's premature to take this action. Likes the idea but doesn't think this is the way to go about it. Wants more public discussion and comment on the basic concept that's here. Afraid the committee is only seeking one approach instead of multiple approaches. Would like item pulled.

Don Leichtling: Agrees with previous speaker. We need to get this project out to the people of North Park before we take this to the City. Believes City will push it in a certain direction.

*The item is pulled. Due to the busy agenda, the chair is reserving the conversation for another month's agenda.*

3. **Agenda:** Adoption of the February 15, 2022 Agenda.

**MOTION: To adopt the February 15, 2022 Agenda.** Tucker-Borquez/Kahvazadeh(11-0-1)

*Bohannan abstained due to upcoming resignation.*

4. **Minutes:** Approval of the January 18, 2022 Minutes.

**MOTION: To adopt the January 18, 2022 Minutes.** Tucker-Borquez/Stucky (11-0-1)

*Bohannan abstained due to upcoming resignation.*

5. **Treasurer's Report:** \$1,148.47

6. **Announcement Regarding Formal Complaint**

*Kahvazadeh shared a report with the Committee regarding the conclusion of the final complaint in continuation from the January Meeting. City Staff felt it would be in violation of the bylaws to consider removing a member of the committee given the time constraints/lack of formal complaint for the items being considered.*

*Public Comment*

Liz Saba: Was concerned her evidence wasn't taken into consideration. Arash clarified that the City did not consider Jeff's use of @NPPlanning was not out of compliance with the brown act. Wants to understand if we can sanction Jeff.

Claudia Flores: Feels that NPPC members should not be bashing the community. That we should not boycott or destroy businesses.

Pat Sexton: Arash said that it should be reported in 90 days doesn't say it "must" or "will"—so feels the word should be debatable and should allow additional action.

Don Lecihling: Wants to have bylaws changed to ensure that no one can speak for the board except for the chairman or someone the chairman appoints. Would make it easy or clear to prevent future issues.

Judy Aboud: Even though Jeff is not running she believes the board should take a stand and ensure that future board members know how to act. Finds his behavior unacceptable.

#### *Board Comment*

Bohannan. How much staff have we spent on this? 2. It's so weird how much time we spent on this issue on a personal vendetta.

Stucky: I agree with Pat said. We could have considered his removal, but on the record, I would not have supported it. We placed it on the agenda and is what we should be discussing.

Kahvazadeh: I'm not a lawyer, but based upon the recommendation of the city planner it did not appear that there was a way forward. He'll follow up to clarify the "should" part. But based upon our bylaws we should have still started an investigation for past behavior within 90 days, which we have not.

Pounaki: As per Arash's comments this is why we made this informational, rather than an action time.

#### **7. Acceptance of Josh Bohannan's formal Resignation to add to agenda.**

*Bohannan has to resign due to working with Nathan Fletcher in the county. Discusses how amazing North Park is and how much he loves the community. Hopes we can move forward understanding the realities of the world and that we can move forward, expand, and accept change.*

**MOTION: To accept Josh Bohannan's resignation.** Pounaki/Stucky (11-0-1)

*Bohannan abstained due to upcoming resignation.*

*With Bohannan now gone there are now 11 voting members*

#### **II. Non-Agenda Public Comment: (6:50- 7:15PM)**

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

Pat Sexton: Reading a statement from Jim Green: Neighbors for Better San Diego is having a citizen's initiative to repel SB 9.

Judy Aboud: SONO is hosting a candidates form for the NPPC board. No invitations because we don't have the final list on who those candidates are. Form on Saturday March 5 from 9-11 am at the North Park Rec center at Idaho ST.

Don Lecihling: Putting a lot of Get it Done requests. Thinks it's a good tool but wants to get a report form the City for all the Get it Dones' from North Park. Wants to see what the city is marking as "done" that hasn't been tended to.

