

**North Park Planning Committee
Urban Design/Project Review Subcommittee
Monday, July 7, 2008 at 6:00 PM
North Park Recreation Center/Adult Center (2719 Howard Street)**

Draft Meeting Minutes

NPPC Members Attending (7): Judith O'Boyle, Rob Steppke, Kitty Callen (6:07), Sal Arechiga, Keoni Rosa (6:13), Liz Studebaker (6:08), Steve Chipp (Left 7:25)

Community Members Attending (2): Vicki Granowitz Left 7:40), Ernie Bonn

Parliamentary Items

1. Call to Order, Roll Call – Meeting was called to order at 6:00 pm.
2. Approval of Previous Meeting Minutes – Previous meeting minutes approved with incorporated revisions. (Bonn/Steppke) 5-0-1 (Archiega abstain)
3. Requests for Additions or Re-Ordering of Agenda – Awash Market moved to first on the agenda. Accept agenda (Steppke/Granowitz) 6-0-0

Non-Agenda Public Comment

The City Council has agendized the Interim Height Ordinance for it meeting on July 8 at 2:00. The Interim Height Ordinance would impact the communities of Uptown/Hillcrest/Bankers Hill/Mission Hills/University Heights/North Park. Currently heights of 150 – 200 ft are allowable. The Interim Height Ordinance would be in effect until approval of the community plan update. It limits building heights to 65' along 4th, 5th, and 6th avenues north of Upas and 50' along Washington Street from Dove to Ibis.

Urban Design

1. **St. Augustine School campus redevelopment at 3266 Nutmeg Street.** Project No 8110, PDP #34245. Presentation of conceptual design and refinements of approved CUP/PDP for campus development seeking community input and comments. For Information. John Ziebarth presenting for the applicant.

As the Executive Director – Finance and Facilities at Saint Augustine, Steve Chip recused himself. The school has recently completed its first phase (40ksf) of redevelopment/expansion of a three-phase project. First phase incorporated below grade parking, classrooms, library, class labs, and offices. CUP was approved in 2003. There are more demands for ground floor space than anticipated. Therefore, the conceptual plan under consideration is to eliminate the optional swimming pool in order to increase the number of seats in the event/multipurpose building. The gymnasium seating will remain the same at 1,400 – 1,500 seats and the theater seating would increase from 272 in the CUP to 400 in the proposal now under consideration. Overall the building size would be reduced by 14%, but the usable ground floor area would be increased by 7% . The building would remain within the height approved in the CUP and there is sufficient parking per the CUP. Parking for special events would occur at the North Park Garage and attendees would be shuttled to the school. The dirt export from the site is expected to be 25% less than that in the CUP drawings.

Concerns raised by the community and committee members:

Is there really sufficient parking to accommodate students/staff and special events? How can the school enforce the use of the shuttle? Concern regarding overall size and scale of the development, lighting, and its impact on the surrounding neighborhoods. At this stage the revised plan is too conceptual for the community to be able to provide responsible input. The pool was to be below ground level, so the revised plan seems to add bulk and mass.

One community members stated his support of the school's educational mission, but is upset by the parking problems and trash that currently exists and will become more problematic with the expansion of seating for the event/multipurpose building. Several community members stated that on-site parking seems inadequate and would prefer fully underground parking.

Three community members expressed concerned about number of events to be scheduled at the events center and questioned whether the new facility will be rented out to other groups who may not act responsibly.

Finally, a community member did not like the option that the pool and underground parking would be replaced with above ground square footage. The newly proposed ize and mass seems out of line.

Committee concerns included sufficiency of event parking and monitoring and trips added by having to go to Mission Valley for swimming. Reiterated community concern regarding scale and changes to the master plan and that the CUP limits students but not staff.

Project Review

2. **4736 Oregon (Process 3).** Project No 156577. Map Waiver application to waive the requirements of a Tentative Map and under-grounding utilities to convert 1 existing residential unit to condominium and create a residential condominium (under construction) on a .16 acre site in the MR-3000 Zone of Mid-City Communities Planned District within the Greater North Park Community Plan. David Babiarz presenting. For Action. There are five on-site parking spaces. There was much concern about the quality of the design of the new building that has already been completed without community planning group review – it was initially permitted as a rental. The front (potentially historical) and rear unit do not fit together, at all.

Motion: Deny the project because it does not contribute to the character and architectural variety of the community; there was no architectural forethought; the project was permitted as a rental apartment without review or input from the community that would have been required had the project been proposed as a condominium. (Steppe/Callen). Motion passes 8-0-0.
For consent.

3. **Awash Market and Restaurant at 2884 El Cajon Boulevard (Process 3).** Project No 150548. Conditional Use Permit for off-site alcohol sales (type 21) in a market/cafe on a .08 site in the CN-1 zone of Mid-City Communities Planned District within the Greater North Park Community Plan. For Action. The CUP for off-sale alcohol sales is supported by the BIA Alcohol/Entertainment Group and by Police Vice Unit. Awash has been in business for 8 years and operates a cafe and market that currently serves beer and wine (type 20). It is open seven days per week from 7 am until 11 pm. The business primarily serves the Ethiopian community and offers breads, spices, food items, etc for regular and special holiday events. Renovations are limited to interior tenant improvements in an expanded floor area. Paul Le presenting for the applicant.

Motion: Approve the CUP for off-site alcohol sales (Granowitz/Studebacker) 8-0-0. *For consent agenda.*

4. **3794 29th Street (Process 2).** Project No 15877. Neighborhood Development Permit to demolish existing residences and construct 3 for rent units with reduced front side and rear yard setbacks, increased height and floor area, reduced front yard area on a .11 acre site in the MR-1750 Zone of Mid-City Communities Planned District within the Uptown Community Plan, FAA Part 77. Brett Camack presenting. For Action. **This item was pulled by the applicant – to be placed on the August Agenda.**

Announcements and New Business

Adjournment (7:50)

Please 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 rather than personalities. Times listed are estimates only. For information about this committee please contact Judi O'Boyle at 619 283-2690 or jboyle@ucsd.edu

The next meeting of the North Park Planning Committee is July 15, 2008, 6:30 pm at the North Park Christian Fellowship (2901 North Park Way nr 30th Street).