



NORTH PARK PLANNING COMMITTEE
URBAN DESIGN/ PROJECT REVIEW SUBCOMMITTEE
www.northparkplanning.org

DRAFT MEETING MINUTES: Monday, Nov 7, 2011 – 6:00 p.m.
North Park Recreational Center/Adult Center, 2719 Howard Ave.

I. Parliamentary Items

A. Called to order: Meeting was called to order at 6:07 p.m.*

Seated Board Members: Robert Barry (Chair), Cheryl Dye (Vice-Chair), Vicki Granowitz, Lucky Morrison, Dionne Carlson, Rick Pyles

Seated Community Voting Members:** Rob Steppke; Willy Schneider.

Non-seated Community Voting Member: Kitty Callen arrived at 6:20 p.m.

B. Approval of agenda: Motion: Approve agenda. **7-0-0 Carlson/Granowitz**

C. Approval of Oct 3, 2011 minutes: Tabled to next month

D. Announcements:

Carlson announced that the University Heights CDC and Historic Society are jointly hosting the “Shaping our Community’s Future” forum next week at 6 pm at the Grace Lutheran Church, 3993 Park Blvd. The forum will provide information related to the Community Plan process and the role of community organizations in shaping the future of University Heights’ and other local communities. NPPC Chairperson Vicki Granowitz will be a member of the panel. Pyles suggested that it would be good for NPPC members to attend to support Vicki. Morrison reported that North Park Main Street is changing its nonprofit status from a public benefit organization to a mutual benefit organization. This item will be discussed Wednesday, Nov. 9 at the Board meeting, 7:30 am at the NPMS office. Pyles announced that a second workshop on the North Park theater mini-park will be held Wed. Nov 16th at the Jefferson Elementary School Gymnasium /Assembly Area.

II. Chair’s Comments: none

III. Non-agenda Public Comment: none

IV. Information Items: none

V. Action Items:

A. AT&T – Mission Chateau – 2120 Mission Ave. (Project No. 232311)

AT&T representatives presented the project and answered questions. The wireless communication facility is located within a residential zone, requiring a Process 4 Conditional Use Permit (CUP) which goes to the Planning Commission, appealable to City Council. (If the project were located in a commercial zone it would be determined by staff.) The project entails modification of an existing wireless facility - 3 antennas approved in 2000, mounted on a multi-family complex. It will add additional antennas to the same location, to be screened by a new fiberglass “cover” designed to mimic the building material. Morrison asked about the visual impact. Applicant explained that neither the existing antenna nor the proposed addition is visible above the building parapet. Dye asked about cooling equipment noise. Applicant said the noise study has now shown that the noise level will not be increases. Barry asked about the applicant’s compliance with the required consideration of optional sites. Applicant indicated that Park Blvd and Adams Ave. were considered but that these areas were already being served. Barry expressed concern that alternate sites were not evaluated adequately and noted that residential zoning is the least desirable placement and should be discouraged per City regulations. The applicant indicated that the City is requiring two street trees and that while they do not see how this mitigates the antenna impact they are willing to comply.

Motion: Deny CUP. **Steppke/Barry 4-4-0.** Motion failed to carry.

Motion: Approve CUP with the provision that the two new trees be substituted with a different type of canopy tree and with the assurance that residents within 300 ft have received appropriate notice. **Granowitz/Dye 4-4-0.** Motion failed to carry.

Due to both motions resulting in a tie vote, the item will be sent to the NPPC board with no Subcommittee recommendation.

B. Verizon – Grace Baptist Church – 3848 St. Georgia (Project No. 237295, Verizon Robinson & Park)

Verizon representative presented the project and answered questions. The project proposes installation of a wireless communication facility within a new 15 feet extension of the existing church building tower. Equipment will be housed within the existing equipment room. The project is located within a residential zone, with the antennas mounted on a church, requiring a Process 3 CUP, determined by a Hearing Officer, appealable to the Planning Commission. (If the site were 100 feet from residential it would be a Process 2, but as it is 60 feet from residential it requires Process 3.) Dionne asked about the historicity of the building. Barry indicated the facility was built in 1958 but historic review showed interior and exterior alterations have made it non-qualified. Applicant will provide Carlson with the name of their attorney that conducted the historic review. Carlson will investigate the original architect.

The City is requiring new street trees to mitigate visual impacts. Applicant indicated they are open to recommendations regarding species. Callen recommended crepe myrtle. There are existing planters in front - applicant also willing to plant new shrubs. Church doesn't care what type of shrubs. Carlson recommended succulent landscaping. The Church congregation is asking for more information regarding maintenance costs of plants placed on their private property due to concreted right of way, and liability issues.

