



NORTH PARK PLANNING COMMITTEE (NPPC)
Minutes: July 20, 2021; 6:30 pm
Virtual Meeting Via Zoom Platform

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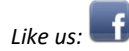
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I. **Parliamentary Items**

(6:32 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-Borquez	Matt Stucky	Peter Hill	Steve Billings	Tyler Renner
Attendance	X	X	X	X	X	X		X	X	X	X		X	X	X
Late							X								
Absences	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-

1. **Modifications to the NPPC Agenda**

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

b. **Consent Agenda**

i. (From June 7, 2021 Urban Design Subcommittee)

Process 2 Neighborhood Development Permit: Project No.669651

A Process 2 Neighborhood Development Permit for a proposed 5,106 square-foot, two-story mixed-use infill project to be built on a vacant lot located at 4665 Park Boulevard. The project requests a deviation to the side yard setback regulations. The 0.08-acre site is in the CN-1-3 zone within North Park Community Plan area. Presentation by Janice DeYoung, janice@mpa-architects.com.

SUBCOMMITTEE MOTION: To approve the deviation to the side yard setback for project No. 669651. Renner/Pounaki (7-0-0)

- ii. (From July 13, 2021 Public Facilities & Transportation Subcommittee)
Review and prioritization of Capital Infrastructure Projects for 2021 survey:
Process for CIP prioritization and 24 existing identified projects. Deadline to submit to city is in first week of August.

SUBCOMMITTEE MOTION: To rank CIP Projects as:

- 1) 20-2: Pedestrian facility improvements in Morley Field and East Mesa areas of Balboa Park adjacent to North Park,*
- 2) 10-2: Creation of off-leash dog area at North Park Community Park,*
- 3) 7-2: Construction of feasible improvements at El Cajon Blvd/Park Blvd/Normal Street Intersection with modification to language to remove references to roundabout,*
- 4) 23-2: Construction of a new and expanded North Park Recreation Center, with modification to language to include option to “upgrade” existing building,*
- 5) 22-2: Construction of a new North Park Community Adult Center, with modification to language to include option to “upgrade” existing building,*

and remove Mini Park (26-2) from list given it is nearing completion,

and leave remaining projects as is on priority list. (Stucky/Kahvazadeh) (6-0-0)

Randy Walsh: clarifying question on order of business. Randy wants to pull both items.

Lynne SD: Does not want to pull but wants to make clarification that NP Recreation Council and Planning Committee do projects. Says Morley Field is part of Balboa Park is not part of the recreational committee. Invites board members to be involved. 4th Monday of the Month at 6 o'clock.

Pat Sexton: Question on next Land development code meeting is 21st and the next day.

Don Leichtling: Comments on second item: When discussing them. People made assumptions. These items should be written down and voted on what is written down not what people think they entail. Thinks more equitable way to do this would be fore council give us money then NP people decide where money goes.

Matt Thompson: Wants explanation why Item 3 wording is removing round about for Park, El Cajon Blvd is removed.

Renay Johnson: Vacant lot in Park Blvd, architect didn't have complete rendering?

2. **Agenda:** Adoption of the July 20, 2021 Agenda, *if necessary.*

Public Comment:

Randy Walsh: Agree.

MOTION: Adopt the July 20, 2021 Agenda with Consent Item 2 as Action Item 1. And Consent Item 1 as Action Item 2 with the proceeding Items following in their original order. *Pounaki/Tucker-Borquez (13-0-0)*

3. **Minutes:** Approval of the May 18, 2021 Minutes.

Public Comment:

Randy Walsh: Question about sub-committee changes that were not in the minutes.

Board Comment:

Josh Bohannon: Wants lobbyists to announce themselves.

MOTION: Approve May 18th minutes with an amendment with the addition of a reference to Victor Torres as a new community member appointed to the Ad Hoc Sub Committee. *Pounaki/Benko (12-0-1) Hill abstaining due to absence at previous meeting.*

4. **Treasurer's Report:** Beau Benko
a. Account balance is \$1190.47

MOTION: *if necessary*

III. **Non-Agenda Public Comment:** (6:40- 7:10 p.m.)
Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time.

- Pat Sexton: How did we get \$1200?
- LynnE SD: Movie event and North Park Recreation Park this Friday 23rd 6-8, playing: The Goonies.
- Paul Jamason: I live in Kinsington, volunteer board member of Bike SD. Giving thanks to 30th street bike lanes. See motorists biking bike lanes, but still a huge safety improvement. Motorists still passing dangerously close. Wants to hear Whitburn's office is getting everyone's perspective. Note that Utah doesn't extend as far down as 30th.
- Eugene Polley: Discussing Strong Mayor form of government. Saying that they're using dictorial power to install bike lanes. Says will take to court.
- Pat Sexton: Questions: Why is it taking 4 months for election committee to come up with documents. Has TPA already gone to planning commission. How many units have the state mandated for North Park and how many has been built so far. How many are we supposed to have.
- Don Leighting: Wants traffic counter along 30th street. Lives close, walks a lot, and say number of bike is low.
- Brer Marsh: Volunteer on Bike SD Board. Wants to comment on Don's comment. He says bike counters are great. Wants to thank everyone who has been using 30th street and for folks to try them out. They're for people on scooters, people jogging, people getting out in the neighborhood sans car. Reminder, we had someone die today, someone was injured today. IT's not about numbers alone, it's about lives. Sympathy with new configuration. But people still get around (cited book fair). Expects to see changes.