**III. Announcements & Event Notices:** Limited to One minute each. *none (7:15 – 7:15 p.m.)*  
*None scheduled.*

**IV. Elected Official & Planner Reports:** Reports are limited to 2 Min Max(7:15- 7:23 p.m.)

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).
2. **Kohta Zaiser, Hon. Todd Gloria, Mayor of San Diego,** [ZaiserK@sandiego.gov](mailto:ZaiserK@sandiego.gov).
3. **Christopher Vallejo. Toni Atkins, State Senate Dist. 39,** 619-645-3133,
4. **Ryan Darsey, Hon. Stephen Whitburn, City Council Dist. 3,** (619) 236-6633 [RDarsey@sandiego.gov](mailto:RDarsey@sandiego.gov).
5. **Jeffrey Ryan, Planning Department,** (619)235-5221 [JTRyan@sandiego.gov](mailto:JTRyan@sandiego.gov)
6. **Chris Gris, Hon. Chris Ward, State Assemblymember,** [Christopher.gris@asm.ca.gov](mailto:Christopher.gris@asm.ca.gov)

**V. Action Items: (7:23pm-8:30 p.m.)**

**1. Project No. 647229 – Map Waiver Request**

Review a request for a subdivision map waiver for 3776 32<sup>nd</sup> Street. The project is a 5-unit townhome complex currently under construction. Each 3BR/3.5BA townhome measures 1500 square feet and has 2 car garages attached. Presenter: Mehran Saberi [mehran@mayfaircommunities.com](mailto:mehran@mayfaircommunities.com)

*Public Comment:*

Kate Callen: Explains why a developer might want to apply for an apartment and then change it to a condo halfway though. Wants to be as an info item for us to discuss for folks to understand.

Pat Sexton: Happy to see trees and parking. Wants to know if ADA has elevator or confined to 1<sup>st</sup> floor and sales price.

Zac Bradt: Happy to see more home ownership opportunities in North Park

Renay Johnson: What is the asking price?

Mark Spitzer: 1. What is the lot size? 2. What is the total city fees, park fees, etc.?

Kelly Davidson: Same questions as Kate mentioned. Doesn't understand how this brings affordable housing. Curious on price.

Louise Russell: Why are you asking midway, why not at beginning? And also, what are the pros and cons to do one or the other.

Rammy Cortez: Support project. Promotes more starter families with 2, 3 bedroom homes.

#### *Board Comments*

Basil Mournian: Curious if side lawn shown in rendering is actual part of the plan. (It's not).

MOTION: To approve the map waiver for the project. Tucker-Borquez/Renner

Pounaki made friendly amendment made to include project number. Approved by Tucker-Borquez/Renner

Spencer made friendly amendment to include the longer version that the committee uses to approve map waivers.

Tucker-Borquez reject the amendment.

***MOTION: To approve the map waiver for Project #696387.*** Tucker-Borquez/Renner (10-0-1)

*Pounaki abstained due to conflict of interest with the property in question being within 500 feet of his property.*

*Tucker-Borquez left, now 10 voting members. (Daniel M taking over Sec duties)*

## **2. March 2022 NPPC Election Procedure**

In preparation for the March 2022 NPPC election, the Election Subcommittee has assembled an election procedure which complies with the updated NPPC bylaws. Presenters will review the election procedure as well as the voter registration mechanism. Presenters: Peter Hill, Aria Pounaki, Jennifer Spencer, Pat Sexton, Bob LaRose

Peter: went over the new procedures and mechanism.

Aria: noted that TypeForm website will be used in lieu of Google to collect voter registration information over the web.

Jennifer: shared in the information brochure and notes the forthcoming amendment of website from Google to Typeform as well as candidate information.

