



# NORTH PARK PLANNING COMMITTEE

[northparkplanning.org](http://northparkplanning.org)

## URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

**DRAFT MINUTES: Monday, October 7, 2013 – 6:00 p.m.**

North Park Recreation Center / Adult Center, 2719 Howard Avenue

### I. Parliamentary Items

- A. Call to Order\* 6:05PM  
NPPC Board Members seated: Barry, Hill, Carlson, Granowitz, McAlear, Morrison  
Community Members seated: Asgarian, Bonn, Callen
- B. Modifications & Adoption of the Agenda  
No modifications; **Motion** to adopt October 7, 2013 agenda: Granowitz/Carlson, 9-0-0
- C. Approval of Previous Minutes: July 1, 2013:  
**Motion** to adopt July 1, 2013 minutes: Bonn / Granowitz , 9-0-0
- D. Announcements

### II. Non Agenda Public Comment: None.

### III. Action

- A. **Soda & Swine / Polite Sidewalk Cafe NUP – 2943 Adams Avenue/4696 30<sup>th</sup> Street (Project No. 326914):** Proposed Neighborhood Use Permit (NUP) to add two sidewalk cafes in the Public Right of Way for two adjacent businesses. A 380-sq.ft. sidewalk café is proposed for a restaurant at 2943 Adams Avenue; a 375-sq.ft. sidewalk café is proposed for a bar at 4696 30<sup>th</sup> Street. The site is located within the MCCPD-CN-3 zone. The project is a Process 2 decision that is made by Development Services Department staff and can be appealed to the Planning Commission.  
**City of San Diego Project Mgr:** Laila Iskandar, (619) 446-5297, [liskandar@san Diego.gov](mailto:liskandar@san Diego.gov)  
Owner presented sidewalk café designs, discussed businesses and design,  
**Motion:** To approve proposed NUP to add two sidewalk cafes in the Public Right of Way for two adjacent businesses at 2943 Adams Ave & 4696 30th St.: Carlson/Granowitz, 9-0-0
- B. **Wilshire Terrace SDP – 3434 Wilshire Terrace (Project No. 317992):** Proposed Site Development Permit (SDP) for a residential development project involving 4 residential units in two, three-story buildings on a 8,162 sq. ft. lot located at 3434 Wilshire Terrace in the Mid-City Communities Planned District MR-1000 zone. The project is requesting street yard and setback deviations. A SDP is a Process 3 decision that is made by the Hearing Officer and can be appealed to the Planning Commission.  
**City of San Diego Project Mgr:** Renee Mezo, (619) 446-5001, [rmezo@san Diego.gov](mailto:rmezo@san Diego.gov)  
No presenter in attendance; Item tabled to next meeting.

### IV. Information

- A. **AT&T North Parker WCF PDP – 3409 30<sup>th</sup> Street (Project No. 33179):** Proposed Planned Development Permit (PDP, Process 4) for installation of a wireless communications facility (WCF) consisting of 12 panel antennas located on the roof of the to-be-constructed North Parker



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## URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

**DRAFT MINUTES: Monday, December 2, 2013 – 6:00 p.m.**

**North Park Recreation Center / Adult Center, 2719 Howard Avenue**

### I. Parliamentary Items

- A. Call to Order\* 6:07PM  
NPPC Board Members seated: Granowitz, Hill, Barry, Gebreselassie (arr. 6:15PM), Blackson (arr. 6:27PM), Vidales (6:50PM)  
Community Members seated: Bonn, Steppke, Callen (arr. 6:10PM)
- B. Modifications & Adoption of the Agenda  
No modifications; **Motion** to adopt December 2, 2013 agenda: Granowitz/Steppke, 5-0-0
- C. Approval of Previous Minutes:  
October 7, 2013: Tabled to January  
November 4, 2013: Corrections: Bonn: move late arrival info to call to order section;  
Hill: spelling of Sarah McAlear.  
**Motion** to adopt November 4, 2013 minutes as corrected: Steppke / Granowitz , 5-0-0
- D. Announcements  
Barry: Ribbon cutting for Juniper St. improvements Tuesday Dec. 2.  
Granowitz gave update on possible Arby's at 30<sup>th</sup> St. and Gunn.

### II. Non Agenda Public Comment: None.

### III. Action

**North Park Community Plan Update – Draft Land Use/Community Planning and Urban Design Elements:** Continuing discussion of the North Park Community Plan Update. The discussion draft of the North Park Community Plan Update can be downloaded here:

<ftp://ftp.sannet.gov/OUT/Planning/North%20Park%20Community%20Plan%20Update/NP%20CPU%20Discussion%20Draft%20September%202013.pdf>. The Draft Land Use and Community Planning Element (Chapter 2.0) and the Draft Urban Design Element (Chapter 4.0) will be reviewed and discussed.

