



NORTH PARK PLANNING COMMITTEE

www.northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING MINUTES: Monday, August 30, 2010 – 6:00 p.m.

North Park Recreation Center/Adult Center, 2719 Howard Avenue

I. Parliamentary Items

- A. Called to order: Meeting was called to order at 6:00 p.m.
Board Members Seated: Robert Barry (Chair), Cheryl Dye (Vice Chair) Lynn Elliott, Vicki Granowitz, Lucky Morrison, Judi O'Boyle, Rob Steppeke.
Community Voting Members Attending*: Ernie Bonn
Other Community Voting Members attending: Roger Lewis, Don Leichtling
Others Attending to Obtain Voting Rights*: Keoni Rosa (2)

- B. Approval of August 9 Agenda:

Motion: Approve agenda, Granowitz/Dye 8-0-0.

- C. Approval of Meeting Minutes: None

- D. Announcements:

Renee Vidales announced that tonight is 30th on 30th event.

II. Non-Agenda Public Comment: None

III. Information

A. Jack in the Box, 2959 Upas Street: The City's 1st Assessment letter and Cycle Issues Report were introduced and presented for discussion. The proposed project intends to tear down the existing Jack in the Box (JIB) restaurant with drive-thru and construct a 500 sf larger restaurant with drive-thru. The existing restaurant is located within a CN-1-2 Zone (commercial) which emphasizes pedestrian orientation and does not allow drive-thru service use. The proposed tear-down/rebuild project requires a Planned Development Permit due to the current non-conforming uses and the variances needed to continue and expand the non-conforming uses.

The Planned Development Permit is a Level 4 process which requires the project to go to the City's Planning Commission and can be appealed to the City Council. The Planned Development Permit can only be approved or conditionally approved if the City can make 5 findings, including: *1) development will not adversely affect the applicable land use plan; 2) development will not be detrimental to the public health, safety and welfare, 3) development will comply with regulations of the Land Development Code, 4) development will be beneficial to the community, and 5) proposed deviations are appropriate for this location and will result in a more desirable project that would be achieved if designed in strict conformance with the development regulations of the applicable zone.*

Discussion followed on issues of concern including: parking shortage (12 spaces proposed; 37 required by code); drive-thru problems (current zoning does not allow for a drive-thru use); traffic circulation (City is requiring a focused traffic study which will look at the need for a traffic light, the blocking of traffic on Dale St, pedestrians, etc); Lighting (city requiring reduced lighting); Curb cuts (when and why was the cut on Dale Street allowed?); use of alley for exiting cars (creates problems for residents and for business access and deliveries); pedestrian orientation (current plan doesn't meet guidelines).

Public comment referenced a letter having been sent to City Attorney asking if JIB has the right to rebuild a restaurant with a drive-thru since it is not allowed by zoning, and that thus far there has been no clear response provided. Public comment also indicated that JIB does not own the property; rather it has a 20-year lease.

This project is expected to return to the subcommittee for potential action following the release of the City's 2nd assessment letter.

IV. Announcements and New Business

Adjournment: Meeting adjourned 7:59 p.m.

*Board Members have voting rights on the Subcommittee upon election; General Members have voting rights after attending three Subcommittee meetings.

For information about this subcommittee please contact the Chair, Robert Barry, at 619.954.5588 or rbarry53@cox.net. The next meeting of the North Park Planning Committee is January 18, 2011, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29th Street.)