

Greater North Park Community Planning Committee
Urban Design/Project Review Subcommittee Meeting Minutes
Monday, January 7, 2008, 6:00 PM
Lion's Club

I. Parliamentary Items

1. Call to Order and Roll Call: 8 members present (7 GNPCPC, 1 community) Note: 2 GNPCPC members were not seated due to majority.

GNPCPC members: Ed Cronan, Vernon Franck, Vicki Granowitz, Judith O'Boyle, Dean Petersen, Keoni Rosa, Rob Steppke
Community members: Kitty Callen (6:15)
GNPCPC present, but not seated: Elizabeth Studebacker, Stephen Whitburn
Vicki Granowitz left at 8:30 and Stephen Whitburn assumed Granowitz seat.

2. Approval of previous meeting minutes.

Minutes from the previous meeting were approved without revision (7-0-0)

3. Requests for additions to or re-ordering of agenda.

There were no requests for reordering the agenda.

II. Non-Agenda Public Comment

None

III. Project Review

1. **4052 32nd Street Map Waiver (PTS# 139502)** Daniel Dillard.

Map Waiver (Process 4) to convert 6 residential units (UNDER CONSTRUCTION) to condominiums on a 7,000 SF site in the MR-1250-B Zone of Mid-City Communities Planned District; Transit Area Overlay Zone. Current owners purchased subject property three months ago from a bank foreclosure. There are ten parking spaces (6 below grade). Trash containers will be completed according to the specifications of the original plan. Utilities will be undergrounded within property site. Committee discussion: Although the project design is different from other projects designed by this architect (Gary Taylor), it is still lacking in many respects that are important to North Park including architectural diversity.

Motion: Deny the project because it does not contribute to the architectural diversity of North Park.

(O'Boyle/Granowitz) Motion passes 4-3-0. (Yes—O'Boyle, Granowitz, Rosa, Steppke No—Petersen, Cronan, Franck)

2. **Walgreens Neighborhood Use Permit (PTS# 141798)** 3202 University Ave. Chris Polster.

Neighborhood Use Permit for the replacement of an existing manual changing copy sign on an existing pole sign with a double-sided electronic changeable copy message center type sign with 40 SF of sign face on each side. The project site is located in the CL-1 zone of the Mid-City Communities Planned District. Applicant stated that the sign would be easier to operate and safer for employees who would otherwise need to perform manual installation. The sign will be the same size, and message will change no more than five times per hour Committee Discussion: Many concerns about the frequency of message changes per hour, intensity of lighting, color of lighting, the appropriateness of this type of sign, impact on traffic safety. There was also concern about Walgreen's existing street-level display windows that are currently used for advertising and do not promote pedestrian friendly or interesting sidewalk presence. O'Boyle stated that the combined effect of the proposed electronic copy message sign and the existing window advertisements is overwhelming in the amount of advertising. Franck would like to see something "quieter".

Motion: Approve the replacement of manual copy sign with electronic changeable copy sign conditioned by low voltage LED letters, no animation, and no more than 4 - 5 copy changes per hour. (Franck/Petersen) Motion passes 6-2-0. (No-O'Boyle, Steppke) For Consent at GNPCPC.

Greater North Park Community Planning Committee
Urban Design/Project Review Subcommittee
Draft Meeting Minutes
(continued)
Monday, January 7, 2008, 6:00 PM

