



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

APPROVED MINUTES: Monday, June 2, 2014 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items

a. Call to Order & Attendance (6:03 PM)

Seated NPPC Board Members: Peter Hill, Rachel Levin, Vicki Granowitz (left at 6:25), Lucky Morrison, Daniel Gebreselassie, Steve Codraro, Dionne Carlson, Rick Pyles (arrived 6:30)

Seated General Members: Ernie Bonn, Robb Steppke, Kitty Callen

Nonvoting Board Members in Audience: None

Audience / Public Sign in Sheet: 11 members of the public attending [Brandon Price, Deborah Hill, Paul Spears, Michael Edwards, Eva Mille, Justin Tjalma, Elizabeth Lucas, Ken Moto?, Antoinette Goodbody, Terry Goodbody, Howard Blackson]

b. Modifications & Adoption of the Agenda:

- Modifications: None

- Motion to adopt June 2, 2014 agenda Bonn/Steppke, 10-0-0

c. Approval of May 5, 2014 Minutes: Motion to approve Dionne/Daniel , 10-0-0

d. Announcements:

- Kitty: careabouthnorthpark.com - St. Luke's Episcopal Church, 3725 30th St. is having a rummage sale Saturday, June 21st, 7am-2pm. Funds raised in this sale will help cover legal costs in the ongoing lawsuit against the City and Jack in the Box.

- Ernie: Trolley Barn Concert Series Fridays, July 4-August 1 6pm-8pm

- Dionne: SOHO Historic homes tours June 6th,7th,& 8th

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

Paul Spears: Wanting to clarify from last meeting (general NPPC), the commercial strip on Wightman, a 2004 report stated that 39 out of 44 properties on Wightman were considered of contributing character.

Deborah Hill: Thanking Lucky about noticing the public regarding the meeting today. Hoping that Wightman St gets looked at for the future

Elizabeth Lucas: Just learned about the Wightman St issue, understand that its been going on for a long time. Understand that there is a put for residential to convert commercial on north side of Wightman – it would be unfortunate to compromise the character of that street. How is the public noticed for these meetings? Posted on NorthParkPlanning.org, email lists. The next agenda says neighborhood designation, what does that mean?

Dionne: Chairs the facilities committee, regarding the bike lanes going in along the Wightman – please contact her for your input.

Lucky: Thank you for coming in, get on the email distribution list to become better informed

Justin Tjalma: Informing us of a new ministerial project (not required for public review) at 4110 Louisiana – which will include five row homes and side by side parking.

Steve Codraro: Asking for clarification regarding the proposal on Wightman. We will need to discuss with the city planner.

III. Action Items:

a. Community Plan Update Discussion: Urban Design Element

Design standards for proposed Albertson's and Von's specific sites

Discussion shown below in addendum

b. Public outreach efforts - discussion

Elizabeth: Flyers at grocery stores and checkout

Uptown news, north park news

Howard: Being consistent is the best thing, don't be afraid to use the board.

Public comment: Business that would like to give more advertising could they help subsidize the noticing costs? (No – conflict of interest)

Daniel: Topics bring people – tell what is being discussed. Nextdoor.com is a good place to notice.

Dionne: Met with the Nextdoor rep – requested that all the neighborhoods be together in North Park.

Steve: Development services sends email regarding new development projects, you can get on the list.

Elizabeth: Publicly notice at events

Antoinette: Online what will be discussed and what was discussed previously is helpful

Rob: Regarding advertising – we have to avoid this due to potential conflicts of interest in the future.

IV. Information Items: None

V. Unfinished, New Business & Future Agenda Items: None

VI. Adjournment: Motion to Adjourn Steve/Dionne(7:54PM), 10-0-0

Next Urban Design-Project Review Subcommittee meeting date: Monday, July 7, 2014

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Peter Hill, at urbandesign@northparkplanning.org or (619) 846-2689.

** **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 April 15, 2014.

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

Addendum:Item III.a.

Community Plan Update Discussion: Urban Design Element

Design standards for proposed Albertson's and Von's (30th and Howard) specific sites

From Peter Hill: What do we want these spaces to look like 20+ years out? Looking for input for the possible future development. How do these spaces integrate? Spark neighborhood revitalization? Peter walked through the handout which shows the Vons and Albertsons sites, gives examples of urban design language with visual explanations, so that we can all be on the same page regarding technical terms moving forward.

