



**NORTH PARK PLANNING COMMITTEE**  
**URBAN DESIGN/ PROJECT REVIEW SUBCOMMITTEE**  
[www.northparkplanning.org](http://www.northparkplanning.org)

**DRAFT MEETING MINUTES: Monday, April 2, 2012 – 6:00 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 p.m.\*  
**Seated Board Members:** Robert Barry (Chair), Cheryl Dye (Vice-Chair), Vicki Granowitz, Peter Hall, Rick Pyles  
**Seated Community Voting Members:** \*\*Ernie Bonn, Kitty Callen (6:10 pm).

**B. Approval of agenda**

**Motion:** Approve agenda. **Granowitz/Barry 7-0-0**

Kitty Callen arrived at 6:10.

**C. Approval of previous minutes: March 5, 2012**

**Motion:** Approve March 5, 2012 minutes subject to revising the spelling of Cathy Winterrowd's name in the public comment section, and adding Bonn's expression of concern regarding the loss of angled parking at the Park Terrace project (Item IV.B.) where the red fire curbing is to be located. **Hill/Granowitz 8-0-0**

**D. Announcements:**

Pyles announced that a community forum will be held on April 3 at the Mission Bay High School to discuss alcohol and related land use policy, and address ABC issues. Pyles also announced that a prescription drug take-back day will be held April 28, at the North Park Lions Club to discuss safe ways to discard prescription medications.

Barry announced that on April 9, Jack in the Box is sponsoring a community informational meeting regarding the 30<sup>th</sup> and Upas teardown/rebuild project at the Mission Gathering Christian Church at 3090 Polk Ave.

Hill announced that a new transportation service is operating downtown and in North Park. The vehicle holds 16 people plus the driver and is powered exclusively by people-pedaling. The vehicle travels the streets of North Park and drops people off with no established drop-off zones, double parks, blocks driveways and generally disrupts traffic. The business is not licensed, partly because it is not yet clear under which provisions they would be eligible, and the vehicles have been impounded downtown. Granowitz noted that she is talking with State Assemblywoman Toni Atkins about this matter.

**II. Non-agenda Public Comment (2 minutes each)**

None

**III. Information Items**

None

**IV. Action Items**

**A. Plaza de Panama – Balboa Park, Draft Environmental Impact Report (project no. 233958)**

Barry clarified that the intent of this item is to address the proposed amendments to the Balboa

Park Master Plan and the Central Mesa Precise Plan, and the proposed Site Development Permit (SDP). The DEIR comment period has passed and we have already submitted our DEIR comments. Barry briefly summarized NPPC concerns that have been previously expressed at NPPC, Urban Design & Project Review Subcommittee, and Public Facility Subcommittee meetings and transmitted to the City via various motions and correspondence. Callen asked if Balboa Park's historic designation is at risk. Barry indicated that there are identified significant historic resource impacts but whether the overall designation would be at risk is debatable. Bonn noted that she hasn't seen any response to the proposed restriping which could result in an even greater loss of parking.

*Dionne Carlson arrived: 6:20*

Hill raised questions regarding SDP findings related to environmentally sensitive lands and traditional cultural properties, and specifically, how are traditional cultural properties different from historic properties? Discussion followed, with Granowitz citing an on-line definition of traditional cultural properties as "sacred sites and indigenous cultures".

Barry discussed the components of a draft motion to oppose both the proposed plan amendments and SDP. Dye pointed out that staff has indicated that the NPPC's previous separate means of communicating our concerns, recommendations and motions related to this project allow for potential confusion regarding our position and have made it difficult for staff to include a single all-inclusive NPPC position in staff reports. Dye suggested that we adopt a single motion which addresses our position on the project itself, as well as the proposed amendments and the proposed SDP so that it can be used in whatever context needed as the decision-making goes forward. Dye also suggested that the motion reference NPPC's previously submitted detailed analyses and specific concerns so that there is a simple means for the city and public to locate our rationale for our positions. Discussion followed regarding the need for such a motion, specific motion content, and the process of crafting and ultimately adopting such a motion at the NPPC level. Hill confirmed that the intent is to take the more comprehensive motion to the Public Facilities committee and then to NPPC for approval.

