

**North Park Planning Committee  
Urban Design/Project Review Subcommittee  
Monday, August 25, 2008 at 6:00 PM  
North Park Recreation Center/Adult Center (2719 Howard Street)**

**Draft Meeting Minutes**

NPPC Members Attending (8): Judith O'Boyle, Rob Steppke, Kitty Callen, Carl Moczydlowsky (6:05), Rene Vidales, Lynn Elliot (6:15), Christy Scannel, Rene' Vidales

Community Members Attending (2): Vicki Granowitz (Left 7:39), 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. (Steppke/Bonn) 8-0-0
3. Requests for Additions or Re-Ordering of Agenda –NONE

Non-Agenda Public Comment

None

Urban Design

1. **Davenport's Supper Club, 3067 University** – Dawn Griffin, applicant. (6:15 p.m.) In the evening, the Club will offer live music, a full bar and restaurant on each level and the rooftop. During the day, the facility will offer a training school for restaurant customer service for youth, and music and dance appreciation course for school children. The later will be operated as a 501(c) 3 non-profit corporation. The club is a C corporation. Action will be focused on the concept, community benefit, and consistency with the Greater North Park Community Plan

Dawn Griffin, Joseph Wong, Abdur-Rahim Hameed, Paige Tigert, James Norris Jr. presented pictures, floor plans and simulations of the proposed Davenports Supper Club at the Woolworth Building (most recently the African American Alliance Thrift). They indicated that they will not be altering the exterior façade. Performance arts will include live jazz, blues, dance troupes, and symphony. Looking to do a glass enclosed conservatory and rooftop terrace. Will seek regular bar hours until 2pm. Will require a CUP. During the day, there will be a charter school or other educational activities focused on the performing arts, and run as a non-profit.

Scannell – Asked if it will be similar to Anthology? No, much bigger and more focus on décor and ambiance, and better pay for performers and staff.

**Motion: Support the project concept because it is consistent with the Greater North Park Community Plan and would benefit the community. 9-0-0 (Granowitz/Elliot)**

2. **Academy of Our Lady of Peace Expansion and Modernization, 4860 Collier, 2710 & 2746 Copley, 4910 Ulvada Place. PTS 130619.** Trish Butler, Megan Turney rep. the applicant. (7:35 p.m.) A PDP, SDP, and CUP to amend CUP/Resource Protection Ordinance Permit 92-0769. The project involves an update to the Master Plan, an EIR, and an amended CUP allowing enrollment to 750. The initial project proposed that AOLP would construct a two-story classroom and lab building and parking structure. Deviations are sought for setback, parking, building height. RS 1-7 and RS 1-1 zones in transit overlay zone within the Greater North Park Community Plan.

AOLP – Neil Heitinen, provided written responses to questions from last month. He indicated that it is a painful and frustrating process on all sides, planning and design wasn't handled as well as possible. Pleaded for the community to recognize that AOLP is not a developer and were unsure of the process. Indicated that the CUP amendment administrative order is driving the timeline and they are not trying to circumvent the process. They have a relatively new development team and they are trying to bring a fresh perspective – not withstanding the process flaws we've attempted to be responsive. AOLP is trying to find parking alternatives.

Trish Butler, Megan Tunney and Ed McArdle – Presented a summary of the development changes over time. Discussed the adaptive reuse options and alternatives and indicated it wasn't feasible to reuse the structures. They provided new simulations that illustrated changes to the parking structure and changes to the structure at Copley and Uvada that were intended to emulate smaller single family homes. Additionally showed changes to the Classroom building at the Casa Encantada site; this 3rd iteration attempts to give the building more of a residential character and flavor and less institutional like the adjacent building. The design has become more articulated and massing has been "pulled back" from the street. The setback remains the same. The ultimate goal was to pick up on architectural details and reduce the volume and the visible massing.

The applicant then presented results on their study for adaptive reuse; which indicates that the school is now using all available space. There isn't enough space to accommodate the desired modernization program. St. Catherine's is unavailable due to the desire to retain meeting and assembly space with a food service kitchen. A cafeteria is in the long term planning process. The Classroom Building cannot be built on the canyon point, indicated that City Fire said it wasn't defensible. Reusing the houses for classroom or lab space is cost prohibitive due to the construction methods of the time that would need retrofitting. The intent is to replicate the style, location and materials.

### **Board Questions:**

- Bonn
  - how far does the plan encroach into the canyon:
    - 626 sq ft
  - What is the view?
    - Distant view.
  - What are you doing for brush management
    - maintenance in the canyon as required by the city
- O'Boyle
  - Why did we not hear about reusing the cafeteria before? Have you looked at reuse?
    - McArdle – structurally it wasn't capable of being operable. Many of the older structures have been retrofitted.
  - Historical preservation trumps the structural retrofit costs.
- Vidales
  - It's close to commercial corridor for offices. Satalite campus is still a good idea.
- Elliot
  - Reuse seems to be lacking. What would be done with the houses?
    - Relocating the homes is amenable given the correct logistics.
  - Was there a bio survey for native plants and animals?
    - There was a spring biological survey.

## Public Comment:

- Between the Heights (opposing the plan)
  - Clyde Turner: supports AOLP and it is an asset to the community. Also supports the need for a modernization effort. Does not support the current administration and their attitude towards the community. Adaptive reuse and expansion plan must take place within the boundaries.
  - Ross Lopez: lack of character and integrity to the community. Enrollment considerations should not be used to demolish the historic homes. Exceeded enrollment illegally, and they are not reliable for a new CUP
  - Dionne Carlson: Offsite parking needs to be permanently implemented. Could use the NP parking structure. A third story would be impactful to the neighborhood. Drawings are vastly improved and the facades are much more attractive. Core issues – don't want to see it replacing a historic home. AOLP has a history of demolishing historic properties.
  
