



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

DRAFT MINUTES: Monday, May 4, 2015 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items

- A. Call to Order 6:10 pm
NPPC Board Members: Board Members: Peter Hill, Daniel Gebreselassie, Steve Codraro, Vicki Granowitz, Howard Blackson, Sarah McAlear, Lucky Morrisson
Seated general Members: Ernie Bonn, Rob Steppke, Kitty Callen, Michael Limburg
- B. Modifications & Adoption of the Agenda: Motion to move items D and E up. (Vicki/Howard 11-0-0)
- C. Approval of Previous Minutes: April 6, 2015 (Vicki/Rob 9-0-2) Howard & Lucky abstained
- D. Announcements
Blackson: May 19th 6:00pm Film festival at Linda Vista Library regarding mixed development construction.

II. Non Agenda Public Comment (2 minutes each)

Christian Chaffee, said that the corner of Adams Avenue and Florida Street is not ADA compliant. There is no access for pedestrians. He is looking for NPPC support to put in a pop out curb improvement. He also provided a letter from Omega Engineering Consultants, stating that the curb is not currently in compliance with ADA requirements.

III. Action/Information - (6:15 pm)

A. Report: University Ave. Red Sidewalk & El Cajon Blvd. Streetlights – Info

State funding was recently released for two projects from the former North Park redevelopment organization:

Reconstruction of the red sidewalk on the north side of University Ave. between 30th St. and Ohio St., and small repairs in other areas.

Hill: the project was presented at the MAD on April 18th. The funds need to be spent by August 2015. The areas affected are between Ohio and 30th st. The project is budgeted for \$175,000

Codraro: asked what happens for pedestrians while in construction?

Hill: answered that there will be accommodations made

Callen: asked if this is new construction

Hill: answered not new construction but an improvement of existing walkway

Mid-block installation of 24 double acorn streetlights on both sides of El Cajon Blvd., from Arizona to Utah St., and from Illinois to Boundary St.

Hill: this portion of the project is for 6 blocks on El Cajon Boulevard between Arizona and Boundary Streets. This project is budgeted for \$375,000.

B. 3310 32nd St. – Easement Vacation - Action

Easement Vacation to vacate an existing 4-foot wide City easement on the property for drainage. The drainage pipe is no longer active or in use. The request is in anticipation of a future project on the site. The 0.071 acre site is in the CN-1-2 zone within the Greater North Park Community Plan Area. PTS 412169. (Process 2)

Codraro: asked if the drainage is covered with asphalt

Mark Wienke (applicant): Said that the property was built 1925 and the drainage is covered with dirt.

MOTION to approve an easement at 3310 32nd St to vacate an existing 4ft wide City easement for an abandoned drainage pipe. Bonn/McAlear 11/0/0

C. 4476-4480 30th St. - The Dakota - Tentative Map – Action (6:35-6:55pm)

Tentative Map to create (8) eight residential condominiums, already under construction, located at 4476 -4480 30th St. The 10,500 sq ft site is located in the MCCPD-CL-2 zone of the Mid City Communities Planned District and the Greater North Park Community Plan Area. PTS 408772. (Process 4)

Garland Seamus: applicant bought the property July 2013. Plans were submitted to the city Fall 2013 and approved for construction November 5, 2014. Construction begin November 6, 2014 and it will be completed by September 2015.

Steve: asked if applicant will get a site plan

Seamus: answered that he will get it

Granowitz: made a motion to deny the project due to lack of community input prior to construction.

Blackson: asked if the denial is due to the process or the merits of the project

Codraro: Wanted to know what could be done to solve this problem with the City

Limburg: also wanted to know what the process is

Granowitz: recommended that this be discussed at the full board meeting and have Blackson and Codraro craft a letter to the City asking that community input be given prior construction begins

Codraro: volunteered to write a comment regarding development in North Park for the NPPC website with the help of Blackson

MOTION to deny TM for PTS 408772 for 8 (eight) condominiums already under construction. Due to lack of community input prior to construction. Granowitz/Steppe 8/2/1 (Blackson/Limburg voting no; Callen abstains: friends with applicant)