**Motion:** To adopt the motion as presented by Barry and to include this adopted language in a resolution to be subsequently drafted which addresses our position on the project, the proposed plan amendments and the SDP and includes references to previous submittals as appropriate.

**Carlson/ Pyles 7-0-1** (Granowitz abstaining)

## **B. Carlson Residence - 2330 29<sup>th</sup> St. (Project No. 274225)**

Barry introduced the project, which is seeking a Site Development Permit for a new residence, and the applicant's architects making the presentation. The proposed residence is located on a canyon, on 29<sup>th</sup> Street between Kalmia and Juniper. The 2200 sf house is on a 1700 sf lot which consists entirely of steep hillsides. (The FAR requirement is 1.3, with an allowed floor space of 2200 sf.) The house sits down in the canyon, and has 2 levels, including an upper street level entry and stand-alone, 2-car carport. The house is below allowed height limits and will move 15 cu yds. There is no road to the entry. Access is by a long walkway of natural materials such as decomposed granite, flagstone and pavers. The path is broken into separate flights with railing at the steps. A question was asked about emergency access. The Fire Department has signed off based on the requirement for the house to be sprinklered, along with 1-hour walls and 20 minute windows.

Originally, the lot had one big pad laid out by a civil engineer but this plan is sensitive to the canyon setting and honors existing grades, with just a small retaining wall. The existing large pecan tree and 2 oak trees will be preserved. Granowitz noted that the neighbors were concerned about losing their trail. The architects indicated that there is no defined trail (only access to a few manholes); the area is totally grown over, which they are leaving in its natural state. Hill asked about impacts on brush due to fire prevention requirements. It was noted that native plants reduce fire damage potential as opposed to landscaping such as ice plant. Carlson recommended that the applicant and architect meet with neighbors to educate them regarding the project and solicit their ideas and support. The applicant agreed to do so.

**Motion:** To support approval of the SDP and the project based upon the design's environmental sensitivity, the specimen trees shown in current plans being retained, and native plants being used to meet the requirements for steep hillsides.

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

A. **Community Neighborhood Identification Sign Guidelines**

This item was placed on the agenda to begin discussion regarding the need for guidelines to ensure a strategic and cohesive branding framework for North Park identification signs. Dye discussed how currently, signs are being installed that have no overarching aesthetic theme or message due to the lack of guidelines to address such elements as design - including size, height, use of materials, color palette, etc; placement, and quality. Carlson discussed her ideas related to coordinating neighborhood entry signs with wireless facility towers, such as the one being processed on Boundary and Madison. There was general agreement that these items should be researched and pursued. Barry suggested that whoever is interested begin the process of researching existing City signage guidelines to determine what currently applies.

**No action was taken.**

B. **Wireless Facility Projects**

Granowitz indicated that this item was placed on the agenda to encourage discussion regarding the proliferation of wireless facility applications in North Park and related issues. There was consensus to begin dialogue regarding this matter.

**No action was taken.**

*Hill left the meeting: 7:20 pm*

C. **North Park Planning Committee 2012 Goals**

**No Action was taken.**

VI. **Next scheduled meeting date: Monday, May 7, 2012**

VII. **Adjournment: Meeting adjourned at 8:00 p.m.**

**Motion:** Motion to Adjourn at 7:37 pm. **Pyles/Callen 7-0-0**

\* **Subcommittee Quorum:** Total seated members cannot exceed 13, with a maximum of 7 elected NPPC Board Members (cannot exceed 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 at least three subcommittee meetings. Elected Board Members have voting rights anytime.

*For information about this subcommittee please contact Robert Barry at [Robert.Barry@cox.net](mailto:Robert.Barry@cox.net). The next meeting of the North Park Planning Committee is May 15, 2012, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29<sup>th</sup> Street).*

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