

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

Monday, March 3, 2008, 6:00 PM
North Park Lions Club at 3927 Utah

I. Parliamentary Items

1. Call to Order and Roll Call – The meeting was called to order at 6:10 pm.
8 present (6 GNPCPC, 2 Community)
GNPCPC Members: Vicki Granowitz, Judith O'Boyle, Rob Steppke, Elizabeth Studebaker, Keoni Rosa, Steve Chipp
Community Members: Ernie Bonn, Kitty Callen (arrived at 6:15)
2. Approval of previous meeting minutes. *Minutes were approved without revision. (Granowitz/Steppke) Vote: Motion passes 6-0-1 (Chipp abstaining)*
3. Requests for additions or re-ordering of the agenda. *4075 Park Boulevard-Park Terrace (Project 147090) was removed at applicants request due to a delay in receiving cycle issue report from the City.*

II. Non-Agenda Public Comment. *None*

III. Project Review

1. 4075 Park Boulevard – Park Terrace. Project Number 147090 – Process 4. Vesting tentative map and site development permit to construct 36 residential condominiums with 7,000 sf of commercial space on a 0.48 acre site in the CL-2 zone of Mid-City Communities Planned District within the Greater North Park Community Plan, FAA Part 77, Transit area. Applicant-Mark Freed.

Pulled at applicant's request, to be re-agendized for April 7.

2. 3001 El Cajon Boulevard. Project Number 146799 – Process 3. Site development permit to construct a 6,991 sf commercial building with a driveway deviation on El Cajon Boulevard on a 0.44 acre site. The property is located in the CN-1 zone of the Mid-City Communities Planned District, the transit overlay zone, and FAA Part 77 Overlay Zone, within the Greater North Park Community Plan. Applicant-Gary Stewart.

Demolition permits were approved through DSD without community review. Retail operations to be determined; Rubio's and T-Mobile would be good possibilities. Applicant plans to replace sidewalk, gutters, and ADA curbcuts at the corner of 30th Street and El Cajon Blvd. Questions about the driveway deviation, narrowing the driveway on El Cajon Blvd., but will be adding more than required parking spaces. There was a discussion and concern regarding the planned MTS stop at this location and possible issues with vehicular access and circulation to and within project site, applicant concerned that they may lose potential tenants if not permitted to have drive thru (flow thru parking lot). Members felt the project lacked style and the site needs more density and better design for this important corner site. There has been no oversight or coordination with the El Cajon BIA. The El Cajon BIA prefers no entry from El Cajon Blvd, in keeping with the high-density planning model preferred for commercial nodes, and continuing a solid street wall of storefront along/between lot lines.

*Motion: Defer consideration of project pending the applicant consulting with the El Cajon BIA. (Granowitz/Bonn).
Vote: Motion passes 8-0-0.*

3. 3201 University Avenue (Fresh and Easy). Project Number 144069 – Process 3. Site development permit to demolish existing structures and construct three commercial buildings with a deviation to increase the maximum floor

Meeting Rules: *Speak only when recognized by the Chair. *Be respectful of others and their ideas. *Listen and be open-minded. *No interruptions or side conversations. *Stay focused on issues, not personalities. **Note: All times listed are estimates only.** For information on meeting times or issues before the GNPCPC Urban Design/Project Review Subcommittee contact Judith O'Boyle, Chair: 619-283-2690 or joboyale@ucsd.edu

Greater North Park Community Planning Committee
Urban Design/Project Review Subcommittee
Meeting Minutes (continued)
Monday, March 3, 2008, 6:00 PM

area to 21, 414 sf on a 0.67 acre site in the CL-1 Zone of the Mid-City Communities Planned District. Applicant-Michael Kalscheur.

Judi O'Boyle read various Cycle Issues from the City's report, pp. 1-18. Applicant presented project and has incorporated many of the suggestions from North Park Main Street-Design Committee (McGaughy), including more interesting detail on the east facing wall along Bancroft Street. Since submitted to the City, the applicant has continued to implement additional features/studies including a traffic study, new lighting throughout the property, bicycle facilities, and more windows to enhance the "eyes on the street" feeling (to increase safety and decrease loitering). Granowitz expressed concern regarding ADA access and opportunities for skateboarding damage. Members thought the project was fun and quirky. Members are against City requirement for widening 32nd Street, and do not support Meridian Properties granting 2.5 feet of property along the 32nd Street side of the lot to the City. Rosa suggests using solar panels as part of design and incorporating angles rather than towers.

Motion: Approve the project with the condition that solar panels are used and incorporated in design, change tower elements to include angles and slopes. The committee recommends against street widening. (Granowitz/Callen)
Vote: Motion passes 8-0-0.

4. T-Mobile at Upas and Arizona. Project Number 14957. Replacement of light pole with antennas and unmanned telecommunications equipment inside underground vault on right of way at Arizona and Upas (adjacent to Morley Field). Applicant-James Kennedy. Note: Requires review by Park and Rec as well as community planning group.

Applicant stated that the site in the right-of-way provides the best coverage (where T-Mobile has a gap in coverage) in the area. Committee expressed concerns regarding tripping hazard, especially with pedestrian traffic, cross-country track events, and use of par course. Much concern about the appearance of the antennas and its impact on the community and park and concern about noise generated. The project is in close proximity to a proposed historical district.

Motion: Deny the project due to its location adjacent to the park and proximity to proposed historical district; impediment to view corridor to park; pedestrian access and safety in participating in park activities, using par course, and cross-country events. (Rosa/Bonn)
Vote: Motion passes 7-0-0 (Chipp had to leave before the vote)

Urban Design

Update on upcoming Urban Design activities. Vicki Granowitz

The North Park Community Plan update, which was to commence in January has been delayed. The City has not yet been able to identify funding for the second year of the update process.

Update on Academy of Our Lady of Peace EIR. Judith O'Boyle

The City is requiring a full EIR for the AOLP expansion project. The scope includes project description, history of project changes, environment impact analysis addressing aesthetics and neighborhood character, biological resources, geology and soils, water quality, compatibility with existing land uses, noise, transportation and circulation, and historical resources. Under California Government Code 37361, the AOLP, as a religious organization, is objecting to involuntary historical designation of three homes slated for demolition, stating that designation would cause a financial hardship. O'Boyle questioned whether the code, which focuses on acquisition of historical resources, is a germane to designation as historical resource. HRB has not made a finding on this matter.

Update on Georgia Street Bridge. Judith O'Boyle (7:35 approximate)

CalTrans and the City have issued an RFP for Georgia Street Bridge University Avenue Separation Replacement. The Bridge is a designated historical resource and a major gateway into the North Park and Hillcrest communities. The

**Greater North Park Community Planning Committee
Urban Design/Project Review Subcommittee
Meeting Minutes (continued)
Monday, March 3, 2008, 6:00 PM**

Neighborhood Historical Preservation Coalition (GNPCPC is a member) has sent a letter to Council Member Atkins objecting to the Project Title that does not stress/require preservation. Also, a request was made to include a community representative on the engineering selection panel for the project.

5. Announcements and New Business

Ernie Bonn: The Texas Street Valero Gas Station has pulled the pumps as required.

Elizabeth Studebaker: The North Park Community Association's History Committee has begun preliminary steps to become an independent 501 c-3 organization called the North Park Historical Society. With assistance from the NPCA, the transition should be smooth, and complete within a few months.

Next Meetings: GNPCPC Tuesday March 18, 2008; Urban Design/Project Review Monday April 7.

7. Adjournment

The meeting was adjourned at 7:55