

**NORTH PARK PLANNING COMMITTEE**  
**(Greater North Park Community Planning Committee)**  
**AGENDA: July 15, 2008 – 6:30 PM**  
<http://www.northparksd.org>  
**2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR**  
**Mailing address: 3939 ARIZONA ST., SAN DIEGO, CA 92104**

**I. Parliamentary Items (6:30 pm)**

- A. Call to Order, Roll Call and Introductions
  - 1. Report on NPPC Board Attendance
- B. Modifications to & Adoption of the June 17, 2008 Agenda
- C. Chair's Report/CPC
  - 1. Election update.
  - 2. Historical Resources Subcommittee
  - 3. Bylaws approved
  - 4. Community Plan Subcommittee
  - 5. Leadership in Energy and Environmental Design (LEED)
- D. Approval of Previous Minutes: May 20, 2008, June 17, 2008.
- E. Treasurer's Report - Keoni Rosa
- F. Announcements –
  - 1. Omar Passons – NPCA & NPMS Graffiti Abatement program. Documentation Day (8/2), Paint Out (8/9), Key Neighbor volunteers. [opassons@gmail.com](mailto:opassons@gmail.com)
  - 2. Balboa Park Committee liaison report – Vicki Granowitz
  - 3. Host a Korean teacher 7/26-8/23. Karen Harris, 619-321-8122. [www.azhomestay.com](http://www.azhomestay.com)
- G. Planner's Report - Marlon Pangilinan, 619.235.5293; [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)

**II. Non Agenda Public Comment** (2 minutes each) Please fill out a Public Comment Sheet and give to Secretary prior to the meeting.

**III. Elected Official Reports** (2 Minutes Each) (7:00 pm)

- A. Nick Norvell, Hon. Susan Davis, US Congressional District 53
- B. Jason Weisz, Hon. Christine Kehoe, CA State Senate District 39
- C. Kirsten Clemons, Hon. Lori Saldana, State Assembly District 76
- D. Steve Hill, Hon. Toni Atkins, City Councilmember District 3

**IV. Consent Agenda:** Members Present UD/PR July 7, 2008: Sal Arechiga, Elizabeth Studebaker, Keoni Rosa, Ernie Bonn, Kitty Callen, Rob Steppke, Judi O'Boyle, Vicki Granowitz, Steve Chipp). Members Present PF/PA July 3, 2008: Rene Vidales, Sal Arechiga, Rob Steppke, Jeffrey Wergeles. (7:10 p.m.)

- A. **AWASH Market** – Paul Le - PTS 150548. Conditional Use Permit for Off-Sale alcohol sales in a market/café on a .08 acre site in the CN-1 zone of Mid-City Communities Planned District within the Greater North Park Community Plan. **Motion: Approve the CUP. Granowitz/Studebaker 8-0-0**
- B. **4736 Oregon** Applicant, John Pizzato. PTS 156577. Map Waiver application to waive the requirements of a Tentative Map and underground of utilities to convert 1 existing residential unit to condominium and create a residential condominium (under construction) on a .16 acre site in the MR-3000 Zone of Mid-City Communities Planned District within the Greater North Park Community Plan. **Motion: Deny this project as it fails to preserve or contribute to the architectural variety and residential character of North Park as set forth in the Greater North Park Community Plan; There was no forethought given to the architectural design; The structure was permitted and completely constructed without review or input from the community, which would have been required had it been permitted as a condominium development. Steppke/Callen 8-0-0.**
- C. **Request for Stop Sign on Mission Ave. at Georgia St.** This location is between the traffic signal at Park Blvd. and the stop sign at Florida St., a few blocks from the previously approved V-Calm Sign on Mission Ave. at Alabama St.. Mission Ave. runs east one-way from Park Blvd. to

Madison Ave., in a mostly residential neighborhood. **Motion: To request the City to install a Stop Sign on Mission Ave. at the intersection with Georgia St. Steppke/Archiga 4-0-0.**

D. **Request for Stop Sign on Meade Ave. at Georgia St.** The topography of this location results in poor visibility for drivers to detect pedestrians, and Meade Ave. is heavily used by cars heading west, the opposite direction as Mission Ave. **Motion: To request the City install a Stop Sign on Meade Ave. at the intersection with Georgia St. to address pedestrian safety due to poor visibility and speeding traffic. Vidales/Wergeles 4-0-0.**

**V. Action Items:**

A. **Fresh and Easy/Meridian Properties** – Applicant Mike Kalscheur PTS 152601. (7:15 p.m.) This project was previously approved by the NPPC and the applicant is returning to the committee to request approval of a Type 21 General Off Sale license application to sell a specially selected range of alcoholic beverages to provide a convenient shopping experience for its customers. This item received the support of the North Park Alcohol and Entertainment Working Group at its 7/2/08 meeting.

