

North Park Planning Committee
Urban Design/Project Review Subcommittee
Monday, October 5, 2009 at 6:00 PM
North Park Recreation Center/Adult Center (2719 Howard Avenue)
www.northparkplanning.org

Draft Meeting Minutes

Parliamentary Items

1. Call to Order, Roll Call - Meeting was called to order at 6:05.

Members Attending: Keoni Rosa, Robert Barry, Sal Aréchiga, Ernie Bonn, Kitty Callen (6:15), Lynn Elliott (6:10), Vicki Granowitz, Judi O'Boyle, Rob Steppke (7:30).
Others Attending to Establish Committee Membership: Roger Lewis

2. Approval of Previous Meeting Minutes
The Approval of Previous Meeting Minutes was tabled to next Urban Design/Project Review Subcommittee meeting.
3. Requests for Additions or Re-Ordering of Agenda
None

Non-Agenda Public Comment

None

Information

1. **Bodhi Animal Clinic and Hospital, 2200 University Avenue.** Applicant Chris Chandler and Bob Nagell presented conceptual designs for development of the Bodhi Animal Clinic and Hospital. The applicants have operated Pacific Veterinary Services in North Park for approximately 20 years and are proposing an adaptive re-use of the former Zuri Banquet Hall building, with interior/exterior improvements. The project will require City approval of a Conditional Use Permit (CUP). For information.

Subcommittee members were generally supportive of the project and proposed re-use. Due to the convalescent nature of the veterinary clinic, no windows are proposed for the University Avenue street front. Access to the facility is proposed to be obtained from the existing parking lot on the north side of the building. Subcommittee members voiced concerns regarding the project's conformance with North Park Main Street design regulations and requested that the applicant pay special attention to the proposed exterior façade design. Potential design options were suggested by the Subcommittee members regarding storefront windows and greenery.

Action

1. **El Cajon Boulevard BIA, Public Right of Way (PROW) District.** Beryl Forman, representing the El Cajon Boulevard BIA, requested support from the subcommittee for the establishment of a PROW District to permit eligible businesses to set up sidewalk cafés. For action.

Establishment of the PROW District would make the BIA responsible for initial code compliance supervision and allow the affected businesses to save costs by not having to obtain a sidewalk café or other discretionary permit. The PROW Enhancement Program will be administered by the BIA and will be enforced by the City's Code Compliance Department. Participating businesses must receive written approval from the BIA, attend a training session on regulation compliance, and provide evidence of one million dollars of liability insurance naming the City and others as additional insured.

**Motion: Support establishment of a PROW District for the El Cajon Boulevard BIA, limited to sidewalk cafés.
Elliott/Aréchiga 9-0-0**

2. Jack in the Box, No. 188132.

The item was tabled to next Urban Design/Project Review Subcommittee meeting.

3. 3201 University Map Waiver – Project No. 189051. Michelle Sokolowski, project manager.

The item was tabled to next Urban Design/Project Review Subcommittee meeting.

Announcements and New Business

Subcommittee Chair Rosa discussed concerns with the recent placement of AT&T equipment boxes (V-RAD) in the Public Right of Way of various locations in Greater North Park. Affected property owners have communicated their unhappiness with AT&T's equipment placement and lack of notification. Additional information may warrant future review/action by the subcommittee.

Adjournment

The meeting adjourned at 7:30.

*For information about this subcommittee please contact Keoni Rosa at 619 294-9018 or kr@keonirosa.com.
The next meeting of the North Park Planning Committee is October 20, 2009, 6:30 pm at the North Park Christian Fellowship, 2901 North Park Way (at 29th Street).*