- OLP
  - Matt Machino – school has produced leaders in the community and educates. Working to diligently comply with the CUP and make the neighborhood happy.
  - Beth Connolly – daughter at AOLP, attracts best and brightest to educate. Needs new modern learning facilities. Ratio of facilities to students is lacking and woeful inadequacy of computer access. Media center needed to excel.
  - Emma Connolly – AOLP sophomore, really loves the school. Very important that the schools can keep up with the demands of a modern education. Wait times for computers are in excess of 45 minutes. Lab space is problematic.
  - Catherine Camrath – AOLP is outdated and starting to rust. Teaching music in the same room in 40 years, no computer, lab is at a premium. Awkward and frustrating to have tools that don't work.
  - Jeannate Hammilsmen – born and raised in NP... because of proximity to St Augustine and AOLP. Quality of education and asset to the community. Strength of the connection to the community. 21<sup>st</sup> century needs.

Response from OLP – a number of the neighbors oppose the projects on the grounds of the parking structure. Think they can squeeze in more spaces. OLP is not pursuing the 3 level structures. Currently short 10 spaces. The interest in St Catherine's is irrelevant because the need is for more than the 9000 sq feet (20,000 sq ft). Continued expansion and future expansion: no intention to exceed the enrollment cap. Meet the future needs, don't intend to encroach further. Reasons are tied to the characterization of the school.

Scannel – Husband and herself have strong Saint Augustine and AOLP ties and are a practicing part of the Catholic Community. Unfortunately, the School did not handle community relations honestly and appropriately. Shared with them the steps that Saint Augustine+ took.

Granowitz – what we have now is a good starting point, not a finishing point. The community has expected limits to growth per the last CUP amendment and there is a lack of concern and trust with the OLP administration. Encroachment geographically cannot continue forever. Satellite campus will eventually need to be a part of any enrollment increase.

Steppe – good discussion tonight, but one that AOLP should have advanced over a year ago. Not enough time to make up this year. Substance of the outreach has been empty. Answer to enrollment isn't further encroachment. Deal with existing footprint or it punishes the neighborhood.

O'Boyle – understands educational space planning for the labs but does not understand how the AOLP examined the re-use and space allocations of the full physical plant incorporated on the school campus. Increasing enrollment can trigger the need for more space but another less costly and non-intrusive remedy could be to increase the number of hours in school day. She asked, where is the enrollment drawn from? If the enrollment is drawn largely from outside the immediate neighborhoods of North Park, Mission Hills, and Kensington, it is not surprising that the AOLP has little interest in interacting with or caring about the local neighborhoods.

Vidales – dealing with oldest residential subdivision in the city. Perfect project for criteria for redevelopment agency. Neighbors input is ignored on site redesign. Need to listen to the neighbors.

Callen – AOLP has a problematic attitude.

Moczydlowsky – Would vote for it if there had been any concessions to the neighborhood, but there hasn't been.

**Motion: Scannell/Bonn 6-3-0 (Steppe, Elliott, Moczydlowsky voting against the motion)**

Whereas the Greater North Park Community Plan seeks to “preserve the architectural variety and residential character of Greater North Park” and to “preserve and restore unique or historic structures within the community,” we find the applicant’s plan to demolish the Collier and Copley Avenue houses—which the City has deemed “locally significant historical resources” that meet Significance Criterion C—to be opposite of the Community Plan.

Whereas the applicant has been in violation of its existing CUP since approximately 1996—including increases in enrollment, lack of parking, and traffic management—we find the applicant to be disingenuous in its attempt to amend its CUP as part of a major building project while neighbors endure the impacts of the violations.

Whereas the Greater North Park Community Plan aims to maintain the low-density character of predominantly single-family areas, we find the project’s nearly 22,000-square-foot, 30-foot-tall (plus an additional 13 feet in some areas) classroom structure that is to be 10 feet from a neighboring and historically significant home’s property line to be opposite of the Community Plan.

Whereas the applicant has not presented alternatives for the Collier and Copley houses, or existing campus structures, we find the applicant negligent in exploring adaptive re-use contrary to the Community Plan.

Whereas the applicant’s EIR fails to include mitigation for impacts on land use, aesthetics, neighborhood character, historical resources, traffic and circulation, and cumulative impacts to hydrology and water quality, we find the EIR incomplete and not compatible with land use protections or the Community Plan.

Whereas the project seeks deviations for setback, parking and building height, we find no community benefit to such deviations.

Whereas the project includes the applicant's plan to "adopt a solution of financial hardship" based on a religious exemption from developers' rules, including limitations on demolition of historically significant buildings, we find conflict with the applicant's statement in the EIR that the "school is considered the primary use of the site," not a religious institution.

Whereas the applicant is assuming the proposed parking structure would "reduce existing congestion and parking issues," we find no assurance students or faculty/staff would favor the structure over available street parking or that it would ease congestion with only one ingress/egress.

Whereas the applicant's EIR says the amended CUP will "modify limitations of special events," yet the CUP amendment offers no explanation of these modifications, we find potential for harmful overuse of neighborhood resources should the applicant pursue these additional events.

Whereas neighbors and this committee have documented the applicant's insincere efforts at community involvement and participation, we find the project to be one-sided and without concessions traditionally agreed upon between residents and expanding institutions.

Whereas the applicant sought a planning commission hearing date prior to a vote by this committee, conflicting with planning steps the City designed to protect neighborhoods, we find the applicant to be careless of its North Park location and neighbors.

Therefore, we deny the project and the CUP amendment as currently proposed.

## Announcements and New Business

### Adjournment (Steppe/Vidales\_7:58)

*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](mailto: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).