



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

APPROVED MINUTES: Monday, February 3, 2014 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items

A. Call to Order* 6:15PM

NPPC Board Members seated: Hill, Barry, Gebreselassie, Granowitz (arr. 6:20), Carlson (arr. 6:27)

Community Members seated: Bonn, Steppke, Callen (arr. 6:20)

B. Modifications & Adoption of the Agenda

No modifications; Motion to adopt: Hill/Bonn, 5-0-0

C. Approval of Previous Minutes:

October 7, 2013; **Motion** to approve: Barry/Callen, 5-0-2 Steppke/Gebreselassie abstained)

December 2, 2013; **Motion** to approve: Bonn/Granowitz, 7-0-1 (Carlson abstained)

January 6, 2014; **Motion** to approve: Granowitz/Hill, 7-0-1 (Carlson abstained)

D. Announcements

Bonn: Univ Heights Open Air Market – grand opening Sat. Feb. 8, 9-3 at SDUSD HQ

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

None.

III. Action

- A. **Verizon – Covenant SDP – 2930 Howard Avenue (Project No. 340954):** Proposed Site Development Permit (SDP) for the installation of sixteen antennas, sixteen RRU units, three GPS antennas, and one surge protector behind a new radio frequency transparent screen on the roof of an existing building. The project also includes installation of equipment cabinets and an emergency generator on a new metal grate platform behind a corrugated metal screen on the roof of an existing building. The project is located at 2930 Howard Avenue within the MCCPD-CN-1 zone of the Greater North Park Community Plan Area. The project is a Process 3 decision that is made by the Hearing Officer and can be appealed to the Planning Commission.

Discussion: Kerrigan Diehl (KD), consultant for Verizon presented project. WCF project is a replacement for previous WCF project at Renaissance building. Previous WCF project failed after Planning Commission approval due to leasing negotiation difficulties. Process 3 is due to Floor Area Ratio (FAR) variance. No unresolved cycle issues.

Gebreselassie: Have neighbors been notified (RF concerns)? Yes. Barry explained FCC restriction of local / non-federal land use review to prohibit consideration of RF for project denial. How will this project improve coverage? KD showed coverage map. Explained that this is infill site, to help immediate area.

Bonn: noise impact resolved? KD: yes.

Barry: two trees proposed for installation along Howard Ave. frontage? KD: yes. Barry: possible to break up the screen shape with additional design elements? Seems bleak.

Steppeke: possible to add some detail? Would like it to tie in to rest of building. KD agreed that additional design elements on WCF screen would help project.

Hill: proposed street trees fast growing? KD: didn't know. Hill: Potential graffiti opportunity concerns; suggested graffiti-resistant coating.

Carlson: any noise mitigation? KD: No noise impacts; just needed to explain more clearly to staff member. Carlson would also like decorative work on project. KD: site acquisition staff will pursue potential screen designs with congregation.

Barry: subcommittee appears to want more info. KD can come back with some design options.

Granowitz: very concerned about church commitment to making changes / working with community.

Barry: table item until next month; updated designs to be presented

IV. Information

- A. **Carl's Jr. – 3008 El Cajon Boulevard:** Proposed remodel of existing Carl's Jr. restaurant at El Cajon Boulevard & 30th Street that would require a Neighborhood Development Permit (NDP). Design firm will present preliminary designs for Subcommittee discussion and feedback.

Steve Schneider (SS) & Wade Goding (WG), Carl's Jr. representatives presented preliminary designs. SDP required due to expense of project remodel; No existing building footprint changes are proposed. Re-landscaping site; adding outdoor seating. Will likely have to widen/ replace sidewalk.

Barry: Operation hours? Drive thru until midnight on weekends. No change in operation hours. Will gut building, do ADA updates. Provide exterior update.

Barry / Granowitz: Project reps need to meet with El Cajon Blvd. BIA.

Carlson: why not move building to El Cajon Blvd.? WG: cost. Carlson: Cornice caps: concern about clone architecture. Example is across El Cajon Blvd. from project.

Hill: height changes? Plus one foot.

Bonn: Parking concerns and lighting.

Steppeke: Outdoor seating is not good idea as shown on plan. Poor visibility; far from building. Will be transient park. Suggested another area for seating. Keep architecture edgy.

Gebreselassie: concerned about distance of outside area from building. Concerned about vehicles leaving parking lot. Discussion about alternatives / reconfiguring. Concerned about alley traffic. Discussion about this. Similar project elsewhere? WG: yes. Other 4-wall rebuilds projects. Estimated 60% of business from drive thru.

Carlson: roof deck? WG: lot of equipment on roof; not desirable. Plus ADA required elevator.

Hill: Green / sustainable elements? LED lighting; energy star equipment. Solar? No. No space on roof; dirty area.

Subcommittee members expressed appreciation for opportunity to provide early feedback.

- B. **North Park Community Plan Update – Draft Urban Design Element:** Continuing discussion of the North Park Community Plan Update.

Discussion:

Barry: Overview of Urban Design Element work to date.

Granowitz: needs comments on Community Plan Update EIR scoping.

General discussion about scoping process and input. Scoping meeting discussion: boundary issue; cumulative impacts in total project area, across planning areas. EIR input: Need to tie comments on EIR to specific impacts by category.

Issues / items to focus on:

- Project area is all three planning areas for cumulative impact
- Identify specific significant impacts by thresholds (direct and cumulative impacts) to get responses from staff
- EIR alternatives need to reflect potential changes to planning group area boundaries (both cumulative and direct)
- Need to show a specific CEQA impact if discussing social equity
- Work from categories defined so far in EIR scoping paper
- Specific categories: impacts from increased density needing increased services, resulting in increased need for utility boxes in right of way; segmentation along El Cajon Blvd.

No action taken.

V. Unfinished, New Business & Future Agenda Items

None

VI. Adjournment

Adjourned 8:00PM; Callen / Bonn 8-0-0

Next Urban Design-Project Review Subcommittee meeting date: Monday, March 3, 2014

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Robert Barry, at robert.barry@cox.net or (619) 954-5588.

*** Subcommittee Membership & Quorum:** When all 15 elected NPPC Board Member seats are filled, the maximum total of seated (voting) UD-PR Subcommittee members is 13 (up to 7 elected NPPC Board Members and up to 6 seated North Park community members). To constitute a quorum, a majority of the seated UD-PR Subcommittee members must be elected NPPC Board Members.

**** Community Voting Members:** North Park residents and business owners may gain UD-PR Subcommittee voting rights by becoming a General Member of the NPPC and by attending three UD-PR Subcommittee meetings. Please sign-in on the meeting attendance list and notify the Chair or Vice-Chair if you are attending to gain Subcommittee voting rights.

North Park Planning Committee meetings are held on the second floor of the North Park Christian Fellowship (2901 North Park Way, 2nd Floor), on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on January 21, 2014.

For additional information about the North Park Planning Committee, please like our Facebook page and follow our Twitter feed:



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