IV. **Announcements & Event Notices:** Limited to One minute each. (7:10- 6:15 p.m.)

1. **San Diego Public Library to Resume In-Person Services at More Locations:** Starting July 6, patrons can browse, use computers and attend programs at 26 libraries; additional city facilities now open to the public. <https://www.sandiego.gov/public-library/in-person-library-services>

2. **Cool Zones to be Provided by the City when Temperature Reach 85°:** Parks and Rec have announced Cool Zones at nearby properties around the City including at the Balboa Park Activity Center (2145 Park Blvd.) noon-5pm, and at the North Park Library (3795 31st St) during open hours.

V. **Elected Official & Planner Reports:** Reports are limited to 2 Min Max (6:15- 7:25 p.m.)

1. **Aaron Burgess, Hon. Nathan Fletcher, SD Board of Supervisors Dist. 3,** (619) 531-4936, Aaron.Burgess@sdcounty.ca.gov .
2. **Kohta Zaiser, Hon. Todd Gloria, Mayor of San Diego,** ZaiserK@sandiego.gov. Not in attendance.
3. **Diana Lara, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Diana.Lara@sen.ca.gov. Stopher Vallejo in attendance and gave update.
4. **Ryan Darsey, Hon. Stephen Whitburn, City Council Dist. 3,** (619) 236-6633 RDarsey@sandiego.gov. Gave update.
5. **Bernie Turgeon, Planning Department,** 619-533-6575, BTurgeon@sandiego.gov. Not in attendance.
6. **Chris Gris, Hon. Chris Ward, State Assemblymember,** Christopher.gris@asm.ca.gov Not in attendance.

VI. **Action Item:** (6:25- 8:03 p.m.)

1. **(From July 13, 2021 Public Facilities & Transportation Subcommittee): Review and prioritization of Capital Infrastructure Projects for 2021 survey: Process for CIP prioritization and 24 existing identified projects**

Public Comment:

Pat Sexton: Wanted to praise Arash on the subcommittee presentation. Highest kudos.

Randy Walsh: Kudos to Arash. Wants to see Robinson Ave repairs to be included on the list, but doesn't want to alienate anyone whose made the decisions. Wants this effort to matter. Not sure how much these decions are going to count. Discussion to expand scope of this committee so that we're more current.

Daniel Gebreselassie: What were the the 19 projects on the list. The new list that I coming in, the 8 so far? Are they going to be given priority over the other projects or why?

Don Leichtung: Process seems backwards. WE do all this work, we come up with all these lists and input and then the city throws the dart at the money board to see what gets done. We shold see what money we have then tell the city what should be done.

Arash answered questions of the public commenters.

Board Comment:

Pounaki: Reminder of the special subcommittee meeting, Tuesday July 27th, 6PM zoom link and survey monkey in agenda.

MOTION: Move to adopt the ranking of CIP list provided by the subcommittee. *Molitor/Ripper (13-0-0)*

Arash had to leave the meeting. There are now 12 Board Members Present.

2. (From June 7, 2021 Urban Design Subcommittee) Process 2 Neighborhood Development Permit: Project No.669651

Presentation given by Janice De Young and John Rumsey.

Public Comment:

Randy Walsh: How has the timeline of this project work for you. Has waiting for this presentation caused additional costs? Any consideration to green roofs? Anything along the solid walls to reduce “unsightliness” or “head load”. And by roof, I mean something accessible by the tenants.

Janice and John responded to the questions.

Jeff Olsen came late and joined at this point. There are now 13 Board Members Present.

Board Comment:

Tyler Renner: Project was heard at urban design and subcommittee. Knows that community had items about aesthetics and hopes developers take it into consideration but a reminder this project came to us with a very technical and specific deviation request.

Peter: Thanks for coming up with elevation diagrams.

Ginger: Thanks for building in our community.

Daniel: Looks great thanks.

Basil: What is the set backs on adjacent properties?

MOTION: To approve the deviation setback request. *Bohannon/Molitor (13-0-0)*

VII. Information Item:

(8:03- 8:35 p.m.)

1. Presentation by Angela Landsberg on North Park PBID

North Park has one of 2 PBIDs in the City of San Diego. The NPPBID is bringing enhanced services to business and property owners in North Park such as landscaping improvements and enhanced sanitation services. Executive Director Angela Landsberg will present on the PBID and its impact on the local community and answer the public’s questions.

Presenter: Angela Landsberg angela@northparkmainstreet.com

Public Comment:

Don Leichtling: He got maintenance assessment district passed. Annoyed that engineering has changed the scope of the program. Thinks it's only fair once a week that people do the cleaning look at side streets. Second comments, if businesses are having parklets, he thinks they should be charged additional property tax and go to the surrounding area.

