

NORTH PARK PLANNING COMMITTEE (NPPC)

Minutes: March 15, 2022 7:00 pm

Virtual Meeting Via Zoom Platform

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Parliamentary Items

1. Call to Order, Roll Call and Attendance Report (7:20 p.m.)

Marissa Tucker-Borquez, who served as Presiding Chair while Board Chair Aria Pounaki worked with the Election Committee, called the meeting to order. Jessica Ripper served as Secretary.

	Arash Kahvazadeh	Aria Pounaki	Basil Mournian	Steve Oechel	Daniel Molitor	Ginger Partyka	Jeff Olson	Jennifer Spencer	Jessica Ripper	Vacant	Marissa Tucker-Borequz	Matt Stucky	Peter Hill	Steve Billings	Tyler Renner*
Attendance	x	x	x	x				x	x		x	x	x	x	
Late															
Absences	-	1	-	-	1-	3	3	1	-		1	1	1	1	2

*Tyler Renner was able to participate briefly but encountered technical difficulties and could not join for the remainder of the meeting.

2. Modifications to the NPPC Agenda

- o Urgent Non-Agenda Action Items: none

- **Consent Agenda.** *none*
- 3. **Agenda:** Adoption of the March 15, 2022 Agenda. *n/a*
- 4. **Minutes:** Approval of the February 15, 2022 Minutes.

MOTION: To approve the February 15, 2022 minutes. Tucker-Borquez/Stucky (7-0-3)
Pounaki, Spencer, Hill abstained as they were actively engaged with their responsibilities with the Election Committee.

- 5. **Treasurer's Report:** *None*
- 6. **Announcement Regarding Formal Complaint:** *None*

I. Non-Agenda Public Comment: (7:15-7:25pm)

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

None

II. Announcements & Event Notices: Limited to One minute each. **(7:25 p.m.)**

None

III. Elected Official & Planner Reports: Reports are limited to 2 Min Max**(7:25-7:30p.m.)**

1. **Aaron Burgess, Hon. Nathan Fletcher, SD Board of Supervisors Dist. 3,** (619) 531- 4936, Aaron.Burgess@sdcountry.ca.gov. *Not present*
2. **Kohta Zaiser, Hon. Todd Gloria, Mayor of San Diego,** ZaiserK@sandiego.gov. *Not present*
3. **Christopher Vallejo. Toni Atkins, State Senate Dist. 39,** 619-645-3133. *Not present*
4. **Ryan Darsey, Hon. Stephen Whitburn, City Council Dist. 3,** (619) 236-6633 RDarsey@sandiego.gov.5. *Not present*
5. **Jeffrey Ryan, Planning Department,** (619)235-5221 JTRyan@sandiego.gov *Not present*
6. **Chris Gris, Hon. Chris Ward, State Assemblymember,** Christopher.gris@asm.ca.gov

Discussed that last month marked the deadline to introduce new bills for the legislative session. Discussed Assemblymember Ward's introduction of [AB 1771, The California Housing Speculation Act](#), which would impose an additional 25% tax on investors seeking short-term investments. The full legislative package will be uploaded to the website when available. Assembly Ward's office is available to assist on state-related matters.

IV. Action Items: (7:30pm-7:55 p.m.)

1. Review and Approval of 2020-2021 Annual Report

In accordance with Council Policy 600-24, the NPPC is reviewing its 2020-2021 Annual Report which was not previously created. The Report consists of approved meeting minutes from April 2020 to March 2021. The annual report is to be submitted to the City after approval from NPPC. Presenter: Daniel Molitor, *not present*; presented by alternate Matt Stucky.

Discussed that the annual report, which encapsulates the work of the NPPC in a single document, was not submitted in May 2021 due to COVID. The report provides information on officers and subcommittees, planning awards received by projects in the area, work on historic districts, letters of support and special projects, summaries of urban design and discretionary permit project reviews (primarily map waivers), representation on other Boards, and minutes from all NPPC meetings.