Aria: announced election vendor this year will be ElectionBuddy; previewed registration email, sample ballot, and voting process; demonstrated online registration process

#### *Public Comment:*

Claudia F: Is registration and eligibility form the same thing? Do we need to do both? (Aria: No, only the registration form is necessary)

Marty Graham: Disqualifying ballots; what are the rules, aside from not eligible? (Matt S: easiest way to get ballot dq'd is to vote for >8 people; if ballot eligibility is in question, Election Subcommittee will try to ascertain voter intent and count vote, but will discard if intent unclear)

Pat Sexton: We tried to think of every possible scenario, so it all runs smoothly; I commend Aria, Bob, and Jen for their computer work; Registration and eligibility form – people have to fill those out to get a ballot, right? (Aria: yes for online ballot, same-day registration available at the in-person events)

Victor T: As a candidate, option to electronically submit eligibility form? Is it same form or different form? (Aria: eligibility form is from years past; trying to move to electronic forms paper/writing vagaries and missing online ballots; subcommittee will verify eligibility and if in question can qualify a voter with four fifths vote; folks have been voluntarily sending in eligibility form from years past. Pat S: new system replaces old eligibility form, will be necessary to receive online ballot)

*Board Comment:*

Steve O: is our mailing address input free-form? If someone screws up input will that disqualify them? (Aria: no, we will rely on ID for that)

Matt S: Do election windows need to be the same? Also, window says ends on 3/14, but what time? Bylaws also says no ballots to be counted ahead of time, but will candidates be able to see votes ahead of time? (Aria: total votes only)

Steve O: changing vote type? (Aria: I will need to check if there is a way to track who has completed their vote online)

Jessica: I move to approve the election rules as established by the Elections Subcommittee for the election on March 15, 2022

Tyler Renner: I second

Peter Hill: It may be appropriate for us to abstain if we were on the committee

Matt S: brought up need for some amendments and voting no, vote aborted in favor of more discussion.

*Board Debate results in the motion being withdrawn.*

Basil: change from action item to info item? (Aria: yes)

## VI. Information Items (8:30 – 9:30 p.m.)

### 1. Candidate Statements

Candidates who have volunteered to run for the 2022 March Election will have an opportunity to give a two-minute statement so the community will have an opportunity to learn about them ahead of the March election. Presenters: Various

Daniel Molitor  
Basil Mournian  
Lynn Elliott  
Claudia Flores  
Victor Torres  
Kate Callen  
Kenny Bedoya  
Zaccary Bradt  
Mark Spitzer  
Michael Palmer  
Steve Oechel  
Chase McConnell  
Jessica Ripper  
Marissa Tucker-Borquez

### 2. Community Planning Group Reform Update

Councilmember Joe LaCava has proposed reforms to the Community Planning Group ordinances. A recent draft of the proposal has been released, the community will learn about the newest version of the proposal. Presenter: Matt Stucky

#### *Public Comment*

Paul Jamason: How to improve understanding among renters? They are actively deprived of a voice in many places

Pat Sexton: Would hate to see city stop CPGs, would give them carte blanche and us no say

Steve O: Seems like a lot of cons and not a lot of pros

(Matt gives response)

**MOTION: Move to adjourn without going over reports due to time.** Pounaki/Tucker-Borquez (10-0-0)

(Jessica R absent)

## VII. ~~NPPC Reports~~ – SKIPPED PER MOTION

### ~~1. Chair's 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.~~

- ~~2. Public Facilities & Transportation (Arash Kahvazadeh, Chair): Next Meeting March 8, 2022, Zoom.~~
- ~~3. Liaisons Reports: Limited to 1 Min. Max per Report~~
  - ~~1. Balboa Park Committee. Howard Blackson~~
  - ~~2. Maintenance Assessment District. Matt Stucky.~~
  - ~~3. North Park Main Street. Steve Billings.~~
  - ~~4. Adams Avenue Business Association.~~
  - ~~5. El Cajon Boulevard Business Improvement Assoc. Daniel Molitor.~~
  - ~~6. North Park Community Association. Peter Hill.~~
  - ~~7. University Heights Community Association. Tyler Renner~~
  - ~~8. CPC. Aria Pounaki~~

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, March 15, 2022 – **7PM**

IX. **Adjournment (9:36 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: Aria Pounaki [info@northparkplanning.org](mailto:info@northparkplanning.org)
  - Urban Design/ Project Review Subcommittee Chair: Melissa Stayner [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)