



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Monday, June 4, 2012 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:00 pm)

- A. Call to Order
- B. Modifications & Adoption of the Agenda
- C. Approval of Previous Minutes: April 2, 2012
- D. Announcements

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

Please fill out a Public Comment Sheet and give to Chair prior to the meeting.

III. Action

- A. Jack-in-the-Box - 30th and Upas (Project No. 213093):** Planned Development Permit (PDP) to allow demolition of an existing 1,944-square-foot restaurant, and construction of a 2,178-square-foot restaurant with a drive-through, underground utilities, paved parking and drive areas, and other associated improvements on a 0.29-acre site. The existing paved parking would be demolished. The project proposes deviations to allow for the operation of a drive-through, to eliminate a pedestrian path of travel, reduced parking, off-setting planes, and landscape. The project is located at 2959 Upas Street in the CN-I-2 zone within the Greater North Park Community Plan. The City has released a draft Negative Declaration for public review and comment. The public review period ends on June 8, 2012. The project's Draft Negative Declaration will be discussed for possible action.

City of San Diego Project Mgr: Michelle Sokolowski, (619) 446-5278, msokolowski@sandiego.gov

- B. North Park Community Plan Update: Draft Land Use Map:** The City has released a "Proposed Land Use Map" for the Greater North Park Draft Community Plan. The draft map will be discussed for potential action.

City of San Diego Project Mgr: Marlon Pangilinan, (619) 235-5293, mpangilinan@sandiego.gov

IV. Information

- A. Louisiana Pharmacy Mixed-Use - 2035 University Avenue (Project No. 264931):** Site Development Permit (SDP) (Process 3) to construct a three-story mixed use structure, with 8 residential for-rent units and 2,467 sq. ft. of commercial space, on a vacant 0.24-acre site at 2305 University Avenue in the CL-2 Zone of the Mid City Communities District within the Greater North Park Community Plan. The project is requesting a 0' setback on the east side. Process 3 decisions are made by the Hearing Officer and may be appealed to the Planning Commission.

City of San Diego Project Mgr: Sandra Teasley, (619) 446-5271, steasley@sandiego.gov

B. Sprint Nextel – University Avenue – 3810 Bancroft Street (Project No. 242203): Proposed modification of an existing Wireless Communication Facility (WCF) located at 3030 Thorn St. in the RS-1-7 zone of the Greater North Park Community Planning Area. Project proposes installation of 9 replacement antennas on the second floor exterior. The existing WCF permit has expired; the proposed modification requires a Site Development Permit (SDP) (Process 3). A Process 3 SDP is required for non-residential use in a residential zone less than 100 feet from residential property use. Process 3 decisions are made by the Hearing Officer and may be appealed to the Planning Commission.

City of San Diego Project Mgr: Alex Hempton, (619) 446-5349, ahempton@sandiego.gov

V. Unfinished, New Business & Future Agenda Items

None

Next scheduled meeting date: Monday, August 6, 2012

VI. Adjournment (8:00 pm)

For information about this subcommittee please contact the Chair, Robert Barry, at robert.barry@cox.net. The next meeting of the North Park Planning Committee is June 19, 2012, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29th Street).

Like us:  [NorthParkPlanning](#) Follow us:  [@NPPlanning](#)