





NORTH PARK PLANNING COMMITTEE

AGENDA: May 21, 2013– 6:30 PM
2901 NORTH PARK WAY, 2ND FLOOR

www.northparkplanning.org
info@northparkplanning.org

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- I. **Parliamentary Items** (6:30 pm)
- A. Call to Order, Roll Call and Attendance Report
 - B. Modifications to & Adoption of the May 21, 2013 Agenda
 - Urgent Non-Agenda Action Items – Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee.
 - C. **Consent Agenda Items:** Items on the Consent Agenda were heard & voted on at an NPPC subcommittee; are not considered controversial. *Items on the Consent Agenda can be moved to Action for full discussion by any member of the Board or Public.*
(UDPR 5/6/13 In Attendance: Barry, Dye, Morrison, Hill, Blackson, Nguyen, Pyles, Bonn, Callen, Steppke Non-Voting Members: Carlson, Granowitz)
 - 1. **T-Mobile - 4220 Arizona St** (Project No. 290170): CUP renewal for an existing Wireless Communications Facility in a residential zone.
MOTION: To Approve the CUP Renewal. Hall/Dye 10/0/0
 - 2. **C-II Lofts Parcel Map Waiver - 3535 Crestwood Place** (Project No.314734); Ministerially permitted as apartments, currently under construction, needs Map Waiver to convert to Condos.
MOTION: to Deny the Map Waiver due to lack of public review prior to start of construction.
Barry/Steppke 9/1/0 (Dye voting no)
 - 3. **Iowa Senior Housing – 3937-3939 Iowa St** (Project No. 294439): Proposed SDP and CUP to allow demo of existing structures & construction of affordable for-rent senior housing with street-level commercial space. Site is 1.11-acre located within the CN-1 & MR-800B zones. Project is a Process 3 & can be appealed to the Planning Commission.
 - a. **MOTION: Approve SDP and CUP with agreement to add head-on or diagonal parking.**
Blackson/Nguyen 10-0-0;
 - b. **MOTION: To encourage additional amenities including but not limited to roof top recreation space and exterior seating along the Iowa St side of the project. Steppke/Callen 10/0/0**
 - D. Approval of Previous NPPC Minutes: April 16, 2013 & May 9, 2013
 - E. Treasurer’s Report –Brandon Hilpert
 - F. Social Media - Brandon Hilpert
 - G. Planner’s Report –Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov
- II. **Non Agenda Public Comment (2 min. max each)** Please fill out a Public Comment Sheet Give to Secretary
- III. **Announcements & Event Notices:** These are included on pg 3 along with links for more info. For items not on the Agenda for discussion please fill out a Public Comment Sheet and give to Secretary prior to the meeting (7:10 pm)
 - **Additional Board Meetings for the Summer will be the 2nd Thursday of the Month @ 6:30 pm**
North Park Christian Fellowship: next Special Meeting tentatively set for June 13
- IV. **Elected Official Reports:** Names & contact info are included on pg 3. Reports are limited to 2 Min Max Each
- V. **Discussion/Action Items:** (2 Min Max per Speaker-Chair can give more time as need) (7:20 pm)
- A. **Bluefoot Bar & Lounge Neighborhood Use Permit (NUP) (Project No. 315586):** McAlear/Pyles

Proposed Neighborhood Use Permit (NUP) to amend existing NUP to extend the previously-conforming bar/lounge use and maintain a sidewalk café. Existing NUP allows service to the sidewalk café until 10pm from Sunday–Thursday; new NUP proposes sidewalk café service until 11pm from Sunday-Thursday. The NUP is a Process 2 decision that is made by City staff and can be appealed to the Planning Commission.