Barry asked about applicant's required search for alternate sights. Applicant noted that while Grace Towers had been suggested, it is too high – the communications facility would “shoot over existing coverage.” Steppke feels the white cross attached to the new tower is too prominent and suggested softening it through color or other means. The applicant agreed indicating the cross was a late add-on. Pyle suggested recessing the cross into the extended tower to appear as an architectural feature. Other members agreed. Barry noted that the existing 31 ft tower will grow to 46.5 ft. He feels that street trees make more sense than shrubs for mitigating the visual impacts.

Dye asked if the applicant considered adding a stepping architectural feature to soften the monolithic nature of the tower. Applicant agreed that this was a good idea and indicated they plan to look at that option. Dye asked how the issues related to trees on private property and church liability and maintenance costs were being addressed. The applicant said the negotiated resolution will be provided to the NPPC when it goes before them.

Audience member lives diagonally across from the church and received notice of the project which she felt was misleading as to its location (Project is named “Robinson and Park” but not located near those streets). She came prepared to oppose but after seeing the plans is satisfied with the design. She expressed concern regarding tree placement due to already existing dangerously bumpy sidewalks.

NPPC Chair Granowitz wants Uptown input prior to taking the item to the NPPC. Applicant agreed and will go before the Uptown CPG prior to NPPC in January.

Motion: None

It was agreed to table the item until after presentation to the Uptown Planning Group.

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

Project proposes modification of an existing wireless communication facility within the Montclair Park in the RS-1-7 zone. An existing 30' light and attached panel antennas will be removed. A new 30' faux pine tree with panel antennas will be installed along a pedestrian parkway. A Process 4 Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) are required to allow encroachment onto a residential rear yard setback and an equipment space larger than 250 sf. The Parks and Recreation Committee has approved the project.

Motion: Approve the NUP and PDP. **Barry/Pyles 8-0-0**

D. 76 Gas Station (Circle K) – 3154 El Cajon Blvd (Project No. 238798)

A Development Permit and CUP are being requested for the conversion of an existing service station facility to a Circle K convenience store with a Type 20 beer and wine license. The applicants are the current owners. The project is in a CN-1 Zone of the Mid-City Communities Planned District/ North Park Community Plan area. It would convert 1,236 sf of service bays and add 399 sf to the existing 188 sf. convenience store, retaining 76 gasoline service. It requires a Process 3 CUP for the off-sale of beer and wine and a Process 3 Mid-City Development Permit for CN-1 zone deviations.

The police department has recommended approval of the license and the applicants are in the process of responding to City assessment concerns. Applicants indicated that Lt. Griffin was quite supportive based upon licenses conditions the store will close at midnight. Morrison expressed concerns regarding alcohol being sold at the onramp to a freeway and objection to increasing the number of licenses in a saturated area. Applicants said that this gateway to North Park will be "brighter and safer." They will reface/stucco the building. The project's deviations include: closing one driveway on Iowa and one on El Cajon; and expanding the retail store into the garage area (total size of footprint not larger than existing footprint). Carlson recommended that they make the architecture more interesting – not stucco, not clone. Steppke suggested they add an entry monument. Applicant indicated the building will use same architecture as the 76 gas station in Hillcrest. Project deviations include the off-setting plane requirement, minimum lot coverage, street wall and pedestrian access; however, they are supported by staff due to the service station use.

Motion: Approve CUP and SDP for 76/Circle K at 3154 El Cajon Blvd
Granowitz/ Dye 7-1-0

E. Plaza de Panama – Balboa Park (project no. 233958) No discussion.

Motion: None

VI. Unfinished Business and Future Agenda Items: None

VII. Next scheduled meeting date: Monday, February 6, 2012

VIII. Adjournment: Motion to adjourn at 8:05 p.m. **Pyles/Steppke 8-0**

* **Subcommittee Quorum:** Total seated members cannot exceed 13, with a maximum of 7 elected NPPC Board Members (cannot exceed a NPPC quorum) and 6 Community Voting Members. The majority of total seated members must be elected NPPC board members.

** **Community Voting Members:** Community members gain subcommittee voting rights after attending three subcommittee meetings. Elected Board Members have voting rights anytime.

For information about this subcommittee please contact Robert Barry at Robert.Barry@cox.net. The next meeting of the North Park Planning Committee is February 21, 2012, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way.