



**NORTH PARK PLANNING COMMITTEE  
URBAN DESIGN/ PROJECT REVIEW SUBCOMMITTEE**

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**DRAFT MEETING MINUTES: Monday, March 5, 2012 – 6 p.m.**  
North Park Recreational Center/ Adult Center, 2719 Howard Ave.

**I. Parliamentary Items**

**A. Called to order/ Roll call\*:** Meeting was called to order at 6:00 pm

**Seated Board Members:** Robert Barry (Chair), Cheryl Dye (Vice-Chair), Vicki Granowitz, Peter Hill

**Seated Community Voting Members:\*\*** Ernie Bonn, Kitty Callen, Rob Steppe

**Non-seated Board Members:** N/A

**B. Modifications & Adoption of Agenda**

**Motion:** Approve the March 5, 2012 agenda subject to the following correction: Action Item B, Park Terrace, should show a total of 36 units (35 residential and 1 commercial).  
**Bonn/Granowitz 7-0-0**

**C. Approval of Previous Minutes**

**Motion:** Approve the Feb 6, 2012 minutes subject to the following revisions:

Under Action Item A: Plymouth Church tower was reduced from 50 feet to 40 feet (not vice versa) and the City will receive rent *from* AT&T (delete “for”); Under Item B, strike “a” prior to “up 20 feet”, and strike the coma in the next line **Granowitz/Callen 7-0-0**

**D. Announcements:**

There will be a General Plan Housing Workshop March 9, 3-9:00 pm at the Mission Valley library.

**II. Non-agenda Public Comments**

Bonn announced that the Uptown Planners elections will be held tomorrow night with 9 candidates running, including herself.

Barry announced that the NPPC will be holding elections on March 20 at the NPPC.

Bonn announced that on March 8, from 6–7:30pm, at the Grace Lutheran Church on Polk and Park Blvd, City staffer Kathy Winterowd will make a presentation on the Historic Designation process.

**III. Information Items:** None

**IV. Action Items:**

**A. Verizon – 4330 30th St. (Doc. Brown, Project No. 258726):**

Applicant requesting Neighborhood Use Permit (Phase II DSD determination, appealable to the PC) for a wireless communication facility consisting of antennas and equipment within the building’s clock tower element. The site (Renaissance building at El Cajon Blvd and 30<sup>th</sup> St.) contains a Designated Historic Resource but City staff has determined that there will be no impacts. Applicant indicated that they considered other sites, including the Covenant Church and retail center across the street, but Renaissance supports a higher WCF. Applicant has agreed to conduct an on-air study once construction is completed to document actual radiation emissions levels, which they suggest are generally significantly lower than regulations permit.

**Motion:** To approve the NUP with the caveat that the applicant provide the building’s residents with the on- air study shortly following construction. **Granowitz/ Dye 7-0-0**

**B. Park Terrace – 4075 Park Blvd. (Project No. 269953):**

The project requires a Substantial Conformance Review for a Site Development Permit. Barry explained that the project, sited at the Park and Polk vacant lot, was approved in 2008 as 35 luxury condos and 7,377 sq. ft. commercial space. The Tentative Map has been extended. Due to economic conditions, condo loans have been unavailable. The project now proposes: apartments in lieu of condos; the same amount of retail space; a 560 sq.ft. community room with gym equipment; and a 5000 sq. ft. 2<sup>nd</sup> floor patio. The condos were originally to include two- and three- bedroom units, sized at 1400, 1600, and 1800 sf. The proposed apartments include 4 studios sized 540-586 sq. ft. (with sliding glass doors), 18 one-and two-bedroom units sized 664-924 sq. ft., and 13 two-bedroom units sized 887-1148 sq. ft.

*Rick Pyles arrived at 6:25.*

A new exterior drawing was presented. The original proposal requested 4 deviations, including a 65.5 feet tall, 5-story building - a 28% deviation. The applicant is requesting a 55 feet tall, 4-story complex - a smaller 10% deviation. The 3 other deviations have been eliminated by reducing the number of stories from 5 to 4. The exterior design includes 6 offsetting planes on the street side, and is unchanged to reflect previous input from the planning group. Subterranean commercial parking has been replaced by grade level spaces behind the retail stores. This proposal gains 2 parking spaces and is 1 parking space above the requirement. Bus service is available to the site. Steppke expressed support for the building design and Hill for the café space. The applicant indicated that the Fire Dept. wanted the proposed red curbing to allow entry from the street versus the alley. Dye asked about recreational space for resident children. The applicant indicated that the patio and community room could potentially provide for that. Dye expressed concerns that the community room be dominated by adult-oriented uses such as gym equipment and that a concrete patio could lack children-friendly materials and equipment.

**Motion:** To approve the Substantial Conformance Review for a Site Development Permit with the caveat that the applicant provides assurance that child-friendly features will be made a significant part of the patio and/or community room. **Dye/Pyles 8-0-0**

**C. Sprint – Trinity United Methodist Church – 3030 Thorn St. (Project No. 253791)**

The applicant explained that the project holds an expired permit allowing the replacement of an existing wireless communications facility, consisting of 9 antennas and 12 ft of vertical cable located in the steeple. The modification requires a Conditional Use Permit due to the location within a residential zone. The project will reroute the cable tray into the steeple, removing the existing cables that currently can be seen running along the exterior wall and into the windows. The antennas will be shortened and covered by casing; they will not change in number. Barry asked about the location of children activities in relation to the project. The church's daycare facility is located in a separate building in back of the church. Hill asked about historical resource impacts. The applicant indicated that when originally submitted, the City determined that there were no impacts. The current review is ongoing and should be available this month.