B. **29<sup>th</sup> Street Townhomes** - Applicant Brett Camack PTS 158775 (7:30 p.m.) DSD staff has advised the public that this PROCESS 2 Neighborhood Development Permit “to demolish an existing residence and construct 3 residential for rent units with reduced front, side and rear yard setback, increased height, increased floor area, and a reduced front yard area on a 0.11 acre site”... “decision by City staff will be made **without** a public hearing...”.

**VI. Information Items:**

A. **California Reinvestment Coalition**, Liana Molina. Re: 36% payday loan cap. (7:45 p.m.)

B. **CPC Community Plan Preparation subcommittee** (7:55 p.m.)

**VII. Urgent Non-Agenda Action Items** – Items may be initiated by a member and added to the Agenda by a 2/3 vote of the Committee.

**VIII. Subcommittee Reports** (5 Minutes Maximum per Report) (8:05 p.m.)

A. **Urban Design/Project Review**, Judi O’Boyle/Jessica Kellett – NP Adult Community Center, 6:00pm 1<sup>st</sup> Monday. Next meeting August 4, 2008

B. **Public Facilities/Public Art**, Sal Archiga/René Vidales-NPMS, 3076 University Ave, 6:30 pm, 1st Thursday. Next meeting August 7, 2008

C. **Policy/Community Relations**. Meetings TBD as needed.

**IX. Liaisons Reports** (2 Minutes Maximum per Report). (8:20 p.m.)

A. Project Area Committee- Judi O’Boyle

B. Public Safety & Neighborhood Services - Stephen Whitburn

C. Maintenance Assessment District- Carl Moczydlowsky

D. North Park Parking Management Working Group- Rene Vidales

E. NP Parking Garage/Art Selection Working Group-Judi O’Boyle, Keoni Rosa

F. North Park Main Street- Jessica Kellett

**X. Unfinished, New Business & Future Agenda Items**

**XI. Next Meeting Date: August 19, 2008**

**XII. Adjournment** (8:35 pm)

**\*\*Times are estimates only.**

- This information will be made available in alternative formats upon request. To request an agenda in alternative format, or request a sign language or oral interpreter for the meeting, call: (619) 236-6405.
- To Contact the Chair of NPPC, call Rob Steppke at (619) 297-2012 or [arebeestep@netzero.net](mailto:arebeestep@netzero.net)
- To Contact Urban Design/ Project Review, call Judi O’Boyle, at (619) 283-2690 or [joboye@ucsd.edu](mailto:joboye@ucsd.edu)
- **BOARD MEMBERS: THE BYLAWS REQUIRE THAT YOU CONTACT THE CHAIR IF YOU CANNOT ATTEND THE MEETING:**

**NORTH PARK PLANNING COMMITTEE**  
**(Greater North Park Community Planning Committee)**  
**2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR**  
**P.O. BOX 4825, SAN DIEGO, CA 92164**  
**DRAFT MINUTES: May 20, 2008**