Randy Walsh: Wanted to say thanks.

Matt Thompson: Appreciate the efforts; however, on top of the 30th street alignment, the new events causing parking issues further into the neighborhood. How can neighbors keep up with events.

Board Comment:

Beau: Thank you, want to see more events.

Daniel: Grateful for work. Please keep it up.

Jeff: THANK YOU SO MUCH for removing the incredible amount of feces from our neighborhood. I see your crews in the yellow vests! The book fest was an incredible home run, smash hit. It must go on each year.

Jen: Amazing work, great job.

Jessica: Yes, had a great time at book festival. Good to see parking garage being used. Great for businesses.

Josh: I see your staff, they're always so nice and friendly. Thank you for you

Marissa: Pat on the back. Lots of ladies from San Diego were envious they couldn't go to the book fair.

Steve: Says businesses were up across the board due to the book fair. Who could be against this type of event? Scope of work is hard to quantify, neighborhood has never been cleaner. Thank you.

Tyler: You do so much with a limited budget and you really leverage funds. You do a lot with the little amount of resources you have. Hoping you can speak to how your organization will be involved in the North Park mini park programming.

Aria: Question: Does North Park Main Street BID has time or resources involved in attracting new businesses or development?

2. Presentation on proposed Land Development Code revisions

Presentation on proposed Land Development Code (LDC) revisions relevant to NPPC. The LDC is the portion of the City's Municipal Code that deals with land development and uses. The revisions are developed through an annual review process conducted by the Planning Department. More info here: <https://www.sandiego.gov/planning/programs/land-development-code/updates-in-process>

Presenter: NPPC Board member Peter Hill

Public Comment:

Pat Sexton: can you put website address back up so folks can review it.

Randy Walsh: Like Arash's presentation on CIP with comments on how each project related to the community plan. How many things will be impacted on the community plan?

Board Comment:

Tyler: Where did these updates originate from and how can NPPC have an impact?

Marissa: Can you please explain "Adult Entertainment" are establishments like Lips going to be impacted or excluded? Is it just naked dancing establishments? We're an area with several bars, would these be impacted?

Jeff: Same questions as Marissa.

Basil: What is included in the height? ADUs? Decorative items? What do you mean?

Aria: Love the drive through bans in TPAs. Wish it came 20 years earlier, scars on our community, glad it's here though. What is the definition of structure for height (same as Basil question).

MOTION: to express board support for the following Land Use and Development Revisions:

- Interim Residential Use: Density Clarification
- Transit Priority Area Implementation
- Height – Building Separation for Structure Height

Tucker/Borquez/Molitor (12-0-1) Hill abstaining to remain non-biased party

VIII. NPPC Reports

1. Chair's Report.

- a. Notice to voting community members in subcommittees on eCOW requirement.
- b. Howard Blackson for Balboa Park Committee.:

Public Comment

Daniel: How did Blackson get the position. I might be interested in it in the future.
Admonishes Blackson for having issues with attendance in a past board.

Pat: Where do you become a community voting member for eCOW?

LynnE SD: It's Rob Stepkey (spelling?) that was on the balboa community planning group.

2. **Social Media.** Josh Bohannon
3. **NPPC Website Update.** Jeff Olson
4. **Subcommittee Reports:** : (Limited to Items Not on the Agenda & 5 Min. Max. each)
 - a. Urban Design/Project Review (Tyler Renner, Chair): Next Meeting August 2, 2021, via Zoom. Next Meeting August 2, 2021. Looking at philanthropic ways at developing the library. This committee is going to be looking at things the community wants to see. Also, conditional use permit to sell alcohol at CVS at the new Park and El Cajon Blvd.
 - b. Public Facilities & Transportation (Arash Kahvazadeh, Chair): Special meeting next Tuesday, the 27th of July to look at any further additions to the CIP.
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
 - a. Balboa Park Committee. TBD.
 - b. Maintenance Assessment District. Matt Stucky. Absent.
 - c. North Park Main Street. Steve Billings. Updates on development on 3066 North Park Way. Going to 7 stories high, upwards of 70 units, 12 parking units. 30 units will be "boutique" hotel with top floor available for community meetings/events. Bike locker / bike repair on bottom floor and maybe open to public.
 - d. Adams Avenue Business Association. Ginger Partyka. Meetings are during normal working hours, may need an alternative appointment.
 - e. El Cajon Boulevard Business Improvement Assoc. Beau Benko Thursday night meetings, complaints about business owners not knowing what a permanent parklet looks like. No real updates, well run.
 - f. North Park Community Association. Peter Hill. Board meetings restarting soon.
 - g. University Heights Community Association. Tyler Renner. No updates, group is dark. Next meeting in Sept.
 - h. CPC. Aria Pounaki Discussed CIP updates. Introduced it in June, want responses in Aug..

IX. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, August 17, 2021

X. **Adjournment**

(9:22 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
 - 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://npmad.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