**Motion:** To approve a CUP as presented **Hill/Callen 8-0-0**

**D. Plaza de Panama-Balboa Park, Draft Environmental Impact Report (Project No. 233958):**

*Granowitz left the meeting at 7:04 pm. Steppke stepped out temporarily.*

Project consultants attended to answer questions. Bonn discussed the Feb. 8 Historic Resources Board workshop/Tour, noting that HRB Board members, the public and David Marshall attended. Bonn noted that SOHO Director Bruce Coons was unable to offer a similar tour. Committee members expressed concerns regarding ADA parking/unloading impacts. The applicant noted that the Alcazar Garden parking/drop-off lot will accommodate 32 ADA spaces and there are now 21 ADA spaces in the Plaza de Panama. There is an existing ADA route through the garden and another route is proposed behind the House of Hospitality. New ADA spaces in the Alcazar parking lot will be located approximately 700-750 ft from the Museums/Plaza de Panama; current distance from ADA spaces in Plaza de Panama to museums is approximately 100-150 feet. Bonn stated that the Jones and Jones study addresses the need for more employee parking. The applicant responded that they will not open

the Alcazar parking lot to employees until 9:30 am. Employees will park at Inspiration Point and be shuttled to the core. Tram service will run until 1:00 am. City College and Navy Hospital motorists use most of the IP spaces now. The general public lacks awareness of IP parking options. The Navy has agreed to find parking elsewhere. City College has already started construction on its new parking structure. Bonn asked about impacts to Park institutions during construction. Applicant said there will be phasing over 22 months to allow 2-way traffic at all times and not eliminate parking. Within west El Prado and Plaza de Panama, pedestrians can use the sidewalks under the arcades. The project cuts slope west of PanAmerican road so road access will still be available; sidewalk access will remain on the cottage side. Old Globe is considering moving parking to West Mesa temporarily, offering shuttle service for a small fee. Bonn asked about hauling excavation materials to the Arizona landfill. Applicant stated plans call for moving 140,000 cu yds, less than allowed for in the precise plan. The proposed route will avoid impacting residential neighborhoods. Most hauling will occur at night. The dumped material will raise landfill grade. Barry expressed concern regarding the introduction of paid parking and the projected 88% garage occupancy rate required to pay for the proposed bonds. Applicant stated that the PdP Committee will pick up the gap in revenue to pay garage bonds, and that the 88% includes a reserve. He noted that consultants are still developing financial agreements and that Golden Gate Park's new parking structure charges \$4.50 on weekends and is doing well. Barry noted that the North Park Parking Garage does not meet its projected occupancy and stated concerns that the City taxpayers will be liable for the parking garage bonds.

*Steppe returned at 7:30 p.m.*

Dye asked about the relationship of the proposed tram and existing shuttle during construction and long term. Applicant noted tram will operate in the same manner during and after construction - with a power car and 3 open air cars using propane LBG alternative fuels. During construction, the tram will be able to cross Park Blvd (but it is not street rated). After the garage opens, the tram will run only from Pan American lot to Plaza de Panama. The City shuttle is a separate operation; there is no coordination taking place now. Applicant hopes that the City shuttle will continue. The City can elect to expand their shuttle service. Dye noted concern regarding the lack of coordination and the unknowns regarding future routes, stops of the City shuttle, particularly as relates to ADA visitors and bus connections. Dye asked how the proposed dumping of 140,000 cu. yds of excavation materials would not further limit the landfill site's development potential. Applicant said the landfill produces methane gases and that there is no documentation regarding what toxic materials may exist there. Therefore future development would be too costly. The landfill is currently planned for park space. Discussion followed regarding Committee concerns related to truck hauling through the neighborhoods. Applicant stated the trucks will haul only at night, going north on Park Blvd, south on Florida Street, and north on Pershing, accessing the landfill through the maintenance yard. Members expressed concerns regarding using these dangerous, dark, and curvy roads that carry neighborhood traffic throughout the night.

It was announced that EIR comments close Mr 22 and the Final EIR is due to the City May 4. Between mid-April and late May there will be Advisory Committee hearings, including Parks & Recreation, and the Historic Resources Board on May 18. The Planning Commission will hold a hearing in June, and the item goes to Council in July. Also announced: CalTrans will close the Cabrillo bridge to traffic except pedestrians January through April 2013 for their retrofitting project. The project will include bridge accent lighting and landscaping.

**Motion:** No action was taken.

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

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| A. <b>Community Neighborhood Identification Sign Guidelines</b> | No action |
| B. <b>Wireless Communication Facility Projects</b>              | No action |
| C. <b>North Park Planning Committee (NPPC) 2012 Goals</b>       | No action |

**VII. Next scheduled meeting date:** April 2, 2012

**VIII. Adjournment:** Meeting adjourned at 8:00 p.m. Callen/Dye 8-0-0