

Greater North Park Community Planning Committee
Urban Design/Project Review Subcommittee
Meeting Minutes

Monday, January 8, 2007, 6:00 PM
La Fayette Hotel on El Cajon Boulevard

Members Present: Salvador Archiga, Ernie Boon, Kitty Callen, Vernon Franck (Chair), Judith O'Boyle (Co-chair), Keoni Rosa, Rob Steppke, Stephen Whitburn.

Others Present: Christopher Dye (3618 Granada), John Potter (Albertson's Mixed Use Project), Ron Gross (Albertson's Mixed Use Project), Bob Furey 4069 – 79 Alabama and 4081 – 89 Alabama), Deidre Barber (3704 Granada)

I. Parliamentary Items

- i. Call to Order and Roll Call – Meeting took place at the La Fayette Hotel due to a scheduling conflict at North Park Main Street. Granowitz will check out whether the Renaissance will be available to no charge. Meeting was called to order at 6:05 and members signed in.
- ii. Approval of previous meeting minutes – **Minutes were approved without revision. 7-0-1 (Bonn/Franck)**
- iii. Requests for additions to or re-ordering of agenda – Project review items 1 and 3 were pulled at applicant's request.

II. Urban Design

1. **Albertson's Mixed Use Project** University Ave / Mississippi Street. John Potter – Developer for the proposed project is Nadel Retail/Hughs Investors. Albertson's has been split into three divisions: SuperValue is grocery, CVS is pharmacy/drugstore, and Cerberis Financial is every else (mostly unprofitable stores). The 1.8 acre site is small and the existing store is small. Developer will not consider remodeling store. Instead, a multi-use site is proposed consisting of a 54,000 square foot store, 240 condo units on top, and subterranean parking with separate entrances/parking for retail and residential. Residential parking would be off Wightman and retail off University. 131 condo units are allowed under current code. A "themed" development is envisioned with courtyard as part of the residential development. The process for obtaining project approval is not clear at this time – there are questions concerning requirements for EIR, zoning change, and amendment to the community plan. Bonn noted that the project would likely have to go before the PAC. Franck suggested that there be either an actual or an appearance of separation between the residential buildings. There was some concern about building heights. Members articulated a desire to have affordable housing on site rather than in-lieu fees; perhaps a combination of apartments and condos. Additionally, a Craftsman or Mediterranean them is not desired.

Motion: Support increased density on a mixed use site provided there is opportunity of substantial community input. (Rosa/O'Boyle). Motion passes 6-2-1.

III. Project Review

1. **3953 Florida Tentative Map (#89546)** 3953 Florida Street. Lina Shey [619-886-3146].
Tentative Map to convert 18 existing residential units to condominiums.

Pulled by applicant.

2. **4078 Hamilton TM (#93907)** 4078 Hamilton Street. Elizabeth Pena.
Tentative Map (Process 4) to convert 10 existing residential units to condominiums on a 0.16 acre site at 4078 Hamilton Street in the MR-1250B Zone of Mid City Communities Planned District.

No show.

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3. **4724 30th St Vesting TM (#97621)** 4724 30th Street. Rene Vidales.
Vesting Tentative Map (Process 4) to convert 7 existing residential units to condominiums and waiver for undergrounding overhead utilities on a 0.1606 acre site at 4724 30th Street in the MR-3000 Zone of Mid City Communities Planned District.

Pulled by applicant.

4. **4075 Alabama Street Map Waiver (#111151)** 4069-79 Alabama Street. Alex Parra.
Map Waiver (Process 3) application to waive the requirements for a Tentative Map and undergrounding overhead utilities to create 6 residential condominium units (under construction per PTS #76971) on a 7,000 SF site at 4069-79 Alabama Street n the MR-1250B Zone of Mid City Communities Planned District. No deviations are sought. There are no common walls and consequently no HOA. Developer is seeking LEED certification with tankless water heaters, solar, etc.

Motion: Approve the project as proposed (Rosa/Callen). Motion passes 9-0-0.

5. **4081 Alabama Street Map Waiver (#111154)** 4081-89 Alabama Street. Alex Parra.
Map Waiver (Process 3) application to waive the requirements for a Tentative Map and undergrounding overhead utilities to create 6 residential condominium units (under construction per PTS #76971) on a 7,000 SF site at 4081-899 Alabama Street n the MR-1250B Zone of Mid City Communities Planned District. No deviations are sought. There are no common walls and consequently no HOA. Developer is seeking LEED certification with tankless water heaters, solar, etc.

Motion: Approve the project as proposed (Rosa/Callen). Motion passes 9-0-0.

6. **3704 Granada Avenue Map Waiver (#119279)** 3704 Granada Avenue. Deidre Barber.
Map Waiver (Process 3) application to waive the requirements for a Tentative Map and undergrounding overhead utilities to create 2 residential condominium units (under construction per PTS #76971) on a 0.115 Acre site at 3704 Granada Avenue in the RS1-7 Zone within the Greater North Park Community Plan. Vernon Franck recused himself. Two existing homes on the property were completely renovated inside and out. Committee members were very impressed with the renovation and the sensitivity to the surrounding neighborhood.

Motion: Approve the project as proposed (Rosa/Callen). Motion passes 8-0-0 with Franck recused.

IV. **Non-Agenda Public Comment** – Bonn informed the committee that it is very likely that 2 or the 3 houses slated for demolition if the Academy of Our Lady of Peace is approved are contributing historical sites. Plan to meet with District 3 on January 12.

University Heights Historical Society will present “History of the Heights” on Thursday, January 18th at Birney School Auditorium (4345 Campus Avenue)

Historic Resources Policy may consider interior and exterior spaces in the future.