- I. Called to Order:** 6:35 pm.
- II. In Attendance:** Rob Steppke, Steve Chipp, Judith O'Boyle, Dean Petersen, Keoni Rosa, Elizabeth Studebaker, Rene Vidales, Stephen Whitburn, Kitty Callen, Jessica Kellett, Christy Scannell, Salvador Arechiga, Gayle Richardson, John Feher.  
**Absent:** Carl Moczydlowsky.
- III. Chair's Report**
1. Motion to move Balboa Park Committee Liaison report to front of agenda. **Rosa/Arechiga 14/0/0**
  2. Historic Resources Board meeting on June 6, 2008 at 6 p.m.
  3. Bylaws tentatively approved by the City Attorney's office- it will prepare an upcoming memo.
- IV. Approval of April 15, 2008 minutes**
1. Include NPPC bank account reference.
  2. Add Vicki Granowitz as Balboa Park Committee liaison.
  3. Motion to approve April 15, 2008 minutes. **Chipp/Petersen 12/0/2.**
- V. Treasurer's Report:** NPPC bank address changed to Steppke's address.
- VI. Announcements**
1. North Park parking garage art selection process narrowed to 5 individuals.
  2. Summer concerts begin June 21. Need volunteers. Check NPCA website for more details (www.northparksd.org).
- VII. Balboa Park Committee Report**
1. Upcoming joint powers authority City planning talks. June 5: speakers include representatives from Mission Trails Regional Park and San Dieguito River Valley Conservancy. June 18: speakers include representatives from Forest Park Conservancy and San Diego River Conservancy.
- VIII. Planner's Report.** Marlin Pangilinan, 619-235-5293, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov). Regarding the City's General Plan Update, the first stakeholder meetings are scheduled for the summer/fall 2008, and this is a two-year process. Also, amendments to CUP come before the planning group as a discretionary process.
- IX. Non Agenda Public Comment**
1. Larry Westfall emphasized importance of knowing the history of NPPC's prior positions and stressed that the traffic issues become more important to the committee.
- X. Officials' Report**
1. Nick Norvell (rep for Susan Davis, US Congressional District 53): Nick discussed a forthcoming bill to address the mortgage crisis, the co-sponsoring of a bill addressing gas mileage standards to decrease dependence on foreign oil, and discussion about Daniel Beard discussion re: greenhouse initiatives and greening the White House.
  2. Jason Weisz (rep for Christine Kehoe, CA State Senate District 39): Jason absent.
  3. Kirsten Clemons (rep for Lori Saldana, CA State Assembly District 76): Kirsten announced the following: new California assembly speaker Karen Bass and Ms. Saldana as Assistant Speaker Pro-Tem; Co-host of non-profit meeting on June 7, 9 a.m.- 5 p.m. at USD; Governor announced

revised budget with a \$17.2 billion deficit, cuts in education spending, reduced public transit funds, cuts to social security and reduction to in-house services funding.

4. Monica Pelaez (rep for Toni Atkins, City Council District 3): Ms. Pelaez announced a land use committee at City Hall on May 21 at 2 p.m., the State of the 3<sup>rd</sup> District address (with priority of addressing parking behind NP Theater issues), sidewalk improvement project along 30<sup>th</sup> and North Park Way, and water conservation.

## XI. Consent Agenda

1. **2436 Adams Avenue- Casa Verde.** PTS 131189. Site development permit/tentative map to construct 15 residential condominiums with increased building height on 2.75 acres in MR-1750, R-S 1-1 and RM 1-1 zones of the Mid-City CPD within the Greater North Park Community Plan. Existing residential housing to be demolished. Applicant-Drew Hubbell. **Motion: Approve project as presented. Petersen/Steppe 14-0.**
2. **3918 Mississippi.** PTS 95317. Tentative map to convert 8 residential units to condominiums and waiver of underground utilities on .16 acre site in the MR 800B zone of the Mid-City CPD within the Greater North Park Community Plan, transit overlay zone. **Motion: Deny the project as it is under parked. Petersen/Rosa 14-0.**

## XII. Action Items

1. **Pershing Drive Restriping.**  
Ty Palusky, Engineering & Capital Projects Division, presented information regarding recent (one year ago) vehicle fatality accident along stretch of Pershing Drive at issue and visibility concerns. Proposal to restripe street to increase visibility and safety. Comments included additional concerns re: inadequate lighting and excessive speed limit (50 mph) that contribute to safety concerns. **Motion: Support restriping concept as a temporary measure to promote public safety. O'Boyle/Studebaker 13-1-0 (Rosa opposed).**
2. **Quarry Falls.**  
Marco Sessa, Seth Korma, Stephen Hass and Tom Sudberry presented mitigation measures for increase in traffic within Greater North Park on Texas Street from I-8 to El Cajon Blvd. as presented in the Draft EIR. Proposed Texas Street improvements include new lighting, gateway element, sidewalk enhancements from Texas Street at top of Hill to Mission Valley, narrowing of lanes and addition of landscaping improvements. Comments included concerns that proposed improvements will not calm traffic. Currently, 28,000 to 30,000 average daily vehicles along route. By 2020, 30,000 to 33,000 average daily vehicles are expected. Approximate 3,000 daily increase in vehicles planned. Several traffic calming concerns. Walk San Diego supports project. Right turn lane when travelling up Texas Street suggested. Recommendation to underground utilities on Texas Street. Whitburn proposes motion to deny due to increased traffic concerns. Members requested more information. Amended motion suggested to table issue for undetermined period of time. EIR results expected soon. **Motion: to accept proposal as information and move to informational item. Whitburn/Kellett 14-0-0.**
3. **Cinevelo.**  
20 Saturdays of night movies during Summer 2008 at Velodrome proposed. Applicant Joel Martin did not appear. Concerns included loud PA, probable alcohol sales, traffic concerns, inadequate research into impact of event, inappropriate use of the Velodrome bicycle facility, environmentally sensitive area, bird breeding interference, lighting concerns, crime concerns, parking issues. **Motion: Deny approval of project. Petersen/Callen 14-0.**
4. **4075 Park Blvd. -Park Terrace**  
Tentative map/site development permit to construct 36 residential condominiums with 7,000 sq. ft. of commercial space on a 0.48 acre site in the CL-2 zone of the Mid-City CPD within the Greater North Park Community Plan, FAA Part 88, transit area. 35 residential units and 1