B. North Park Community Plan Update - These 3 topics will be covered time permitting & in no particular order.

1. **Approval of Land Use Map** (7:50 pm)
 - a) **Report on University Heights May 16 Meeting Recommendations**
2. **Noise Element** (8:15 pm)
3. **Public Facilities Element (Time Permitting)**
4. **Urban Design Element (Time Permitting)**
5. **Park & Rec Element (Time Permitting)**

VI. Reports

A. Chair’s Report/CPC (8:35 pm)

1. **Additional CPU Board Meetings for the Summer will be the 2nd Thursday of the Month 6:30 pm North Park Christian Fellowship; next Special Meeting tentatively set for June 13**

2. **CPC**

- a) Councilmember Zapf attended CPC
 - b) CPC will vote on the Draft CIP Policy developed by the Ad Hoc Committee and City Staff/
 - c) Ad Hoc Committee created to work with CIP on Small Lot Subdivision Ordinance (Think Bungalow Courts)
3. Election Wrap-Up: Couple of issues came up that will be remedied including not having someone running for office working registration & discuss whether to allowing people to register until the candidate’s speeches are concluded (how we use to do it)
4. Agenda Format

B. Subcommittee Reports (Limited to Items not on the Agenda, 5 Min Max per Report)

1. Urban Design/Project Review, Robert Barry, Cheryl Dye - NP Adult Community Center, 6:00 pm 1st Monday. Next meeting June 12, 2012
2. Public Facilities/Public Art, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting June 3, 2012

C. Liaisons Reports (2 Min. Max per Report)

- | | |
|---|-----------------|
| 1. Balboa Park Committee | Rob Steppke |
| 2. Maintenance Assessment District | Lucky Morrison |
| 3. North Park Main Street | Cheryl Dye |
| 4. Regional Bike Plan Proposed Initial Implementation | Carlson/Vidales |
| 5. Adams Ave BIA | Dionne Carlson |
| 6. NP BID Collaborative | Vicki Granowitz |

VII. Unfinished & Future Agenda Items

- A. Bylaws
- B. CPU
- C. University Heights Identification Signs Projects
- D. CicloSDias, Ed Clancy Aid to Mayor Filner

VIII. Next Meeting Dates: Special Meeting June 13, 2013; Board Meeting June 18, 2013

IX. Adjournment (9:15 pm)

**Times are estimates only.

- To request an agenda in alternative format, a sign language or oral interpreter, call: (619) 236-6405.
- To Contact the Chair of NPPC, call Vicki Granowitz 619-584-1203 or NPPC-Info@cox.net
- To Contact Urban Design/ Project Review, call Robert Barry at (619) 954-5588 or robert.barry@cox.net
- To contact Public Facilities/Public Art call Dionne Carlson at (619) 584-2496 or dionneleighcarlson@cox.net
- For information about North Park Activities go to NPCA website at www.northparksd.org.
- Adams Ave Business Improvement Association: <http://www.adamsavenuebusiness.com/>
- North Park Main Street: <http://northparkmainstreet.com/>
- “The Boulevard” El Cajon Boulevard Improvement Association: www.theboulevard.org

Announcements & Event Notices



1. **Our Downtown Vision** May 23, 2013 5:00 pm to 6:30 pm North Park Recreation Center, 4044 Idaho St for more info Jared Emmitt: jemmitt@downtownsandiego.org
2. Sunday June 2, 2013 **Rock n Roll Marathon** 6:15; Half Marathon 6:45 for more info: <http://runrocknroll.competitor.com/san-diego>
3. **CicloSDias** Sunday Aug 18, 2013 10am – 4 pm <http://ciclosdias.com/>

Elected Officials Representatives Contact Information

- A. Linda Perine Hon Mayor Bob Filner Linda Perine (lperine@sandiego.gov)
- B. Gavin Deeb, Hon. Susan Davis, US Congressional District 53, 619.208.5353 Gavin.Deeb@mail.house.gov
- C. Jason Wiesz, Rep Hon. Toni Atkins, State Assembly District 76, 619.645.3090 jason.weisz@asm.ca.gov
- D. Chris Ward, Hon. Marty Block State Senate District 39, 619.645.3133 christopher.ward@sen.ca.gov
- E. Anthony Bernal, Hon. Todd Gloria, City Councilmember District 3, ABernal@sandiego.gov



NORTH PARK PLANNING COMMITTEE
Draft Minutes: April 16, 2013– 6:30 PM
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- I. **Call to order:** 6:30pm
- II. **Attendance Report (13):**

