

**North Park Planning Committee
Urban Design/Project Review Subcommittee
Monday, March 2, 2009 at 6:00 PM
North Park Recreation Center/Adult Center (2719 Howard Avenue)
www.northparkplanning.org**

Draft Minutes

Members Present: Keoni Rosa, Ryan Silva, Rob Steppke, Kitty Callen, Steve Chipp, Judith O'Boyle (Chair)

Community Members Present: Vicki Granowitz, Ernie Bonn

NPPC Planning Committee Members Present but Not Seated: Lynn Elliott (seated after one board member left at approximately 7:00).

Parliamentary Items (6:00)

1. Call to Order, Roll Call. Meeting was called to order at 6:15.
2. Approval February Meeting Minutes. February minutes approved with minor revisions regarding grammar/typos. (Bonn/Chipp)
3. Requests for Additions or Re-Ordering of Agenda

Non-Agenda Public Comment

Ernie Bonn announced nominations are open for the HRB Awards in April. The SOHO People in Preservation Awards nominations are due March 19th.

Urban Design

1. **Community Housing Works proposal to develop the previously approved project, The Boulevard @ North Park** as an affordable rental work force community, including accommodations for special needs populations. Request for letter of support to secure funding. Dave Gatzke presenting. For Action. The project was first proposed in 2004. The building design was previously approved and was amended in 2008 to construct 175 residences in a building of six stories. No changes to the exterior design are proposed. CHW conducted two forums in the past month. The project will incorporate art at ground levels. The project will provide an after-school learning program. The management will offer financial fitness programs to residents. The project will also contribute to continued revitalization of El Cajon Boulevard. Gatzke added that Community HousingWorks has an excellent track record in working with communities and residents accommodated in their projects.

Ernie Bonn mentioned that the University Heights Development Corporation Board supported the project after a workshop by CHW.

Ryan Silva noted that the Poway project by CHW is "amazing" in design and use of solar energy.

Keoni Rosa expressed concern regarding the concentration of affordable/low income housing in certain areas of North Park. He also recalled that conditions and suggestions put forth by the planning group in 2008 should be incorporated into the project. He suggested that there be onsite power generation through solar.

Motion: To authorize a letter demonstrating community support for development of the previously-approved The Boulevard at North Park as a rental community affordable to working families and special needs populations and support for Community Housing Works to secure project funding (Granowitz/Callen). Motion passes 8-0-0.

Project Review

1. **Verizon Wireless Communication Facility at 3030 Thorn Street (Church) – Project No. 165540. Simon Tse, project manager.** Applicant proposes a wireless communication facility consisting of 12 antennas and one microwave dish concealed behind a raised parapet wall. The associated equipment is located inside the existing building. The project requires deviation to the maximum allowable height of 30' as required in the RS-1-7 zone. The project requires a Conditional Use Permit, Process 4, Planning Commission Decision with appeal rights to the City Council. Project will require noise analysis and a historical report. Simon Kilbourn presenting. For Action. **Applicant did not appear to present.**
2. **Jefferson Elementary Project No. 161614. Morris Dye, Project Manager.** Applicant proposes vacation and improvements of Gunn Street between Utah Street and 28th Street, demolish existing day care building and replace with new building addition to the existing classroom building. The project benefit is increased and improved play area. Ambrose Wong, Fernando Mesquita presenting. For Action. **Rescheduled to the May UD/PR meeting at the request of the applicant.**
3. **3639 Herman Avenue Project No. 164625. Paul Goodwin, Project Manager.** Site Development Permit to allow setback and FAR deviations for a previously constructed 3,138 sf additional residential unit, with four-car garage located at the rear of a .14 acre site which is developed with an existing single family residence in the MR-3000 Zone within the Mid City Community Planned District within the Greater North Park Community Plan, FAA Part 77.

Rodney West, representing the applicant, stated that the applicant purchased property that consists of two separate residential units with the knowledge that there were a number of deviations from code. However, the owner did not know the full extent of the problem until he received the first cycle issues report in late February. The original residence is 45 years or older and possibly historical. The second, two story unit with two two-car garages was constructed by the previous owner. It was permitted, but was not inspected during or after the construction process and consequently has a large number of deviations including FAR and setbacks. The new owner seeks to improve the property without having to demolish the second unit. West said that he is very willing to work with the City and the planning group to redesign and improve the property in a manner that is acceptable to all parties and he welcomes guidance from the committee.

Vicki Granowitz expressed appreciation that the applicant presented the issues to the committee in an honest and straight-forward manner.

Judi O'Boyle urged the applicant to review any plans to renovate the original residence with the Historical Resources staff. She hopes that wood windows will be replaced in any area where they are visible from the street.

Keoni Rosa commented that by constructing or reconstructing the middle two pillars the porch structure might be better supported.

It was recommended that when the applicant returns to committee for future action that the presentation includes Historical Resources Report, landscaping plan, color palate, and plans to open sides of the balconies on the rear building.

Announcements and New Business

Adjournment

The meeting was adjourned at 7:15.

Please speak only when recognized by the Chair. Be respectful of others and their ideas. Listen and be open-minded. No interruptions or side conversations. Stay focused on issues rather than personalities. Times listed are estimates only. For information about this committee please contact Judi O'Boyle at 619 283-2690 or jboyle@ucsd.edu

The next meeting of the North Park Planning Committee is March 17, 2009, 6:30 pm at the North Park Christian Fellowship (North Park Way at 29th Street).