Board Comment:

Steve Oechel Expressed appreciation for the report capturing everything the Board has done in the past year, and proposed capturing the impact of our letters of support and City office attendance in future reports.

Matt Stucky Concurred with Steve's suggestions.

Steve Oechel Asked whether the report would be posted to the NPPC or City website.

Matt Stucky Confirmed the report would be posted to the NPPC and City website.

Public Comment:

None

MOTION: To approve the April 2020-March 2021 Annual Report. Stucky/Tucker-Borquez (6-0-4)
Pounaki, Hill, Spencer, & Kahvazadeh abstained as they were actively engaged with their responsibilities with the Election Committee.

V. Election Results (7:55 - 8:20 p.m.)

o **2022 NPPC Election Results**

The election committee will present the vote totals from the NPPC election committee including a report of how many votes were from electronic voting vs. paper ballots. The committee will also address actions they took to ensure fairness, discretion and completeness.

Presenters: Aria Pounaki, Peter Hill, Jenn Spencer, Pat Sexton, Bob LaRose

Election results were not yet available, item postponed until later in the agenda.

The meeting reconvened at 8:38 p.m. Aria Pounaki apologized about the issue with the links to the meeting and announced the vote totals:

Candidates elected:

1. Steve Oechel, 332 votes (2-year term)
2. Lynn Elliott, 234 votes (2-year term)
3. Kate Callen, 233 votes (2-year term)
4. Mark Spitzer, 230 votes (2-year term)
5. Claudia Flores, 228 votes (2-year term)
6. Kenny Bedoya, 221 votes (2-year term)
7. Victor Torres, 220 votes (2-year term)
8. Marty Graham, 220 votes (2-year term)

Candidates not elected:

9. Marissa Tucker-Borquez, 198 votes
10. Jessica Ripper, 185 votes
11. Zaccary Bradt, 185 votes
12. Daniel Molitor, 181 votes
13. Basil Mournian, 180 votes
14. John Bertsch, 170 votes
15. Chase McConnel, 151 votes
16. Mike Palmer, 45 votes

Board Chair Aria Pounaki announced that 104 individuals voted in person and 319 voted online. He also discussed the extensive process the Election Committee conducted to gather documents, create options for those whose documents required additional clarification, and call all those who had not voted with a final reminder.

Below are the results broken down by online vs. in-person voting:

Online Voting Totals (346 eligible voters, 319 ballots submitted, for a 92% response rate)		In-Person Voting Totals (104 in-person ballots submitted)	Combined Totals
Victor Torres	146	74	220
Zaccary Bradt	165	20	185
Kenny Bedoya	145	76	221
Marissa Tucker-Borquez	173	25	198
Mark Spitzer	151	79	230
Jessica Ripper	161	24	185
Kate Callen	152	81	233
Steven Oechel	245	87	332
Mike Palmer	41	4	45
Basil Mournian	158	22	180
Martha Graham	146	74	220
Daniel Molitor	160	21	181
Lynn Elliott	153	81	234
Chase McConnell	132	19	151
John Bertsch	150	20	170
Claudia Flores	151	77	228

VII. NPPC Reports (8:20 - 8:35 p.m.)

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 meeting, next meeting April 11.*
3. North Park Main Street. Steve Billings. *No report*
4. Adams Avenue Business Association. *No report*
5. El Cajon Boulevard Business Improvement Assoc. Daniel Molitor. *No report*
6. North Park Community Association. Peter Hill. *No report*
7. University Heights Community Association. Tyler Renner. *No report*
8. CPC. Aria Pounaki. *No report*

The presiding chair called a recess until 8:00 p.m., which was extended until 8:20 p.m. and subsequently until 8:35 p.m.

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

IX. Adjournment (8:43 p.m.)

Presiding chair thanked candidates and voters. Everyone can be proud that so many people came out to vote. Congratulations to those seated on the Board.

Thank you to the Election Committee.

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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>