Member	NPPC	Bylaws	City Council	Community Plan Update	CPC	MAD	Planning Commission	PFPA	Social Media	Sustainable NPMS	UDPR	Utility Boxes	Other
Robert Barry	1							X			X		
Howard Blackson	2												
Dionne Carlson	3 L							X					NHCPG / KenTal CPG
Cheryl Dye	4												NPMS, UD AT&T Tower Mtg
Vicki Granowitz	5			X	X			X			X		Chair, RADD, BPC, CPU
Peter Hill	6												NPMS / El Cajon Blvd / Adams
Brandon Hilpert	7			X					X				Treasurer
Roger Lewis	8												Residential Parking Survey
Carl Moczydlowsky	9 L												Secretary
Lucky Morrison	10		X		X	X							
Dang Nguyen	A												
Omar Passons	11			X									Civic SD
Rick Pyles	12			X									
Phil Rath	A												
Rene' Vidales	13												Vice-Chair

III. **Modifications to and Adoption of the 04/16/13 Agenda.**

- a. **Motion to adopt April 16, 2013 NPPC Agenda: Vidales/Dye 11-0-0 (Moczydlowsky/Carlson Late)**

IV. **Consent Agenda:** Consent Agenda Items: Items on the Consent Agenda were heard & voted on at an NPPC subcommittee; are not considered controversial. *Items on the Consent Agenda can be moved to Action for full discussion by any member of the Board or Public.*

- a. **Pulled to action item**

V. **Approval of Previous NPPC February 19, 2012 Minutes**

- a. **MOTION TO APPROVE March 19, 2013 NPPC Minutes: Hilpert/Hill 9-0-3 (Moczydlowsky Late)**

VI. **Treasurer's Report**

- a. Brandon Hilpert – current balance \$790.87. \$1 collected.

VII. **Social Media Report, Brandon Hilpert**

- a. Rock and Roll marathon map to be on Facebook.

VIII. **Planner's Report** - Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov

- a. See Item XII.d below

IX. **Non Agenda Public Comment**

- a. No Public Comment

X. **Announcements & Event Notices**

- a. Rick – At April 27th. Rx drug take back day. Drop off at the Lions club.
- b. Omar –
 - i. NPCA has annual meeting 4/24 at Queen Bee holding elections.
 - ii. Craft beer festival – 4/20

XI. Elected Official's Report

- a. **Gavin Deeb, Hon. Susan Davis, US Congressional District 53**, 619.208.5353 Gavin.Deeb@mail.house.gov, – Sen Davis. 4/30 9-11am senior scam stopper event. Grant workshop 5/2 at 10am at Joan Kroc center for non-profit grants.
- b. **Jason Wiesz, Hon. Toni Atkins, State Assembly District 76** – 619.645.3090 jason.wiesz@asm.ca.gov - Sunday Earth Day sharing a booth with Sen. Block and Weber. Hosting a coffee in IB. Assembly Bill 976 penalties for those who disregard environmental rules/regulations with the coastal commission.
- c. **Christopher Ward, Hon. Marti Block, State Senate District 39** – 619.645.3133 christopher.ward@sen.ca.gov - Education funding with Gov. budget discussion. Univ Heights Water tower inclusion in historic register, provided a letter of support. May 16th meeting University Heights meeting to come to consensus on border issues between NP and Uptown at Grace Lutheran Church park & Lincoln.
- d. **Anthony Bernal, Hon. Todd Gloria, City Councilmember District 3**, ABernal@sandiego.gov - <http://sandiego.gov/cd3> for newsletter signup. Review of mayor's budget with hearings. Question regarding reduction of CIP funds, still in the process of reviewing. Juniper dips improvements – timeline to be forwarded to group. Park/Cypress improvements are starting as well. Memo regarding Morley Field park space for rec leagues (AYSO kids) to give the kids the priority rather than the adult leagues, or have them start 1 hour later starting at 7.