commercial unit proposed. Applicant Mark Freed. Site previously used as a church but is vacant now. Pedestrian friendly intent, plan to install solar panels, permeable pavers to absorb water, bike storage room, 17 parking spaces for retail, residential parking below grade, off setting plans, transparency requirement met, deviation of height limit approved by City, drought tolerant landscaping, awnings, limestone elements. Mary Wendorf concerned about height limit exceeded, traffic concerns, requested more commercial space and requested pedestrian pathway/more green space. Ernie Bonn voiced parking concerns and requested angled street parking. Board commented on good sustainability improvements, notice concerns (300 ft. notice requirement), and diagonal parking recommended. **Motion: Approve project as proposed and recommendation to continue including environmental and energy efficient elements. Kellett/Vidales 12-1-0 (Whitburn opposed, Arechiga absent for vote).**

**XIII. Information Item**

1. **Community Orientation Workshop.** Plenty of useful information presented.
2. **Organization Name.** North Park Planning Committee, with temporary additional reference to GNPCPC.
3. **Standing Rules.** Steppke handout.

**XIV. Subcommittee Reports**

1. **Urban Design/Project Review,** Judith O'Boyle/Jessica Kellett. None.
2. **Public Facilities/Public Art,** Sal Arechiga/Rene Vidales. Focus on street sweeping and utilization of undergrounding of utilities.

**XV. Liaison Reports**

1. **Project Area Committee-** Judith O'Boyle. None.
2. **Public Safety and Neighborhood Services.** Stephen Whitburn. None.
3. **Maintenance Assessment District.** Carl Moczydlowsky. Discussion of trash cans and birds.
4. **North Park Parking Management Working Group-** Rene Vidales. Upcoming meeting to discuss public parking presentation.
5. **NP Parking Garage/Art Selection Working Group-** Judi O'Boyle/Keoni Rosa. Meeting with artist candidates and art display forthcoming.
6. **Balboa Park Committee Liaison-** Vicki Granowitz. None.
7. **North Park Main Street-** Jessica Kellett. BID expansion passed and North Park Main Street board is expanding.

**XVI. Next Meeting: June 17, 2008.**

**XVII. Motion to Adjourn: Callen/Vidales 13/0/0  
Meeting adjourned 9:35 p.m.**

**Submitted by:**

**John D. Feher, Secretary**

**NORTH PARK PLANNING COMMITTEE**  
**(Greater North Park Community Planning Committee)**  
**2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR**  
**P.O. BOX 4825, SAN DIEGO, CA 92164**  
**DRAFT MINUTES: June 17, 2008**

