



**NORTH PARK PLANNING COMMITTEE (NPPC)
AGENDA**

July 21, 2020; 6:30 pm

Virtual Meeting Via Zoom Platform. Register online at:

https://zoom.us/meeting/register/tJwqd-mhrz4vGNG_ejPymVw_ZPE4IhmVgMdm

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All times listed are estimates only, an item may be heard earlier or later than the estimated time:

- I. **Parliamentary Items** (6:30 p.m.)
1. **Call to Order, Roll Call and Attendance Report**
 2. **Modifications to the NPPC Agenda**
 - a. **Urgent Non-Agenda Action Items:** Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee. Items must have come up after the Agenda went out & be of a time sensitive nature.
 - b. **Consent Agenda**
 - i. **Urban Design/Project Review.** Members present: Stayner, Pounaki, Hill, Spencer, Tucker, Vidales.
 1. **Map Waiver Application at 2828 Polk Ave (Process 3) Project Number 662123.** Polk 4 Map Waiver application to waive the requirements of a Parcel Map to create 4 residential condominium units in buildings under construction on a 0.092 acre site at 2828 Polk Ave in the RM-3-7 Zone within the North Park Community Plan, Transit Area Overlay and Transit Priority Area. Council District 3. Maggie Roland, applicant. ***SUBCOMMITTEE MOTION: To recommend approval of the Map Waiver for 2828 Polk Ave. because increasing access to opportunities to home ownership increases neighborhood stability and desirability. However, the NPPC strongly believes that the often-used “dual tracking” method of initially permitting a building as apartments, to later change to condominiums, deliberately circumvents neighborhood input into the design process. NPPC would like to work with city staff to improve upon this process. Pounaki/Tucker (6-0-0)***
 2. **Diversionary Theatre Right of Way Neighborhood Development Permit at 4545 Park Blvd (Process 2) Project Number 662938.** NDP to install a new 6 ft. high fence with sliding gate encroaching 1.5 ft into the public right-of-way, and new planting in front of the gate (2.5 ft high max), located at 4545 Park Boulevard. The site is located in the CN-1-3 zone, Transit Priority Area within the North Park Community Plan area, Council District 3 Presenters: Matthew Paola, Architect; and Matthew Morrow, Owner. ***SUBCOMMITTEE MOTION: To recommend approval of the 6-ft high fence with 2’10” encroachment into the public right of way for 4545 Park Blvd. as presented. Vidales/Spencer (5-1-0) (Pounaki against)***
 3. **Agenda:** Adoption of the July 21, 2020 NPPC Agenda, if necessary
 4. **Minutes:** Approval of the June 16, 2020 Minutes

5. **Treasurer's Report:** Sarah McAlear/Randy Wilde.
 - a. Annual donation to Horizon NP Christian Fellowship for hosting meetings
- II. **Non-Agenda Public Comment:** Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time. (6:40 p.m. – 6:50 p.m.)
- III. **Announcements & Event Notices:** Limited to One minute each. (6:50 p.m. – 6:55 p.m.)
1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year-round. More info at: <https://northparkmainstreet.com/events/farmers-market/>
 2. **North Park Community Plan Amendment and Rezone.** The project includes the following amendment: Redesignate 3.5 acres located between Florida St. and the parallel alley east of Florida St. and between Upas St. and Cypress Ave., from Residential Low 5-9 dwelling units per acre (du/ac) to Residential Medium High 30-44 du/ac. Planning Commission Virtual meeting, July 23 at 9 am. <https://www.sandiego.gov/planning-commission> . Contact Nathen Causman, Associate Planner (619) 236-7225 NCausman@sandiego.gov for more information.
- IV. **Elected Official & Planner Reports:** Reports are limited to 2 Min Max (6:55 p.m. – 7:05 p.m.)
1. **Maria Bojorquez-Gomez, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, maria.bojorquez-gomez@mail.house.gov
 2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov
 3. **Chevelle Newell-Tate, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, Chevelle.Tate@sen.ca.gov
 4. **Brett Weise, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 BWeise@sandiego.gov
 5. **Bernie Turgeon, Planning Department,** 619-533-6575, BTurgeon@sandiego.gov
- V. **Action Items:** (7:05 p.m. – 8:30 p.m.)
1. **NPPC Transition Plan.** Discussion of transition to interim Chair and interim officers until the 2020-2021 election is held and the new board gets seated.
 - a. **Election of Board Officers.** Chair, Vice Chair, Secretary, Treasurer, Community Planners Committee (CPC) Representative & Alternate
 - b. **Appointment of Subcommittee Chairs & Liaisons.** Urban Design/Project Review Subcommittee, Public Facilities/Transportation Subcommittee, Maintenance Assessment District, North Park Main Street, Adams Avenue Business Improvement Association, El Cajon Boulevard Business Improvement Association, North Park Community Association, University Heights Community Association
 - c. **Request to the City for alternatives to holding the NPPC election.** Discuss options
 2. **Complete Communities: Housing Solutions and Mobility Choices.** Housing Solutions and Mobility Choices proposes amendments to the San Diego Municipal Code (SDMC) to provide incentives to increase housing production and expand the mobility network around transit hubs and existing development. The initiative removes regulatory barriers to housing to all income levels, especially low, very low, and moderate-income households, while investing in neighborhood and mobility amenities, such as recreational opportunities, street trees, linear parks, bicycle facilities, urban plazas, and promenades. These types of investments increase the quality of neighborhoods where new housing is proposed by creating more walkable, bikeable and enjoyable spaces, which in turn helps the City meet its Climate Action Plan goals. Prioritizing these investments in areas where the investments are needed most are central to the intent behind the Complete Communities initiative.
 The Housing Solutions draft documents are available at:
<https://www.sandiego.gov/planning/programs/completenessolutions/housingsolutions>
 The Mobility Choices documents are available at:
<https://www.sandiego.gov/planning/programs/mobility/mobilitychoices>
- VI. **NPPC Reports** (8:30 p.m. – 8:45 p.m.)
1. **Chair's Report**
 - a. **From 2006 to 2020 and beyond.** Highlights from the last 15 years
 - b. **Community Planners Committee (CPC).** Tuesday, July 28, 2019, 6-8:30 pm. For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>
 - i. Complete Communities: Parks, Housing and Mobility

2. **Social Media.** Sarah McAlear/Randy Wilde
3. **NPPC Website Update.** Sarah McAlear/Randy Wilde
4. **Subcommittee Reports:** Limited to Items Not on the Agenda & 5 Min. Max. each)
 - a. Urban Design/Project Review (UDPR): Melissa Stayner Chair, Aria Pounaki Vice Chair – Next meeting August 3
 - b. Public Facilities & Transportation (PF&T): Steve Doster Chair, Arash Kahvazadeh Vice Chair – Next meeting August 11
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
 - a. Balboa Park Committee. Vicki Granowitz
 - b. Maintenance Assessment District. Matt Stucky
 - c. North Park Main Street. Steve Billings
 - d. Adams Avenue Business Association
 - e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde
 - f. North Park Community Association. Peter Hill
 - g. University Heights Community Association. Randy Wilde

VII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, August 18, 2020

VIII. **Adjournment**

(9:00 p.m.)

- **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: René Vidales 619-797-6772 or info@northparkplanning.org
- Urban Design/ Project Review Subcommittee Chair: Peter Hill 619-846-2689 or urbandesign@northparkplanning.org
- Public Facilities & Transportation Subcommittee Chair: Eduardo Velasquez 619-535-8875 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