XII. Discussion/Action Items

- a. **Motion: To change signatory to the NPPC Checking Account to Brandon Hilpert as Treasure, Carl Moczydlowsky as Secretary & Vicki Granowitz as President (D Cohen to be removed)**
 - i. **Motion by Passons/Barry. 12-0-0**
- b. **Planning the Livable Community Andy Hamilton**
 - i. 11 Recommendations
 1. Family bike facilities on all major streets
 2. Crosswalk every 2 blocks
 3. More walkable destinations
 4. Get smart about parking
 5. Expand housing options
 6. Calm low-volume streets
 7. Safe Routes to School & Transit
 8. Recreation opportunities
 9. Implement University Avenue Mobility Plan
 10. Employ urban design tools
 11. Establish priorities for CEQA reviews
- c. **University Heights Historic Society: Land Use Recommendations, Kristin Hearms** - Comparison of densities in the LU plan to UH recommendations.
- d. **North Park Community Plan Update - These 3 topics will be covered time permitting & in no particular order.**
 - i. **Economic Prosperity, Cheryl Dye/Peter Hill:** General goal is to promote economic interests while considering the fabric of communities and the goals of the other CP elements. To include economic development policies that has a less direct impact on land use. Business incentives, education and training, access to public and private investment.
 - ii. **Recreation Element, Howard Greenstein City Park Planner:**
www.sandiego.gov/planning/genplan/pdf/generalplan/recreationelement.pdf General Plan Rec Element - presented recommended park sites last month. Additional discussion. Voting to be completed by Rene Vidales. Additional discussion needs to take place around recreation as a whole apart from just park lands as well as other elements. Community gardens are acceptable use in park sites. Underserved communities may require specific focus.
 - iii. **Land Use Map, Robert Barry:** Land Use Map meeting May 9th. Transition zones and overlay zones issues.
- e. **Stop Sign at Mississippi/Madison: Stop Sign at Mississippi Street and Madison Avenue.** Traffic calming on Madison Avenue between Texas Street and Park Boulevard, first heard on 2/13/2013 as a V-Calm Sign request. Signatures were collected for the preferred option of stop sign. **MOTION: To approve the installation of a 4-way stop at the intersection of Mississippi St. and Madison Ave. for traffic calming purposes. Granowitz/Passons. 8-0-0 (Members Present PF/PA April 10, 2013: Dionné Carlson, René Vidales, Robert Barry, Vicki Granowitz, Omar Passons, Rob Steppke, Ernie Bonn, Kitty Callen)**
 - i. **Alexandra Elias** – 2203 Madison one house in from the corner. Asking for another traffic calming device instead of a stop sign. Thinks there is other funding. Thinks stop sign will create noise issues.
 - ii. **Shawn Shin** – The stop sign is not the first option but given the likely delay on traffic calming measures. Would petition to remove the stop sign once traffic calming solution is installed.
 - iii. **MOTION – to table and send back to PF. Moczydlowsky/Vidales 12-0-0**

XIII. Chair's Report/CPC

- a. May 18, 2013 - Community Orientation Workshop (COW)
- b. CPC
 - i. The Mayor & Councilmember Kersey attended
 - ii. Approved change to the Land Dev. Code to allow Craft Beer in Industrial Lands to have tasting rooms on site.
 - iii. Work continues between CPC Ad Hoc Committee and City Staff on creation of a new process for the CIP
- c. Additional special LU board meeting in May
- d. Council President Gloria's memo on the creation of a joint NPPC/Uptown Planners University Heights CPU Subcommittee. Currently in the Planning Division for review & recommendation
- e. Election Wrap-Up: Couple of issues came up that will be remedied including not having someone running for office working registration & discuss whether to allowing people to register until the candidate's speeches are concluded.
- f. Agenda Format
- g. RADD
- h. Potential Change to the Muni Code (related to the PdPP): City Attorney releases Memorandum of Law on viability of changing the Muni Code to allow PdPP to move forward. The NPPC has taken action requesting this not be done since it could weaken protections for designated historic resources and set precedent that could be problematic.