**City of San Diego Project Mgr:** Marlon Pangilinan, (619) 235-5293, [mpangilinan@saniego.gov](mailto:mpangilinan@saniego.gov)

Introduction: Barry: Work done to date by city and NPPC on Land Use and Urban Design elements; planned order of discussion.

Discussion: Land Use Element: Description of Draft NPCPU received from city planner.

CPIOZ (Community Plan Implementation Overlay Zone) vs. Specific Plans: Blackson: background of CPIOZ; movement to specific plan focus instead. Specific plans not used by City, but by SD County. Creates specific planning zone. Argued that NP community plan should include one of these. Need to focus on changing areas. Barry: need to look at successes / failures of existing community plan, i.e. drive-thrus. Zoning alone doesn't protect from this use. Seeking feedback from El Cajon Blvd. BID on uses.

Corridors vs. Villages: Blackson: gave example from W. Virginia: spelled out land use and auto / pedestrian emphasis. Barry agreed: in NP, need to distinguish corridors from villages. Public

comment: most land area neither corridor nor village; is 40-60 year old multifamily, much is substandard. Discussion about different approaches to address this. Discussion about commercial uses vs. residential & attractiveness of commercial for walkability. Discussion about parking concerns, possible approaches to improve. Discussion about mid-block use on corridors between nodes.

Blackson: want to have predictability at village / neighborhood scale but flexibility at lot level. Barry: focus on protecting and fixing mid-block areas. Discussion about backyard units and undesired effects. Steppke: brought up changes to density descriptions in draft plan. Bonn: wants to break out senior / affordable uses in land use descriptions. Pursue senior condos. Hill: Park and University intersection concern: lower density on Southeast corner. Discussion on definition of villages within NP draft plan. The terms “community village”, “neighborhood villages”, “transit corridor” need to be clarified in draft plan.

Vidales: draft UD plan is five years old; prepared by KTU+A. Barry: overview of draft plan. Discussion of ministerial building; application of community plan vs. building code. Discussion of integrating into existing neighborhoods: character, scale, etc. Discussion of integrating NPPC work into city draft plan. Need to connect land use and design elements. Areas to focus on: 30<sup>th</sup> St. corridor; mid-block corridor areas. Discussion about proposed drive-thru at 32<sup>nd</sup> St. and North Park Way.

Gebreselassie: questions about community gardens in community plan update. Discussion about NP experience to date, process required by city. Distinction between urban agriculture and community gardens.

**IV. Information: None**

**V. Unfinished, New Business & Future Agenda Items: None**

**VI. Adjournment**

Adjourned 8:00PM; **Motion:** Hill / Barry 9-0-0

**Next Urban Design-Project Review Subcommittee meeting date: Monday, January 6, 2013**

For information about the Urban Design-Project Review Subcommittee please visit [northparkplanning.org](http://northparkplanning.org) or contact the Chair, Robert Barry, at [robert.barry@cox.net](mailto:robert.barry@cox.net) or (619) 954-5588.

*\* 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, 2<sup>nd</sup> Floor), on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on January 21, 2014.*

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mixed-use residential/commercial development at 3409 30<sup>th</sup> Street, with additional WCF equipment located inside the building. The site is located in the CN-1-2 zone, which allows a WCF with a Process 2 Neighborhood Use Permit (NUP); however, the project proposes to exceed the 30-ft. height limit by constructing two roof-mounted structures at 39'-6" and 40'-7". A Planned Development permit is required for the requested deviations, which is a Process 4 decision that is made by the Planning Commission and is appealable to the City Council.

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

No presenter in attendance; Item tabled to next meeting.

- B. Bankhead ROW Vacation – 1900 Block of McClellan Street (Project No. 326802):** Proposed Public Right of Way Vacation on an improved portion of McClellan Street between Grape Street and Fir Street. The site is located at the 19000 block of McClellan Street in the RS-1-7 zone. The project must demonstrate compliance with the required findings in Municipal Code Section 125.0941.

**City of San Diego Project Mgr:** Tim Daly, (619) 446-5356, [tdaly@sandiego.gov](mailto:tdaly@sandiego.gov)

Item pulled from agenda by request of applicant.

- C. North Park Community Plan Update - Urban Design Element:** Continuing discussion of the North Park Community Plan Update. The existing Urban Design Element and existing/proposed Urban Design Areas will be discussed.

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

Subcommittee members discussed potential expansion of Urban Design Areas to include neighborhoods and residential/commercial areas not identified in existing community plan.

**IV. Information:** None

**V. Unfinished, New Business & Future Agenda Items:** None

**VI. Adjournment**

Adjourned 8:00PM; **Motion:** Hill / Barry 9-0-0

**Next Urban Design-Project Review Subcommittee meeting date: Monday, November 4, 2013**

*For information about the Urban Design-Project Review Subcommittee please visit [northparkplanning.org](http://northparkplanning.org) or contact the Chair, Robert Barry, at [robert.barry@cox.net](mailto:robert.barry@cox.net) or (619) 954-5588.*

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