Ernie: Meade up to El Cajon Blvd – we had a gradual step up in place (1986 plan)

Regarding Albertson's site:

Comments from the public – Paul: would have a problem regarding similar design of the uptown district shopping center because it turns its back on the neighborhood. Elizabeth: regarding site design, is the city's parking design required to be inside? What comes to mind (Balboa and Genesee shopping center) and the feeling of being boxed in – would be preferable to have parking external, not internal. Also taller buildings in center of lot vs. on the outer edge. Deborah Hill: mixed use seems more appropriate, step down effect to decrease the monolithic look. The parking issue is a problem in particular to this area. Are many going underground for parking? Maybe mixed use complicates this?

Antoinette: What is the existing zoning? (CL2 – commercial or residential – height possible is 65 ft.) Make a square, with green space for gardens in the center. Houses on the outside, parking on the ground floor or underground.

Lucky: Regarding CiPOZ – if height limit is 65ft on university, what can we realistically ask for?

Kitty: Builders don't like to put in underground parking because it's too expensive.

Ken Growth: living across the street from the Albertson's, hearing talk about this site, is there a plan for changing this site? No, we are just thinking about what we would like to see for potential future development (be prepared in the community plan update).

Terry Goodbody: Parking will be an issue, liked KFC for supplying parking off street. Grocery stores need to provide parking. Many people in the neighborhood are getting frustrated about the parking issue, especially with all the new bars going in and no one uses the parking structure on 30th and University.

Steve C.: Developmental services will provide info on specific sites, it takes time to get, but can be done.

Dionne: Walked Wightman St and Albertsons site today – made sense to have commercial on the University side with curb cuts on University because of the bike path going in and the residential character. It's single family along Whitman with trees, green space. parking is difficult. Height should be on University side, not residential side with step up. If we want underground parking, what are we willing to give up? An extra floor?

Rob Steppke: 65ft will include parking at grade (example: Vons in Mission Hills). Agree with the concept Louisiana and Front – Louisiana – would like to see residential. El Cajon Blvd and 5th Ave are different spaces – El Cajon is a car oriented space, 5th is a different space – would recommend curb cuts on University to handle traffic.

Ernie: Roof parking. Uptown planners worked with the Vons developer and they were shocked at what they got vs. what they asked for.

Rachel: Concern for this space is getting projects like the Atlas in Hillcrest, which does not fit the neighborhood context, is bulky, etc.

Lucky: You want to think about shadowing, you want to be careful and aware of what you ask for.

Daniel: Sees mixed use along University Ave. – 30 and 45 ft, parking could go between residential and commercial. He likes the Ralphs downtown, parking underground. Likes the idea to incorporate rooftop gardens.

Kitty: Wants to remind everyone that what is important is to stick together. With the water issue, we need to think about hardscape, not landscape.

Rick: Does Albertsons own that property? Yes. They could just do a ministerial project.

Ernie: Mobility project (University Ave) putting parking on side streets.

Rob: University and Alabama – the median, limited amount of access on that street. Regarding Vons – BRT line down El Cajon Blvd and 30th.

Peter: KFC and Jack in the Box – remodeling vs. rebuilding under same permit. Regarding uptown district shopping center - feeling boxed in – understand that perspective.

Regarding Vons site:

Paul: FYI - Albertsons parent co bought Vons.

Deborah: We had a neighborhood problem regarding their recycling and asked them to move it. Vons has that issue now.

Daniel: Looking at bowling alley, 30th and El Cajon – look at designs that fit that neighborhood.

Lucky: Community plans are in place and not updated frequently – public impact is important.

Rachel: Would like to see consistency along 30th regarding commercial, height and setbacks.

Ernie: We will be faced with the developer having a choice to work with the community first.

Robb: L.A. has Pavilions grocery store – could be a tactic to draw a different shopper.

Steve: Would volunteer to collect the zoning details regarding these sites. CIPOZ could give us more control where none exists currently.

Dionne: Sees the CIPOZ as a potential tool. Southeast corner of the Vons site has residential character, how you look at massing, would like to see more articulation, less massing. 30th St seems appropriate for commercial. Howard also has more commercial as well. Liked the discussion regarding parking on the roof – seen it in Pasadena done very well, interested in that as an idea here.

Kitty: Vons did some remodeling a few years ago, they added walls to screen the carts.

Lucky: Grocery stores need access for delivery trucks.

Peter: Commercial on 30th makes sense. Keeping the setback consistent. Idea of along El Cajon Blvd – allowing residential where we might traditionally have commercial because of vacant spaces.

Terry Goodbody: residents are scared of a wall abutting the neighborhood. Bulk of the building in the center, parking around. Roof top parking is cheaper than underground. Likes the idea. Hamilton row housing is a good example of parking.

Howard Blackson: 30th and Howard is your big retail, parking on the roof would be great. Row homes on Ohio – there should be a buffer, zoning doesn't give you that option.