

Greater North Park Community Planning Committee  
**Urban Design/Project Review Subcommittee Meeting Minutes**  
Monday, November 5, 2007, 6:00 PM  
3076 University Avenue (North Park Main Street Office)

**I. Parliamentary Items** (6:00 pm)

1. Roll Call: 8 present (5 GNPCPC/3 Community)

GNPCPC Members (5): Vicki Granowitz, Keoni Rosa, Judi O'Boyle, Vernon Franck, Rob Steppke  
Community Members (3): Elizabeth Studebaker, Ernie Bonn, Kitty Callen

*GNPCPC Members Present and Not Seated (Majority Rules on Subcommittees): Salvador Arechiga, Ed Cronan.*

*Others and Presenters: Robert Xakar, Anoy Brikho, Jan Wilcox, Kafy Goard, Jay Porter.*

2. Approval of previous meeting minutes. *Approved 7-1-0* (Bonn/Granowitz)  
Minutes were revised to reflect Judith O'Boyle from GNPCPC was present but not seated due to Brown Act requirements limiting NPPC participation to less than a majority of NPPC members.
3. Requests for additions to or re-ordering of agenda. *None.*

**II. Non-Agenda Public Comment**

Ernie Bonn updated the committee on the upcoming University Heights Historical Society meeting, status of Valero Service Station, and Our Lady of Peace compliance with CUP. There is concern regarding the interim height ordinance. Judi O'Boyle reported the Project Submittal list is being reviewed weekly for North Park projects, demolition permits.

**III. Project Review**

1. **3918 Mississippi TM (PTS# 95317)** 3918 Mississippi Street. Lindsay Erickson, consultant. (6:10)  
There were issues concerning access to parking due to the obstruction from trash receptacles and the need for more detail about site plan. Arechiga commented that the applicants have kept the property in good repair.

*MOTION: TABLE project until applicant can provide clarity on parking layout (space layout and dimensions), trash storage solution, and address City review comments regarding parking and original site plan.*

*VOTE: Motion passes, 8-0-0*

2. **4070 Iowa TM (PTS# 115824)** 4070 Iowa Street. John Pizzato, Algert Engineering. (6:45)

*MOTION: APPROVE project with conditions: 1. Implement proposed Site Plan/Landscape Plan as presented including converting tandem parking space (front of site) to landscape entry area. 2. Abandon proposed design; rehab structure in existing style.*

*VOTE: 8-0-0*

3. **Guard Residence Guest Unit NUP (PTS# 135884)** 3547 Laurel Street. Jan Wilcox, architect. (7:00)

*MOTION: APPROVE project as presented.*

*VOTE: 8-0-0*

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**IV. Urban Design**

1. **Fast Pay** 3050 University Ave (Liquor License). Robert Zakar, 654-7532. (7:15 pm)

Application for sale of alcohol (beer/wine/spirits). Applicant current operates this establishment as a check cashing and sundry store. Applicants desire to expand operations to include the sale of beer, wine, and spirits. Since 1992, applicants have operated what they describe as a similar operation in La Mesa, and have never had a violation for sale of alcohol. Members noted that the photographs presented of the La Mesa store did not prominently identify the establishment as a check cashing operation. Recently, Fast Pay repainted a large horizontal sign for Cricket (replacing the advertisement of an existing sign) and this signage was an issue to many of the members, as well as the overall cluttered appearance of other storefront signage. Applicants presented petitions of support for their expanded venture; many of the petitions were from people residing in areas outside of North Park. Generally, committee members did not support the combination of check cashing and alcohol sales at the same establishment; they noted that the sundry sales are not the primary operation of the store; and the signage and display window detracts from the goals of the business district. Committee expressed a strong desire for this operation to be a higher quality operation overall that caters to the widest variety of residents. Current products, services and "feel" of this establishment seem exclusively geared toward lower income, unstable, itinerant folks.

2. **KFC/Non-Conforming Structures** Discretionary review desired for replacements and upgrades. (7:45 pm)

Elizabeth Studebaker outlined the agreements that have been reached with Yum brands (KFC), Development Services, and Main Street. KFC will utilize the sidewalk design and tree grates requested by Main Street and will relocate trees onto the KFC property with some landscaping re-alignment. The project will not incorporate the recommendation of NPPC, to incorporate either mounded landscaping or a short non-contiguous wall that would screen the surface parking and create a pedestrian-friendly streetscape. O'Boyle expressed frustration that representatives from NPPC (O'Boyle and Steppe) who were part of the initial discussions with Development Services and YUM were not included in subsequent negotiations. O'Boyle believes that the current negotiated agreement is sub-optimal.

**V. Announcements and New Business** (7:50 pm)

*Next Meetings: GNPCPC Tuesday November 20, 2007*

*Urban Design/Project Review Monday January 7, 2008 (dark December).*

**VI. Adjournment** (8:00 pm)