XIV. Subcommittee Reports:

- a. **Urban Design/Project Review**, Cheryl Dye - NP Adult Community Center, 6:00pm 1st Monday. Next meeting, May 6, 2013
 - i. No Report
- b. **Public Facilities/Public Art**, Dionne Carlson, Rene Vidales – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting, Wednesday May 15, 2013.
 - i. No Report

XV. Liaisons Report

- a. **Balboa Park Committee** – Rob Steppke: didn't attend.
- b. **Maintenance Assessment District** – Lucky Morrison: Resident home owner seat open.
- c. **North Park Main Street** – Cheryl Dye:
- d. **Regional Bike Plan Proposed Initial Implementation** - Carlson/Vidales:
- e. **Adams Ave BIA** – Dionne Carlson:
- f. **NPBID Collaborative** – Vicki Granowitz: Meet with the Urban Council of the Building Industry Association

XVI. Unfinished & Future Agenda Items

- a. Bylaws
- b. Community Plan Update



XVII. Next Meeting Date: May 21, 2013

XVIII. Motion to Adjourn: Vidales/Carlson 12-0-0

Minutes submitted by Carl Moczydlowsky



NORTH PARK PLANNING COMMITTEE
SPECIAL LAND USE ELEMENT - COMMUNITY PLAN UPDATE MEETING
Draft Minutes: May 9, 2013– 6:30 PM
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- I. **Call to order:** 6:30pm
- II. **Attendance Report (13):**

Member	NPPC
Robert Barry	1
Howard Blackson	2
Dionne Carlson	3
Cheryl Dye	4
Vicki Granowitz	5
Peter Hill	6
Brandon Hilpert	7
Roger Lewis	8
Carl Moczydlowsky	9
Lucky Morrison	10
Dang Nguyen	11
Omar Passons	A
Rick Pyles	12
Phil Rath	A
Rene' Vidales	13

III. **Non Agenda Public Comment**

- a. Don Leichtling – San Onofre Update – units 2 & 3 are shut down. \$1.2B in rate payers in replacement steam generators. Visit <http://decommission.sanonofre.com>. Engineering reasons why unit 2 should not be restarted.
- b. Rob Steppke – provided Hillquest map of bungalow courts and 1988 article on bungalow courts.
- c. Vicki Granowitz - Friends of Balboa Park is soliciting money for their project at Bird Park. They have decided that we are spending too much money on water. Want to cut back on water. Conducted no outreach to the NPPC.

IV. **North Park Community Plan Update – Marlon Pangilinan** – suggest density bonus for community benefit projects. BID collaborative gave input on the proposed land use maps. Summary of issues provided. Spur revitalization and growth along commercial corridors. Vons block to see an increase in density. Commercial transitional zones adjacent to zone nodes. Limits on uses in the transitional areas on business type, alcohol sales and upper story setbacks. Up-zone certain adjacent buildings and adaptive reuse for buffers and transitions. Mirroring land uses on both sides of east/west streets.

- a. **Proposed Land Use Changes – BID Collaborative**
 - i. **30th Street between Madison Avenue and Meade Avenue** - Comments from the BID Collaborative indicated that the current land use designation is too intense for this area. Would a change from Community Commercial (1) 0-55 du/ac to Neighborhood Commercial (2) 0-44 du/ac be more appropriate for this area?
 - 1. **Board Consensus** - Yes
 - ii. **Park Boulevard between Adams Avenue and Meade Avenue** - A reduction in residential density is being proposed by City Staff on the westside of Park Boulevard from Adams Avenue to Mission Avenue (Uptown community) given it's small scale and "main street" type character. Staff would also support reflecting the

same reduction on the eastside of Park Boulevard. Should the eastside of Park Boulevard from Adams Avenue to Mission Avenue be reduced from Neighborhood Commercial (2) 0-44 du/ac to Neighborhood Commercial (1) 0-29 du/ac?

1. **Board Consensus** - Yes

iii. **Block bounded by Howard Avenue, 30th Street, Polk Avenue, and Ohio Street (“Vons Block”)** - The BID Collaborative expressed interest in taking advantage of any potential opportunity for the Vons market block to redevelop into a mixed-use project given its proximity to El Cajon Boulevard. Should the land use designation of the Von’s Market block be changed from Neighborhood Commercial (1) 0-29 du/ac to Community Commercial (2) 0-74 du/ac?

