



NORTH PARK PLANNING COMMITTEE

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URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING MINUTES: Monday, August 9, 2010 – 6:00 p.m.

North Park Recreation Center/Adult Center, 2719 Howard Avenue

I. Parliamentary Items

- A. Called to order: Meeting was called to order at 6:03 p.m.
Board Members attending: Robert Barry (Chair), Cheryl Dye (Vice Chair) Lynn Elliott, Vicki Granowitz, Lucky Morrison, Judi O’Boyle, Rob Steppke.
Community Voting Members Attending*: Ernie Bonn
Others Attending to Obtain Voting Rights*: Keoni Rosa, Joanne Shenf

- B. Approval of August 9 Agenda:

Motion: Approve agenda, Steppke/Granowitz 8-0-0.

- C. Approval of May 3, 2010 Meeting Minutes

Motion: Approve minutes, Steppke/Granowitz 5-0-3 (Bonn, Morrison, O’Boyle abstain; did not attend subject meeting)

II. Non-Agenda Public Comment

Ernie Bonn announced that the Taste of University Heights is on 10-12-10. Lynn Elliott announced that there will be an Opening Ceremony for the Montclair Park renovation on Aug 12 and a NPCA - hosted concert at the Community Park on Aug 21 featuring Agua Dulce.

III. Information

- A. **Jack in the Box, 2959 Upas Street:** Planned Development Permit (Project No. 213093) to demolish existing 1,944 sq. ft. restaurant and construct a new 2,491 sq. ft. restaurant with drive-thru and reduced parking on 0.29-acre site located in the CN-1-2 Zone.

Project spokespersons Dan Hom and Nikki Jimenez gave presentation. Proposal is to tear down the existing Jack in the Box and build a new 2400 sf building- 500 sf larger than the original. The existing structure was built in 1963 and was the 23rd JIB built in San Diego. There is significant congestion at this irregular intersection with two “T” configurations. The existing 6 entrances and exits to the site will be reduced to 3. The applicants propose that the only entrance will be off of Dale St and drive-through traffic will exit into the alleyway. The building will be shifted to the east and will abut the sidewalk and the alley; the parking lot will be shifted to the west, facing Dale St.

There are currently 9 parking spaces; the project proposes a total of 12. Many public comments related to JIB’s history of not being a good neighbor, including a lack of involvement in the community. The following concerns were expressed regarding negative impacts on adjacent homes: bugs and rodents; noise from speaker box, employees disposing trash and pumping grease at 2-3:00 a.m., noisy early morning trash pick-up; light pollution, blocked traffic due to stacking of cars in the street as they enter into drive-through; severe parking shortages. Other comments from neighbors included: the Dale St entrance to JIB is not a “real curb cut”; the real issues are on Dale St, not on Upas; channeling exiting traffic into alleyway is bad idea - will block deliveries and neighborhood use of the alley; the area has a history of traffic accidents and is very dangerous.

Applicant's consultant Dan Hom indicated that the City requested the entrance be located on Dale Street. He noted that they want to meet with people individually and/or collectively as the project moves forward. One neighbor stated that he is making a documentary about the problems created by JIB, including heavy off-site trash. Comment was made that the site could make a good pocket park. Several comments were made about the project design - that the proposed design is ugly and incompatible with surrounding architecture. Suggestions were made to get rid of the drive-through and make it a sit-down restaurant only, (La Jolla did not allow a drive-through, only a sit-down); to develop the site as a positive focal point at the end of the 30th Street "T" intersection; to make the building pedestrian friendly; ensure that a fence is located between JIB and the neighbor to the south; and provide curb cut for disabled. Other suggestions were to shorten the drive-through operating hours which now close at 2 a.m. Some commented they would like to see JIB leave the site.

