



NORTH PARK PLANNING COMMITTEE

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URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MINUTES: Monday, October 3, 2011 – 6:00 p.m.

North Park Recreation Center/Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:00 pm)

- A. Call to Order - 6:27pm. Present: Bonn, Barry, Nguyen, Hill, Granowitz
- B. Modifications & Adoption of the Agenda: **Granowitz/Bonn. 5-0-0**
- C. Approval of Previous Minutes: none
- D. Announcements: none

II. Non Agenda Public Comment (2 minutes each).

None

III. Information

None

IV. Action

- A. **Fat Boys Corner Store - 3050 University Avenue (Project No. 241550)**: Proposed Conditional Use Permit (CUP) for off-sale alcohol sales (ABC Type 21 liquor license) for a 1,200 square-foot neighborhood market in an existing 11,000 square-foot commercial building. The site is located within the CN-1 Zone of the Mid-City Communities Planned District. This project's CUP requires a Process Three, Hearing Officer decision (with appeal rights to the City's Planning Commission).

On January 21, 2011, the San Diego Police Department recommended denial of the application for a Type 21 liquor license because the location: is within a high crime area; is located within 100 feet of residences; and is located within 600 feet of incompatible uses. The applicant subsequently appealed the SDPD's denial. On April 5, 2011, the City's hearing officer overturned the SDPD's denial and granted the issuance of the Type 21 liquor license for the location. The SDPD continues to recommend denial of the CUP for the same reasons as stated on January 21, 2011. The owner has drafted additional conditions in response to the Subcommittee's action at the August 1, 2011 meeting. The additional conditions will be discussed for potential action.

Discussion of DSD letter to applicant: additional conditions

Bonn: CUP should have 6-month review period

Granowitz: limited usefulness to 6-month review

Discussion of length of CUP, hours of operation

Barry: limits on CUP helpful, show good faith of applicants.

Nguyen: hours? Close at 10PM.

Hill: history of CUP conditions enforcement? CUP unusually long at 25 years, ex. Barefoot Bar much shorter. Bonn: city historically lax in reviewing CUPs.

Disc.: Applicant: SDPD confused re license. Thought was on-sale, not off-sale.

Granowitz: many retailers seeking off-sale licenses. Cumulative effect on North Park, crime etc.

Barry: Beer & wine license more favorably viewed.

Granowitz: community under attack by retailers seeking alcohol sales. Crucial for Fat Boys to engage with community. Applicant aware of problem, has engaged neighbors. History of working with North Park Main Street. Open to hearing community concerns.

Barry: Will be discussed at full meeting. Concern about absence of committee members with specific concerns.

Granowitz: Possible to have 2-year CUP with review? Discussion.

Motion: To approve the CUP for Type 21 license with standard and supplemental conditions outlined in the Sept. 19 letter and a CUP with initial 2 year period with conditional 10 year extension. **Granowitz/Nguyen 5-0-0**

B. AT&T - Plymouth Congregational Church – 2717 University Avenue (Project No. 224477):

Neighborhood Use Permit application (Process Two) for installation of a new wireless communication facility consisting of antennas located within a new tower structure and associated equipment. The subcommittee previously voted to recommend denial of the project at the March 7, 2011 meeting; however, the applicant has requested to present a new site design for additional consideration. The new site design modifications include: no changes to the existing church tower; the construction of a new 40' tower to contain the wireless communication facility; and the location of associated communications equipment in an adjacent storage room.

Barry: recap of project status.

Applicant: description of revised project. Reviewed prior issues and responses: use of parking garage; landscaping; colors; white line on tower.

Discussion: view from west of church on University provided. Barry: Not helpful, doesn't represent actual view. Concern about bulk and scale of proposed tower as seen from west of the church.

Bonn: trees on right-of-way? Two existing trees. Not canopy trees. Two canopy trees growing to the west of the church.

Granowitz: need to focus on 40 feet of tower above tree that can't be softened by tree.

Hill: Calculation of FAR

Bonn: permitted street trees? Suggested palms. Granowitz: no longer permitted.

Barry: tower will be visual landmark, out of scale. Requested picture from east and west at far perspective.

Granowitz: problem is skyline, not streetscape.

Motion: To deny proposed project because of incompatibility in bulk and scale with the neighborhood and with the community plan. **Bonn/Granowitz 5-0-0**

C. AT&T - The Twist (Montclair Neighborhood Park, 2911 Nile St.) (Project No. 233690):

Modification of an existing wireless communication facility located within the RS-1-7 Zone. Project proposes to remove an existing 30' tall light standard and attached panel antennas and install a new 30' tall faux pine tree with 12- 8' long panel antennas. The existing 315 square foot equipment area will be expanded by 153 square feet. The proposed project requires a Process Four Proposed Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) to allow the proposed faux tree and equipment area to encroach onto a rear yard setback and to allow an equipment space greater than 250 total square feet.

No rep present. Project tabled to November.

D. **Plaza de Panama - Balboa Park (Project No. 233958):** Proposed project includes an amendment to the Balboa Park Master Plan; an amendment to the Central Mesa Precise Plan; and a Site Development Permit. Responses to the proposed amendments will be discussed for potential action.

Discussion: City staff comments; importance of findings

V. **Unfinished, New Business & Future Agenda Items**

Next scheduled meeting date: Monday, November 7, 2011

VI. **Adjournment** (7:50 pm)

Motion: to adjourn: **Hill/Barry 5-0-0**

For information about this subcommittee please contact the Chair, Robert Barry, at robert.barry@cox.net. The next meeting of the North Park Planning Committee is November 15, 2011, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29th Street).