



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

DRAFT MEETING MINUTES: Monday, May 2, 2016 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:00 pm)

A. Call to Order*

Present: NPPC Board Members: Hill, Granowitz, Gebreselassie, Stayner

Present: Community Members: Bonn, Steppke

B. Modifications & Adoption of the Agenda

Granowitz adding an agenda item. Extending the EIR deadline by 14 days.

Motion to approve: (*Granowitz / Gebreselassie*) (5/0/0)

C. Approval of Previous Minutes: April 4, 2016

Motion to approve with modifications: (*Granowitz / Hill*) (3/0/2, *Stayner & Gebreselassie*)

Vicki will correct and return to Peter and Melissa

D. Announcements

Ernie Bonn: Trolley Barn Concerts start July 8th

Sue Palmer is the first concert

Uhcdc.org

Granowitz: Uptown Bikeways Open House and Public Hearing

Date: Tuesday, May 24, 2016, 6–8 p.m.

Location: Balboa Park Club, Santa Fe Room, 2144 Pan American Road W, San Diego, CA 92101

Georgia – Meade Bikeway Community Open House

Date: Tuesday, May 10, 2016, 6 – 8 p.m.

Location: The Lafayette Hotel, Mississippi Ballroom, 2223 El Cajon Boulevard, San Diego, CA 92104

Non Agenda Public Comment

None

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

A. Neighborhood Development Permit (NDP) – 4586 Hamilton St. - Action (6:15-6:35pm)

NDP for construction of four, 2-story over carport, residential town houses totaling 6,870 sq ft.

NDP & Planning group review required due to deviation to the interior setback from lot line.

Non-historic determination made 2013 & valid through 2018. PTS 465625**.

Presenter: John Allen, Project Manager

Discussion

Youth Alliance is a non-profit housing developer for foster kids. Proceeds will go to fund youth benefit services, this project will not house the youth.

Setback on south side of property is 4 feet instead of 5 feet because parking area on first floor requires an extra foot of space to achieve necessary turn-around space per code.

Developer feels all other alternatives explored are all inferior to this design.

Q & A: public: None.

Q & A: UD/PR members

Bonn:

Q: How many parking spaces? **A:** 9.

Q: What is the landscaping? **A:** Sod.

Q: Height is within 30'? **A:** Yes.

Gebreselassie:

Q: Is this rendering how it is going to look? **A:** Yes

Q: Are you here for height deviation? **A:** No.

Q: Is this project under construction? **A:** No.

Granowitz:

Overshadows units on each side

Won't support requested deviation.

Hill:

Supports the deviation

Stayner:

Comment: This design and layout is one we're trying to move away from in the neighborhood. Consider redesigning with North Park design in mind.

Steppe

Q: What's the status with the current house on the property? **A:** Vacant. Will be bulldozing.

Comment: Proposed development has no street appeal

Motion: Deny the project as having a lack of pedestrian orientation toward the street, no articulation, extreme impacts to adjacent neighbors and inconsistency with community character.

Granowitz/ Gebreselassie (5/1/0)

Will go on the full-board agenda as an action item.

Request to the developer from the committee: Improve the front yard.

B. Site Development Permit & Map Waiver – 3571 Nile St. - Action (6:35-6:55pm)

(Process 3) Site Development Permit and Map Waiver to construct (4) four detached residential condominiums and site retaining walls located at 3571 Nile St., a vacant 13,863 sq ft site. Applicant previously presented project concept and took design input at the January 4, 2016 meeting. PTS 412289**.

Presenter: Laurie Madigan, project consultant

Also speaking: Karen Bucey from City of San Diego

Discussion:

Presenter came to January meeting to seek a street-facing height deviation of 7.5'. Today they are here seeking a deviation on the rear plumb height of 1.87'

Q & A: public: None.

Q & A: UD/PR members

Motion: Approve the motion for both front and rear deviations as presented.

Steppke/Bonn (6/0/0)

C. Letter of Support – CA Tap Room: alcohol license application - Action (6:55-7:10pm)

Request for NPPC letter of support for a Type 40 (beer only) alcohol license application at 3812 Ray St. SDPD requested that the applicant include this as part of the application. This is NOT part of a Conditional Use Permit process for the business.

Presentation: John Paul “Boomer” Iawanofero, President/CEO

Discussion:

Beer only license.

No residential protests within 30-day period.

Met with SDPD- Sergeant Stanson who says it is standard protocol for SDPD to deny all of these kind of requests initially.

Conditions of Type 40 License: Sale of alcohol between hours of 8a-10p Sun-Thurs and 8a-12a Fri and Sat. Consumption on patio only between hours of 9a and 10p each day of the week. No sales of alcohol for off-premises consumption. Use of amplifying device is prohibited on the patio. No live entertainment of any type permitted. No dancing allowed on premises.

Q & A: public

Michael Myers- Resident: Family friendly, supports the business and views it as contribution to the community.

Shannon Lees- Resident on Grim half mile away agrees and is in support.

Q & A: UD/PR members

Steppke:

Q: Do you work with other businesses? **A:** Yes, sell to other local breweries.

Q: This will be the only brick and mortar? **A:** Yes

Bonn:

Q: What section of Ray Street? **A:** Between NP Way and University.

Gebreselassie:

Q: What are prior businesses in that location? **A:** There have been many, including marijuana dispensary most recently.

Q: Will 8-foot patio conditions allow someone to be served on the patio? **A:** Yes, but beer will not be poured on patio.

Q: What are family oriented beverages? **A:** Root beers, lemonade, tea and hopefully coffee.

Hill:

Peter received email from citizen Don Lightly on Ray Street-conditions appear to preclude Don's concerns.

Peter

I am unable to attend the meeting tonight but I would like to register my opposition to approving The Tap Room alcohol application, especially if they will be serving alcohol after midnight and/or if there are not restrictions placed on their license about turning the mini parking lot into an outdoor "Party Plaza," since the noise travels down the entire length of Ray St. whenever that space is used during Ray St. at Night.

Thank You

Don Leichtling

Stayner:

Q: Are there residences close by that will be disturbed by patio activity? **A:** Two apartments.

Motion: To provide a letter of support for a type 40 (beer only) alcohol license application at 3812 Ray St provided the following conditions are met:

- Alcohol sales permitted b/w hours of 8am to 10pm Sun-Thurs and 8am to 12am Fri and Sat. Consumption on the patio permitted only b/w hours of 9am and 10pm each day of the week.
- No alcohol sales for offsite consumption.
- Amplifying system is prohibited on patio, and the use of such system of device inside the premises shall not be audible outside the premises.
- No live entertainment or dancing allowed on premises.

Stayner/ Granowitz (6/0/0)

***For more info on any project, enter the SD Development Services PTS number in "Project ID" at <http://www.opensds.sandiego.gov/web/approvals/>*

IV. Information:

Granowitz:

Will present request for 14-day EIR extension at full board meeting 5/17/16.

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

VI. Adjournment (7:15 pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, June 6, 2016

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 May 17, 2016.

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



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