3. Bluefoot Bar and Lounge Neighborhood Use Permit (PTS# 143884) 3404 30th Street.

Neighborhood Use Permit (Process 2) to re-establish previously conforming use for an existing bar/lounge in the CN-1-2 zone within the Greater North Park Community Plan. Planning Dept recommendations were 1) operation between 6 - midnight, 2) all activities within structural building, 3) no live entertainment, 4) expiration and reconsideration in five years, 5) no loitering, 6) litter mitigation. Applicant seeks type 48 license (wine, beer, and spirits) and previously conforming use (manner of operation), including Friday and Saturday operation until 2 am. Continued use of patio (mainly to restrict smoking to a smaller area). Owners and their attorney stressed that the bar is conceived as a neighborhood, friendly bar that is patronized by all types of people, many of whom walk to the establishment. There was a very large community attendance for this agenda item (headcount indicated about 104 individuals with about 90 wearing "I support Bluefoot" badges). Those supporting Bluefoot indicated that the owners operate the establishment in a consistently responsible manner, there have been no citations for noise, the owners are responsive to community needs and contribute in numerous ways to charity and the Arts, the recent development along the 30th and Upas corridor has substantially revitalized the neighborhood and has contributed to a positive quality of life, that the establishment attracts a wide spectrum of neighborhood residents (young and old). Many stated that Bluefoot is a welcoming and welcomed improvement over previous liquor establishments at this location.

Opponents were mostly individuals living adjacent or very near to the Bluefoot. They objected to the NUP due to noise, litter, inappropriate behavior by patrons and staff (sexual activity, drug dealing), parking problems, and questions whether a NUP should even be considered because of the location adjacent to residential. Mr. Hosseini, leading the discussion for the opposition, also raised the issue of whether a change in the NUP should be studied more fully due to the proliferation of businesses serving alcohol adjacent to a residential neighborhood. Mr. Hosseini expressed the need for additional conditions including limiting sales to beer and wine only until midnight, no amplified music after midnight (if approval is granted for weekend operations to 2:00 am), an independently managed and licensed security staff of at least two). Approval of the NUP should have preceded the City's approval of the full type 48 license. Franck responded that the NUP was not an issue.

Committee Discussion: Committee members also expressed strong support for the NUP citing the positive impacts of revitalization and responsible ownership. Granowitz questioned whether the patio should be cleared after 10 pm and the owners responded that such action would disperse smokers and noise across a larger area -- closer to residential. Franck and Petersen suggested more litter receptacles.

Motion: Approve the NUP with only the condition that the operators responsibly manage loitering during business hours and after closing, improve litter control, and re-examination license/operations after five years (5 year expiration). (Franck/Petersen) Motion passes 7-1-0. (No-Steppe)

IV. Urban Design

1. Fresh and Easy Neighborhood Market SE corner 32nd and University. Mike Kalscheur, Meridian Properties. Applicants presented concept for a 13,969 sf grocery market (two stories), and two additional retail developments (4,350 and 1,000 sf respectively – occupants to be determined), below grade parking. Project will utilize green-sustainable design and materials.

Committee discussion: Community members expressed enthusiasm for this new neighborhood grocery store concept and its decision to locate in North Park. There was general support for the design concept that reflected design elements from North Park while making a modern statement. There was some concern expressed regarding the large blank wall along the Bancroft street front and more articulation was suggested. There was also concern regarding vehicular access. The developer welcomes more interaction with the committee as the design is further developed and refined.

2.KFC Final Inspection Liz Studebaker. Studebaker said that the project is essentially complete and meets the spirit of the agreement, but enclosed trash receptacles and additional trash bins are needed. The "mature" trees are disappointing. Tree grates with the NP design are still to be installed. KFC can begin operations now with a 30 day review.

**Greater North Park Community Planning Committee
Urban Design/Project Review Subcommittee
Draft Meeting Minutes
(continued)
Monday, January 7, 2008, 6:00 PM**

V. Announcements and New Business

Demolition Permit Concerns: The Uptown Historic Preservation Coalition (UHPC) meeting January 10 at 5 p.m. in the Grace Lutheran Church Fellowship Hall, 3993 Park Boulevard.

Public comments and City's responses and the revised final draft versions of the Urban Runoff Management Plans and Minimum Best Management Practices can be viewed online: <http://www.sandiego.gov/thinkblue/contact/urmp.shtml>.

Mayor's Annual State of the City Address: Thursday, January 10, 2008 6:00 p.m. NEW LOCATION: Balboa Theatre
868 Fourth Avenue Horton Plaza

Next Meetings: GNPCPC Tuesday January 15, 2008; Urban Design/Project Review Monday February 4, 2008.

VI. Adjournment at 8:45