D. 2104 El Cajon Blvd. – Awash Market – CUP – Action (7:40-7:55pm)

Conditional Use Permit (CUP) associated with issuance of Type 21 General Sale Alcohol License for proposed market. This type of license is issued by the State of California, based on input from the City and SD Police Dept., and is for the sale of beer, wine and spirits from a retail location, and may be subject to various conditions. PTS 416774. (Process 3)

●Robert Zakar: representing applicant stated that the market has an active license at the current location and there has never been any problem in the past. The market will be catering to Ethiopian residents of San Diego. The new location will have 6,000 square feet compared to the existing market of 2,000 square feet. The applicant has also gotten support from the University Heights Community Association.

●Zak Janye: spoke in support of the market

●Granowitz: stated that she has received a phone call from an immediate neighbor and the El Cajon Boulevard BID has also expressed support for the market.

●Codraro: asked what the proposed hours of operation are and recommended to avoid blight due to signage and outside light fixtures

• Zakar: The market is open from 6 am to 3 am., but alcohol sales will cease before 2 pm. The signage issue will be within the guidelines of code compliance and enforcement.

●Steppe: asked if there are two stores

- Zakar: The new one will be on Alabama and El Cajon Boulevard with a parking lot and the existing store is on El Cajon Boulevard a little further towards 30th St.
- Morrison: Will they limit the sale of alcohol early in the morning? Do you have any protest on your ABC?
- Zakar: due to the nature of the clientele's work schedule being mostly at night it will be hard. The only protest is from liquor store owners and the applicant has approached them on it.
- Bonn: asked if the license applies to the new store only
- Zakar: answered Yes
- Hill: asked how much of the sale is alcohol related and will they monitor the alley and parking lot at the new store.
- Zakar: Alcohol sales will be less than 30% and there will be a surveillance camera system installed to monitor outside and inside of the market
- Granowitz: asked if they will be selling any fortified alcohol or broken six pack drinks.
- Zakar: there will not be any fortified alcohol drinks nor broken six pack drinks. There will be imported bottled drinks sold within the guidelines of existing regulations

MOTION to approve a CUP; NPPC finds all necessary "Findings" can be made; Additionally applicant agrees to not sell anything below a pint or fortified beer/wine and to provide electronic surveillance inside & outside the establishment. Granowitz/ Gebreselassie 11/0/0

E. 30th St. between Upas St. and Redwood St. – Potential Rezoning – Action (7:20pm)

Zoning in the draft North Park Community Plan (NPCP) is inconsistent with current use in the corridor along 30th St. between Upas St. and Redwood St. The draft NPCP allows low density, single family residential development, however the existing uses include multifamily, single family, and commercial buildings. The subcommittee will consider alternatives that would make the zoning consistent with current uses.

- Hill: reported that there are diverse types of buildings in the area ranging from small bungalows to larger apartment complexes. There are some historical buildings including an old firehouse. The area is zoned for single homes at 1-7 units per acre with a minimum 5,000 square feet.
- Codraro: asked if it is broken or should we leave it alone. He also stated that we should look at other areas for the same type of issues in 3 or 4 different areas in North Park.
- Gebreselassie: stated that he lives in the area and recognizes the different property types. Doesn't know what to say without a project in front of us.
- Limburg: Stated that it is hard to look at without any project
- Morrison: There needs to be a compelling argument to change with what is out there, because it is out of compliance with the current zoning.
- Granowitz: stated that we should make the change to help the area improve. We will be stuck with a sub standard housing if we don't do so. 30th street is an important street and looks bad in that particular area
- Callen: mentioned that they did a good upgrade on the north corner of Thorn street and 30th
- Blackson: asked why we are talking about zoning in the plan update. He said that there should be something in the Land use and Urban Design elements to deal with this item and we are talking about it backwards. We should talk about the community update.
- McAlear: made observation that the intersection is busy with pedestrians outside and the bus stop. It is also outside the MAD, so there is no maintenance on the street at the present time.

IV. Information:

V. Unfinished, New Business & Future Agenda Items:

VI. Adjournment (8:00 pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, June 1, 2015

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 June 16, 2015.*

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