Concern was expressed that this project not be allowed to circumvent applicable design standards as did KFC - which argued that it was a remodel vs. a teardown. The question was asked why is JIB not presenting a design of the same quality as the one on Market Street. Discussion followed regarding traffic issues, with board members noting that a pedestrian study has been initiated for the Upas/30th/Dale Street area and that there should be coordination between the City's Department of Development Services and Engineering, and with the NPPC Public Facility Subcommittee. Committee members emphasized their desire for JIB to conform to all applicable development and design requirements and to compliment the character of the neighborhood.

- B. Renaissance at North Park, 4332 30th St.:** Substantial Conformance Review (Project No. 209681) for 3,000 sq. ft. tenant improvement to add a mental health office, police substation, and community meeting space (CUP No. 9860, Site Development Permit No. 9861).

Redevelopment Project Area Manager Michael Lengyel presented the item. The project proposes to make 3000 sq. ft. of tenant improvements in space where Starbucks was formerly located, in order to house a mental health office, police substation and community meeting space.

The Redevelopment Agency purchased this entire space in 2008 for community use but redevelopment funds cannot be spent for maintenance and there is no other source currently available. The police substation will front on 30th Street. Mental Health America will move from the City-owned building on 30th Street between University and El Cajon to this site and will agree to maintain their own space plus the police storefront and community space. Elder Help will then occupy MHA's 30th Street space on the 2nd floor. In turn, the senior center facility currently located at Community Park will be demolished and the senior center will relocate to the 30th Street ground floor space vacated by MHA. The project has already has a CUP and is requesting a Substantial Conformance Review permit.

- C. Neighborhood Development Permit, 3000 block of Nile Street (APN 453-801-13-00):**

Landowner proposes development of three-story, 2,710 sq. ft. Single Family Residence on 7,500 sq. ft. vacant lot. Located within the RS-1-1/RS-1-7 Zone, with steep hillsides and sensitive vegetation.

Architect Mike Silva indicated that his client is proposing development of a 3-story, 2710 sf single-family home on a 7500 sf vacant lot. The lot has a steep hillside and sensitive vegetation - the vegetation triggered the requirement for an NDP. Elliot inquired about how the construction would be handled; Mr Silva indicated that all construction will be done from the street.

- D. Mixed-Use Residential/Commercial Project, 31st Street and North Park Way/University**

Avenue: Landowner proposes development of six residential units targeted to households earning up to 120% of median income, and improvements to create 25,000 sq. ft. of commercial retail space with re-use of first floor of adjacent Woolworth's building.

Project consultant introduced the project and the applicant Lydia Cohen. Ms. Cohen owns several commercial properties in North Park, including the former Woolworth's building and other property on 30th Street from University to North Park Way.

The site is L-shaped and includes development of a 2-3 story apartment complex with 48-56 units for workforce housing (facing 31st Street) and rehabilitation of 2 commercial buildings on University Ave. The apartment use involves demolition of a multi-family residential building, and new development on the cleared site plus adjoining vacant lot. The proposed density is at the minimum level of the allowed limit.

The project includes construction of underground parking containing 60 parking spaces. Redevelopment funds will assist the parking project which is similar to the La Boheme development - with retail parking at grade level and apartment parking below ground. Applicant is requesting a partial alley vacation for access to parking and will be responsible for maintenance.

The commercial rehabilitation project proposes re-use of first floor of Woolworth's building to provide space for multiple individual retailers (similar to project in Cedros District). The historical integrity of Woolworth's architecture will be preserved. involves no demolition and Committee members requested applicant provide a rendering showing the apartment complex and commercial remodel designs together in order to assess design compatibility.

IV. Announcements and New Business

None

Adjournment: Meeting adjourned 7:59 p.m.

*Board Members have voting rights on the Subcommittee upon election; General Members have voting rights after attending three Subcommittee meetings.

For information about this subcommittee please contact the Chair, Robert Barry, at 619.954.5588 or rbarry53@cox.net. The next meeting of the North Park Planning Committee is January 18, 2011, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29th Street)