- I. Called to Order:** 6:33 pm.
- II. In Attendance:** Rob Steppke, Steve Chipp, Judith O'Boyle, Dean Petersen, Elizabeth Studebaker, Rene Vidales, Stephen Whitburn, Kitty Callen, Gayle Richardson, Carl Moczyldlowsky, Keoni Rosa, John Feher.  
**Absent:** Salvador Arechiga, Jessica Kellett, Christy Scannell.
- III. Chair's Report**
1. Bylaws approved that allow for appointment of board vacancy. Election committee chair- Gayle Richardson, vice-chair Liz Studebaker.
  2. 6<sup>th</sup> update to Land Development Code continued by PC to July 10, 2008.
- IV. Approval of May 20, 2008 minutes**
1. Re: Quarry Falls, add recommendation to underground utilities under Texas Street.
  2. Re: Park Terrace motion language, change "support of" to "including".
  3. Motion to approve May 20, 2008 minutes tabled until July 15, 2008 meeting. **Steppke/Whitburn 10-0-1.**
- V. Treasurer's Report:** Account balance- \$488.72. Bank statements to be mailed to 3939 Arizona Street, San Diego, CA, 92104.
- VI. Announcements**
1. Old House Fair, Sat., June 29, South Park, 30<sup>th</sup> & Beech, with vendors and tours.
  2. Balboa Park Committee report moved to front of agenda.
- VII. Balboa Park Committee Report**
1. San Diego River Park meeting on June 18.
- VIII. Planner's Report.** Marlin Pangilinan, 619-235-5293, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov). The City continues to work on the RFP for the Community Plan Update
- IX. Non Agenda Public Comment**
1. Lynn Elliott announced start of Summer concert series beginning Saturday, June 21, 5:30 p.m. at Bird Park.
- X. Officials' Report**
1. Nick Norvell (rep for Susan Davis, US Congressional District 53): Nick discussed the following: mortgage crisis bill is currently in negotiations; Congresswoman Davis voted in favor of EPA waiver to encourage stronger gas mileage standards; check the IRS website for stimulus package check updates.
  2. Jason Weisz (rep for Christine Kehoe, CA State Senate District 39): Jason announced hands free cell phone law goes into effect on July 1, and the California budget is late, as usual since 2000.
  3. Kirsten Clemons (rep for Lori Saldana, CA State Assembly District 76): Kirsten announced the following: California budget negotiations continuing and June 19 town hall meeting to discuss proposed budget cuts.

4. Monica Pelaez (rep for Toni Atkins, City Council District 3): Monica announced that the Mayor vetoed the proposed budget and 5 City Council votes are required to override the veto. Steve Hill will replace Monica at the NPPC meetings beginning July 15.

## **XI. Consent Agenda- None**

## **XII. Action Items**

### **1. The Boulevard at 2030 El Cajon Blvd.**

Steve Quinn and Tim Baker presented revisions to previously NPPC approved plans, including changes to number of stories (from 5 to 4), building height, number of residential units (180 to 175), number of parking spaces (267 to 277) and type of construction (stick built now). Mr. Quinn emphasized increased parking by 10 spaces, retaining similar color scheme, and LEED certification. 27 affordable housing units proposed. Applicant unsure if project will offer units for sale or for rent. Concerns included minimum LEED points obtained (26 points), which is arguably not enough. **Motion: Project approved as presented. Rosa/Callen 11-0-0.**

### **2. North Park Planning Committee Website Enhancements.**

Elaine Boyd explained that approximately \$3000 remains from the County of San Diego/Ron Roberts website grant. Proposed website enhancements include a walking map of North Park, then vs. now photographs of historic structures, links to other sites and possibly copies of building permit information. **Motion: proceed with website enhancements including walking map and then vs. now photographs. O'Boyle/Callen 9-0-2 (Moczydlowski/Rosa abstained).**

### **3. NPPC Letter to Mayor's Office and San Diego Grand Jury Re: Historical Designations and Mills Act**

Carl Moczydlowski presented proposed letters to the City and the Grand Jury in opposition to staff recommendations at June 6, 2008 workshop. Rob Steppke presented similar letter to City. Concern over language and presentation of arguments contained in letters. **Motion: Approve letter to grand jury. O'Boyle/Studebaker 11-0. Motion: Approve Steppke's letter to the City with 10 year renewal provision addition. O'Boyle/Callen 9-0-2 (Chipp/Richardson abstained).**

## **XIII. Information Item**

1. **City of San Diego Phase 2/3 Pedestrian Master Plan.** Maureen Gardner and Sherry Ryan presented phase 2 and 3 plan to identify deficiencies and make project recommendations re: identifying unsafe pedestrian crossings and pedestrian pathways. Pedestrian improvements in cost effective and highest priority areas targeted. Future workshop in November 2008.
2. **Safe Streets Now (North Park Smokeshops).** Leo Wilson presented information addressing smokeshop concerns, including nuisance and illegal drug activity in areas surrounding smokeshops. Also, concern that smokeshops sell paraphernalia used for hardcore drugs. Proposed plan addressing concerns includes proposed new ordinance, increased law enforcement and collaboration with Safe Streets Now.
3. **Letter to Uptown Planners.** Addressing prior inappropriate comments made by member of NPPC board and letter of apology. **Motion: Letter approved. Callen/Vidales 10-1-0 (O'Boyle opposed)**

## **XIV. Subcommittee Reports**

1. **Urban Design/Project Review,** Judith O'Boyle/Jessica Kellett. Arbor Crest rental project will be presented soon for input.
2. **Public Facilities/Public Art,** Sal Arechiga/Rene Vidales. There is a new transportation representative at the City.
3. **Policy/Community Relations,** Gayle Richardson appointed to elections committee.

