



NORTH PARK PLANNING COMMITTEE

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URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

DRAFT MINUTES: Monday, June 5, 2017 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:00 pm)

A. Call to Order*

NPPC Members: Nguyen, Taylor, Hill, Stayner, Gebreselassie (arrived late).

Voting Community Members: Bonn, Steppke

B. Modifications & Adoption of the Agenda

Motion: Approve agenda as is. Bonn/Nguyen (6/0/0)

C. Approval of Previous Minutes: May 1, 2017

Motion: Approve Previous Minutes. Steppke/Stayner (3/0/3) Bonn, Nguyen, Taylor abstained

D. Announcements *Bonn - University Heights Community Development Corporation presents Summer in the Park, 6-8pm Friday evenings Adams Ave, and Florida St.*

Bonn - Angle parking amendments to municipal code being heard at City Council this week.

June 14th City Council Meeting topic: Parking contracts- Parking District Budget 2018 will be heard.

II. Non Agenda Public Comment (2 minutes each). *None*

III. Action - (6:15 pm)

A. Conditional Use Permit Amendment – North Park 76 Liquor License - Action (6:15-6:55pm)

Rescheduled from May 1, 2017 meeting

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

Peter Hill read the following position provided by SDPD aloud:

SDPD/Sgt. Linda Griffin recommended DENIAL of this CUP. The recommendation was forwarded to DSD. The following reasons were cited:

The crime rate was 163.0% and alcohol-related crime was 173.3%. Both of these figures are over the acceptable rate of 120%. The neighboring census tracts are also high crime/high alcohol related crime. Census tract 13.00 has a crime rate of 298.8% and alcohol crime rate of 404.4% and census tract 16.00 has a crime rate of 179.1% and an alcohol crime rate of 148.1%. The location currently holds an active Type 20 ABC license, which it would surrender upon issuance of the Type 21 ABC license, thus not increasing the current over-concentration of

licenses within the census tract. However, census tract 12.00 is over-concentrated with off-sale licenses 3/6, as is the neighboring census tract 16.00-3/5. Neighboring census tract 13.00 is at concentration-3/3.

I conducted a site visit on April 5, 2017. This premise is a 76 Gas Station with a Circle K convenience store. The premise has customer entrances and parking both in the front, off of El Cajon Blvd. and in the rear. The parking lot/entrance on the front also has gas pumps. The rear entrance and parking lot is adjacent to an apartment complex separated by a narrow alley. While the rear parking lot does not allow for vehicles to exit onto Boundary Street, the adjacent alley does allow for vehicle traffic to travel from Iowa Street through to Boundary Street. On the east side of the premise parking lot is the (S/B) dead end of 4300 Boundary Street. Just beyond that is the S/B I-805 exit ramp to El Cajon Blvd. On the west side of the premise is 4300 Iowa Street. I observed several shopping carts filled with what appeared to be transient belongings parked in a group and covered with a tarp on Boundary Street adjacent to the premises rear parking lot. I also observed a significant amount of litter around the fenced area at the dead end of Boundary Street which abuts to the premise sidewalk and parking lots. It appears pedestrian traffic and/or transients congregate in and around this area (possibly, in part due to the shade and concealment offered by the large canary date palms also located there).

The addition of liquor to this premise/location, or any in the immediate area that are currently limited to beer & wine only, would tend to aggravate existing police problems and negatively impact the quality of life for community residents.

Info:

PTS 536277

<http://opensdsandiego.gov/web/Projects/Details/536277>

3154 El Cajon Blvd.

Sami Jihad presented on behalf of convenience store owner Nick Theweny, who was also present. They presented a signed petition supporting the license upgrade, along with the original ABC license, original CUP, and a letter stating the reason for the request for the upgrade to the type 21 license. Extra time was allowed before the presentation for the board to read these materials. The letter was read aloud by Mr. Jihad.

Nick has owned the gas station since Aug 2003 and at that time spent \$1.5 million in improvements to the station.

Clarified that they will not be adding another license to the census tract, just upgrading the one that was already issued. The existing license will revert to ABC.

Clarified, that the homeless shopping cart mentioned by SDPD is on the east side of Boundary street. It is not on the premises.

Rear entrance to the store is always locked, they have a robust security system. Currently, all cooler doors are locked, until the ID is verified, then it is unlocked so customers can retrieve their alcohol. If allowed to sell hard alcohol, it will be behind the register.

Concerns from board: About a third of the names presented on the petition either don't have addresses or are from out of the area.

Motion: Subcommittee appreciates that the station is well run and clean operation, but given the concerns of the SDPD, namely: higher than acceptable crime and alcohol-related crime rates in the census tract and in neighboring census tracts; and current over-concentration of alcohol licenses, the subcommittee recommends the denial of modification to the CUP amendment at 3154 El Cajon Blvd. PTS 536277 Dang/Steppe (7/0/0).

****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:

Next Meeting of Urban Design/Project Review Subcommittee will be Wednesday July 5th. 6pm at Adult Center. Please note date change due to holiday.

VI. Adjournment (7:00 pm)

Motion: Move to adjourn. Rob/Gebreselassie (7/0/0).

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 20, 2017.

NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.

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