



NORTH PARK PLANNING COMMITTEE

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URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

DRAFT AGENDA: Monday, May 1, 2017 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:01 pm)

A. Call to Order*

*NPPC Board Members: Peter Hill (Chair), Melissa Stayner, Eduardo Velasquez, Kate Callen, Daniel Gebreselassie, Rene Vidales, Dionne Carlson
Community Voting Member: Rob Steppke*

B. Modifications & Adoption of the Agenda

Motion: Adopt agenda as is. *Vidales/Gebreselassie (8/0/0)*

C. Approval of Previous Minutes: April 3, 2017

Revision to Section IV of last month's minutes- Dionne Carlson:

The office of Mayor Kevin Faulconer issued a memo appointing Mr. David McCullough Chair of the HRB (as is the mayor's right between March 1-31 each year) and announcing new HRB appointees. The Neighborhood Historic Preservation Coalition has expressed members' serious concerns about replacing experienced Chair Courtney Coyle with the less experienced/knowledgeable McCullough. The NHPC is thrilled that the mayor is putting forward new qualified candidates to serve on the HRB. However, the NHPC is opposing the re-nomination of Mr. Larimer, who the City Council declined to confirm last year, and has expressed concern at his still being permitted to serve, despite not being confirmed.

Motion: Approve minutes with revision as stated above. *Gebreselassie/Carlson (4/0/4)*
Abstentions: Stayner, Velasquez, Callen, Vidales due to absence from 4/3/17 meeting.

D. Announcements

Carlson- Two new HRB appointees, Larimer resigned.

Vidales- North Park Festival of the Arts Sat, May 20 along University from 30th-32nd Street. 11am start time.

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

Mike Kruse- Voiced concern about remodel at Idaho Market

Bill Richardson expressed displeasure with deterioration of condition of shopping center at Idaho and El Cajon Boulevard.

III. Action/Information - (6:15 pm) – Order and timing of items are estimates only; items may be heard earlier than the time shown.

A. Conditional Use Permit (CUP) – Idaho Market Liquor License - Action (6:15-7:00pm)

Conditional Use Permit for a Type 21 General Liquor License for the sale of alcoholic beverages for off-site consumption for an existing vacant 1,000 square foot building for a market at 2505 El

Cajon Blvd. Owner currently has a Type 21 at 2810 El Cajon Blvd and is moving the license to 2505 El Cajon Blvd. Process 3. The 0.25-acre site is in the CC-3-9 zone of the Greater North Park Community Plan Area. Council District 3. PTS 534228** Robert Zakar, Project Representative

Presentation by Robert Zakar- representative for the Mako Family (market owners):

Idaho Market has been family-owned and operated for the last 20 years. The lease has come up and market is attempting to move from the north side of El Cajon Boulevard to the south side, which means moving from census tract 12 to tract 13.

Census tract 12 currently has six licenses and tract 13 currently has three, Idaho Market will make four.

Alcohol sales of market include high-end craft beer and fine wine.

Public Comment

Several members of the community stood up and spoke in favor of issuing the CUP to Idaho Market, citing factors such as:

- *Allowing local residents to support local small business;*
- *The market (Mako family) being friendly and helpful neighbors within their community; and*
- *The owners' history of proactively working with police to keep the area of the market safe and clean.*

Speakers in support included: Rob Campbell, Norman Nelson, Chanel Aboodi, David Oaks, Alisa Miller, Barbara Forbes, Sergio Mako, Bill Richardson, Mike Kruse, Leesa Lamborn, Rieshell Bunton, Joe Yelda, Robert Leiby, Mark Dorin, Karissa Leigh:

Board Comment

Carlson read input from SDPD Sgt. Linda Griffin (not present) who recommended denial due to:

- *Crime rate in census tract is over acceptable rate;*
- *Over-concentration of liquor licenses in the census tract; and*
- *Vicinity to incompatible facilities (church) and residential homes.*

Response from Robert addressing the concerns listed above: Last week Idaho Market representatives showed community support (in the form of a petition and letters from neighboring homeowners) to Sgt. Griffin so she can re-evaluate her position. According to the owners, no negativity has been expressed by the church regarding the move/new license.

Owners are determined to partner with SDPD for community safety. A new surveillance system will be installed inside and out, and shared with police.

Carlson suggested making a CUP approval contingent on Idaho Market accepting current SDPD restrictions on CUPs for Type 21 licenses: no mini bottles, no fortified wines, etc.

Zakar agreed to accept these conditions and will forward a list of those standard SDPD restrictions to NPPC. Owners will adhere to any CUP restrictions the SDPD wants to impose.

This move includes downsizing from 1,700 to 1000 square feet.

Hours of operation currently and in the future: 8 am to midnight.

Motion: Recommend approval of Conditional Use Permit for a Type 21 General Liquor License for the sale of alcoholic beverages for off-site consumption for an existing vacant 1,000 square foot building for a market at 2505 El Cajon Blvd., given that the owners have 20 years of local experience without negative incident, and the substantial neighborhood support of the business. Approval is subject to applicants accepting standard SDPD type 21 CUP conditions.

Steppeke/Carlson (7/0/1) Velasquez abstained due to unfamiliarity with CUP regulations.

B. Conditional Use Permit Amendment – North Park 76 Liquor License - Action (6:55-7:35pm)

Amendment of Conditional Use Permit No. 856847 to upgrade existing ABC Type 20 Beer & Wine License to a Type 21 General Liquor License for the sale of alcohol beverages for off-site consumption from an existing 2,009 sq ft service station convenience store at 3154 El Cajon Blvd. The 0.42-acre site is in the CC-3-9 zone within the Greater North Park Community Plan Area. Council District 3. PTS 536277** Sami Jihad, Project Representative

No representation appeared in support of this item, so item was not opened for discussion.

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

IV. Information: *None*

V. Unfinished, New Business & Future Agenda Items: *North Park 76 Liquor License*

VI. Adjournment (7:10 pm)

Callan/Vasquez (8/0/0)

Next Urban Design-Project Review Subcommittee meeting date: Monday, June 5, 2017

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 16, 2017.

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