



**Annual Board Election March 19, 2019  
JANUARY 15 AND FEBRUARY 19 ARE  
THE LAST OPPORTUNITIES TO  
ESTABLISH ELIGIBILITY TO VOTE OR  
RUN FOR THE MARCH 19 NPPC  
BOARD ELECTION**

To be eligible to run for the NPPC Board or vote in the election, you must have a [valid registration form](#) on file and have [signed-in at one](#) NPPC Board meeting from March 2018 through February 2019. Additional information about the elections is available at: <http://www.northparkplanning.org/uncategorized/elections/>



## NORTH PARK PLANNING COMMITTEE (NPPC) AGENDA

**January 15, 2019; 6:30 pm**  
**2901 North Park Way, 2nd Floor**  
[www.northparkplanning.org](http://www.northparkplanning.org)  
[info@northparkplanning.org](mailto:info@northparkplanning.org)

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

- I. **Parliamentary Action 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 Items:** Items were heard, voted on at an NPPC subcommittee are not considered controversial. *Items on the Consent Agenda can be moved to Action for full discussion by any member of the Board or Public.*
      - i. Public Facilities & Transportation. Members present: Steve Doster, René Vidales, Peter Hill, Randy Wilde, Ernie Bonn, Rob Steppke
        - 1) **Installation of Angle Parking on the east side of Mississippi St. between Lincoln Ave. and Polk Ave.** The proposed parking configuration will add approximately 8 parking spaces including one disabled parking space. **SUBCOMMITTEE MOTION: To support the parking conversion on Mississippi St. between Polk Ave. and Lincoln Ave. as presented to convert parallel parking to head-in parking and add design features such as centerline striping as listed in the NPPC recommendations from April 17, 2018. Bonn/Vidales 5-1-0 (Wilde)**
  3. **Agenda:** Adoption of the January 15, 2019 NPPC Agenda, if necessary
  4. **Minutes:** Approval of the October 16, 2018 Minutes
  5. **Treasurer's Report.** Chelsi Sparti/Randy Wilde.
    - a. Request for reimbursement of \$95.88 to Brandon Hilpert for webpage domain renewal fees.
- II. **Non-Agenda Public Comment:** Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time.
- III. **Announcements & Event Notices:** Limited to One minute each. (6:50 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. **Ray at Night.** San Diego's largest and longest-running monthly art walk. Second Saturday of every month from 6-10pm. Next event is February 9. More info at: <https://rayatnight.com>

3. **Dia Del Café Alley Shutdown.** New monthly and local business support event. Next event Saturday, January 26, 10 am to 7 pm at the alleyway bounded by Adams Ave., Utah St., Madison Ave. and Kansas St.

IV. **Elected Officials' & Planner's Reports:** Reports are limited to 2 Min Max (6:55 p.m.)

1. **Jawad Albaghdadi, Hon. Susan Davis, US Congress Dist. 53,** 619-280-5353, [jawad.albaghdadi@mail.house.gov](mailto:jawad.albaghdadi@mail.house.gov)
2. **Michaela Valk, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, [Michaela.Valk@asm.ca.gov](mailto:Michaela.Valk@asm.ca.gov)
3. **Toni Duran, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, [Toni.Duran@sen.ca.gov](mailto:Toni.Duran@sen.ca.gov)
4. **Tyler Renner, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 [TRenner@sandiego.gov](mailto:TRenner@sandiego.gov)
5. **Planner's Report:** Elizabeth Ocampo Vivero, 619-236-6301, [EOcampo@sandiego.gov](mailto:EOcampo@sandiego.gov)

V. **NPPC Reports** (7:10 p.m.)

1. **Chair's Report**
  - a. 2019 NPPC Election.
  - b. Melhorn & Son Proposed Residential Historic District
  - c. Audit on Community Planning Groups
  - d. Response to Grand Jury Report on Community Planning Groups
  - e. Community Planners Committee (CPC). Tuesday, January 22, 2019, 7-9 pm. 202 C St Civic Concourse. Terrace Level Silver Room. For more info:  
<http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>
    - i. 12<sup>th</sup> Land Development Code Update
    - ii. Capital Improvement Program (CIP) Projects Prioritization for 2019
2. **Social Media.** Chelsi Sparti/Randy Wilde
3. **NPPC Website.** Chelsi Sparti/Randy Wilde
4. **Subcommittee Reports:** Limited to Items Not on the Agenda & 5 Min. Max. each)
  - a. Urban Design/Project Review (UDPR): Peter Hill Chair, Melissa Stayner Vice Chair – NP Rec Center Crafts Room, 6:00 pm. Next meeting February 4, 2019
  - b. Public Facilities & Transportation (PF&T): Eduardo Velasquez Chair, Steve Doster Vice Chair – NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting February 13, 2019
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
 

a. Balboa Park Committee	Vicki Granowitz
b. Maintenance Assessment District	Peter Hill
c. North Park Main Street	Tim Taylor
d. Adams Avenue Business Association	Chelsi Sparti
e. El Cajon Boulevard Business Improvement Assoc.	Randy Wilde

VI. **Information Item** (7:25 p.m.)

1. **Observatory North Park Neighborhood Use Permit (NUP).** Proposed application for a NUP for a Previously Confirming Use. The scope of the project includes the issuance of a Neighborhood Use Permit for a previously conforming use and renovations to the existing 2nd story including the interior remodel of the mezzanine space and adjacent wardrobe storage room. The property is located at the southwest corner of University Avenue and 29<sup>th</sup> Street. Informational presentation by Paris Landen, Manager of the Observatory North Park, and Ryan Blank, Director of Observatory Operations.

VII. **Action Item** (7:55 p.m.)

1. **Transit Priority Area (TPA) Parking Regulations.** Proposed amendment to Municipal Code. The City conducted a study to examine options of efficiency-based parking standards in Transit Priority Areas (TPAs). California Senate Bill 743 (2013) defines a TPA as an area located within one-half mile of a major transit stop, such as trolley, bus, or ferry. The goal of this study was to develop a regulatory framework that tailors parking requirements for multifamily residential developments based on their land use context and other key factors that influence the parking demand.

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, February 19, 2019

IX. **Adjournment** (8:25 p.m.)

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- \*\*For more info on any project, enter the SD Development Services PTS number in “Project ID” at <http://www.opensd.sandiego.gov/web/approvals/>
  - 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](mailto:info@northparkplanning.org)
  - Urban Design/ Project Review Subcommittee Chair: Peter Hill 619-846-2689 or [urbandesign@northparkplanning.org](mailto:urbandesign@northparkplanning.org)
  - Public Facilities & Transportation Subcommittee Chair: Eduardo Velasquez 619-535-8875 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://npmatd.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)