

North Park Planning Committee
Urban Design/Project Review Subcommittee
Monday, March 1, 2010 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 6:00.

Members Attending: Keoni Rosa, Ernie Bonn, Cheryl Dye, Lynn Elliott, Rob Steppke, Kitty Callen, Judy O'Boyle, Vicki Granowitz
Others Attending to Establish Committee Membership: None.

2. Approval of January Meeting Minutes

Motion: Approve January Minutes
Dye/Elliott 6-0-1 (O'Boyle abstained)

3. Requests for Additions or Re-Ordering of Agenda
None

Non-Agenda Public Comment

None

Information

1. **Spectrum Terrace, 4105 Georgia Street.** Applicant Anna Scott, Affirmed Housing Group. Proposal to resume construction on a previously entitled project to create affordable housing.

Applicant has teamed with the Housing Commission and NSP funds to purchase the foreclosed property and change it to affordable housing. The architecture will be similar with minor revisions. It will be 5 stories, originally permitted as 29 units. The building will be rented for 55 years as apartments. 24 of the 2 bedrooms will be changed to 3 bedrooms. There are typically 5 or 6 people living in a 3 bedroom. Solari Properties will manage the site, and offer services and classes such as life skills training classes and after school programs for the kids. They intend to have solar photovoltaic panels and solar hot water heaters. There are 60 parking spaces in the original design, and 59 spaces will be required for the revised unit breakdown. The 2 penthouse units will be split, for a new total of 31 units. Per the applicant, the chief building official will sign off and reinstate the existing permit. There will be no mentally ill people on site.

Subcommittee members were concerned that this project was approved as market rate luxury condos then turned into affordable housing. North Park has reached our tipping point as far as our share of affordable housing. In the last 5 years, we have 10 affordable housing projects which the cumulative effect may have an impact on our community.

Action

1. **Jack in the Box, No. 188132, 2886 El Cajon Boulevard (at Kansas St.)** Jack in the Box, No. 188132. Derrick Johnson, Project Manager. Billy Swanson, Applicant. Project proposes a Site Development Permit (Decision Process 3) to demolish an existing drive-thru / walk-up Jack in the Box and construct a new 1,538 sf drive-thru / walk-up Jack in the Box including site work, with requests for deviations to floor area, pedestrian access, street wall, transparency and driveways. Located at 2886 El Cajon Blvd. in the CN-1 zone of Mid-City Communities Planned District within Greater North Park Community Plan, FAA 77, Transit Area.

Applicant revised the plans, removing one driveway from El Cajon Blvd, relocating the parking to the alley, incorporating outdoor seating for 30 seats on the corner with a surrounding low block wall, incorporated public restrooms, and a pickup window at the patio area.

Subcommittee members were concerned with the solid block wall as not appealing and could allow problems with the local prostitution. Subcommittee also recommended a trellis or matching awning or cover over the outdoor dining, which would fill in the open corner of the lot. There was also concern that the architecture was way too typical with stucco and cornice molding. The architectural style was typical and that we would rather see something modern or different in North Park.

Motion: Move that the project is approved with conditions. The project will be moved forward to be presented to the full planning board with modifications to include a patio cover that is part of the building structure, security cameras, landscaping, replace the block wall, architectural enhancement and enhanced lighting.

Dye/Granowitz 6-1-0

2. **Sidewalk café, 2121 El Cajon Blvd.** Applicant Steve Florman. Project manager Michelle Sokolowski. Neighborhood Use Permit for a 333 sq ft sidewalk café for an existing restaurant, Eclipse Chocolat & Pizzeria Luigi at 2121 El Cajon Blvd in the CL-1 Zone of Mid City Communities Planned District.

Applicant explained the slope of the sidewalk as too steep for a patio, which required a concrete platform on the west side with an access gate on the east side. The seating area encroaches 7'-4". The guardrail will step to maintain a max height of 3'-0". The guardrail will be made by a metal fabricator

Subcommittee members were concerned with the design of the guardrail because it was not pleasing, and suggested that alternative designs were explored for the metal guardrail. Suggestions were horizontal bars, or organic shaped design that was more artistic than a standard vertical steel bar.

Motion: Move to approve as presented with request for enhanced guardrail design.

Granowitz/Dye 8-0-0

3. **Clearwire Palisades Garden, No. 194785**, 2828 University Ave. Project manager Simon Tse. Proposal to install a wireless communication facility consisting of 6 panel antennas and 3 directional antennas with the associated equipment. The project is located within the CN-1 zone of the Mid City Planned District.

Motion: Move to Approve

O'Boyle/Granowitz 7-0-1 (Steppe abstained)

Announcements and New Business

None

Adjournment

The meeting adjourned at 7:30.

For information about this subcommittee please contact Robert Barry at 619 954-5588 or rbarry53@cox.net. The next meeting of the North Park Planning Committee is May 18, 2010, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29th Street).