**XV. Liaison Reports**

- 1. Project Area Committee-** Judith O'Boyle. Redevelopment agency will be reorganized in future.
- 2. Public Safety and Neighborhood Services.** Stephen Whitburn. North Park crime statistics in line with other neighborhoods. Number of robberies are up in City, and North Park is just slightly above City average. Also, number of burglaries and car thefts are down.
- 3. Maintenance Assessment District.** Carl Moczydlowsky. Discussion of street tree improvements, landscaping, tree replacements, concrete purchasing issues, and trash cans that cost \$1000 each. .
- 4. North Park Parking Management Working Group-**Rene Vidales. None.
- 5. NP Parking Garage/Art Selection Working Group-** Judi O'Boyle/Keoni Rosa. All proposals reviewed, candidates narrowed to 5 finalists, decision likely will be made in July.
- 6. North Park Main Street-** Jessica Kellett. Discussed upcoming community clean up (6/28), press conference re: grafitti abatement program (7/8 at Hawthorne's), historic walking tour of Dryden District (8/23) and commercial district walking tour (9/13).

**XVI. Next Meeting: August 19, 2008.**

**XVII. Motion to Adjourn: Callen/Feher 11/0/0**  
**Meeting adjourned 8:57 p.m.**

**Submitted by:**

**John D. Feher, Secretary**



**Fresh & Easy/Meridian Properties**  
**Type 21 Alcohol Permit and CUP Application**  
**Southeast Corner of 32<sup>nd</sup> Street & University Ave.**

- Fresh & Easy Neighborhood Market  
2120 Park Place, Suite 200  
El Segundo, CA 90245  
[www.freshandeasy.com](http://www.freshandeasy.com)
  
- Contact For Alcohol Related Questions  
The Bergman Companies  
Attn: Ron May  
4300 Edison Avenue  
Chino, CA 91710  
(909) 548-4387  
[rmay@thebergman.com](mailto:rmay@thebergman.com)
  
- Type of business is a neighborhood grocery store.
- Expected store hours of operation are 8:00 am to 10:00 pm. Fresh & Easy intends to sell alcohol during these hours as well.
- Product inventory (by sales floor area) is approximately 95% food/grocery and 5% alcohol.
- All alcohol is sold for offsite consumption. Wine is the vast majority of alcohol product with a smaller beer component and a spirits component that encompasses only one shelf that is approximately 4' wide and 5' high.
- Beer is refrigerated.
- The minimum beer size is a six-pack (no single cans or bottles). With minor exception for dessert wines, all other alcohol, including spirits, is sold in 750 ml bottles or larger.
- No tastings are offered.
- Zoning is CL-1.
- The site is approximately 50 yards from the nearest residential homes (the front door is much further away), which are on Bancroft Street to the east of the site, while the entry to the store fronts University Ave. The site is immediately north of the North Park Baptist Church, however North Park Baptist Church is supportive of the project, including the need for a type 21 General Off Sale license.
- We are applying for a Type 21 General Off Sale license.
- We will not be serving alcohol or food for outdoor or on-site consumption.
- A Conditional Use Permit is expected to be required since the grocery component is 13,910 square feet, and grocery stores of less than 15,000 square feet require a CUP. There is no existing CUP.
- Fresh & Easy's checkouts are programmed to prevent the completion of the sale of alcoholic beverages without approval from one of their employees. A customer

assistant or store manager must verify the customer's age before the transaction can be completed, and enter that information in the system. If the customer's age cannot be verified, the alcoholic beverage will be voided from the transaction. This ensures that only customers of legal age that are not already impaired will be permitted to purchase alcohol. In addition, all transactions will be monitored and recorded via digital closed circuit television system.

- Parking demand will be met on site, with no need for off street impacts or temporary spaces.
- Our development team has already presented to, and been supported by: North Park Planning Committee, the Urban Design sub-committee to NPPC and North Park Main Street Design Committee.
- The Bergman Company, on behalf of Fresh & Easy has included the attached Community Covenant letter, and Meridian Properties has signed the North Park Alcohol & Entertainment Community Covenant.
- Meridian Properties has donated over \$5,000 in support of North Park area non-profits including the North Park Festival of the Arts, the North Park Lions Club and the North Park Holiday Parade. Meridian will continue to support North Park area non-profits in the future. Each time Fresh & Easy opens a new store they donate \$1,000 to a local non-profit. Nominations can be made at [www.freshandeasy.com](http://www.freshandeasy.com).