1. **Board Consensus** – No, institute a Community Plan Overlay Zone (CPOZ) to increase the intensity of use. No change to the land use.

iv. **Southside of University Avenue between Mississippi Street and Arizona Street (“Albertson’s Block”)** - The BID Collaborative also expressed interest in taking advantage of any potential opportunity for redeveloping the Albertson’s block for mixed-use development and re-designating properties to the east to match the existing land use designations along the south side of University Avenue from Arizona Street and 28th Street. Should these properties be changed from Neighborhood Commercial (2) 0-44 du/ac to Community Commercial (1) 0-55 du/ac?

1. **Board Consensus** – No, institute a Community Plan Overlay Zone (CPOZ) to increase the intensity or use. No change to the land use.

b. **Proposed Land Use Changes – University Heights Historical Society (UHHS)**

i. **Proposed Spalding Place Historic District, Spalding Place between Park Boulevard and Georgia Street** - Change the land use designation from Neighborhood Commercial (1) 0-29 du/ac to Residential low (0-9 du/ac).

1. **Board Consensus** – No, no change to staff recommendation.

ii. **Commercial areas located within the half block east of Park Boulevard from Meade Avenue to El Cajon Boulevard** - Change the land use designation from Community Commercial 0-74 du/ac to Neighborhood Commercial 0-29 du/ac

1. **Board Consensus** – No, stay with staff recommendation except for the north half of the block, parcel 445-35-021 which is reduced to 29 du/ac

iii. **Multi-family residential area located south of the single-family zoned properties along Meade Avenue, west of Texas Street, a half block east of Park Boulevard, and north of the commercially zoned properties along El Cajon Boulevard** - Change the land use designation from Residential High (45-55 du/ac) to Residential Medium High (30-44 du/ac).

1. **Board Consensus** – No, no change to staff recommendation.

iv. **Commercial areas east of Park Boulevard from El Cajon Boulevard and Howard Avenue** - Change the land use designation from Community Commercial (2) 0-74 du/ac to Neighborhood Commercial (0-44 du/ac).

1. **Board Consensus** – No, no change to staff recommendation.

v. **Multi-family residential area located south of the commercially zoned properties along El Cajon Boulevard, west of Texas Street, north of Howard Avenue, and a half block east of Park Boulevard** - Change the land use designation from Residential high (45-55 du/ac) to Residential Medium High (30-44 du/ac).

1. **Board Consensus** – No, no change to staff recommendation.

vi. **Commercial areas a half block east of Park Boulevard from Howard Avenue and Lincoln Avenue** - Change the land use designation from Community Commercial (1) 0-55 du/ac to Neighborhood Commercial 0-44 du/ac.

1. **Withdrawn by UHHS**

vii. **Multi-family areas located from the alley east of Park Boulevard, south of Howard Avenue, north of Lincoln Avenue, and the alley west of Florida Street** - Change the land use designation from Residential High (45-55 du/ac) to Residential Medium High (30-44 du/ac)

1. **Board Consensus** – No, no change to staff recommendation.

c. **Mirroring the Same Land Use Designations on Both Sides of East-West Running Streets** - A proposal was also presented at the April NPPC Urban Design/Project Review Subcommittee to consider having the same land use designation along the east-west running streets in the community, similar to Madison, Monroe, and Meade Avenues in the northern portion of the community.

1. **Board Consensus** – No, no change to staff recommendation.

d. **Proposed “Buffer Areas”** - Although the proposed Commercial-Residential Transitional Areas may address the business associations need to ensure continued growth and revitalization along the community’s commercial corridors, there have also been concerns expressed for the need to address transitional and adjacency issues

(noise, loitering, littering, etc.) between successful commercial businesses and low intensity areas within the community.

i. **Upzone areas directly adjacent to commercially zoned properties to allow daytime business uses, small offices, cafés, salons, personal service, etc. so that over time these businesses would create a buffer between the commercial areas and single-family neighborhoods**

1. **Board Consensus** – No, institute a Community Plan Overlay Zone (CPOZ) to address.

ii. **Encourage adaptive reuse in these areas so that they help to address any potential visual or design compatibility issues**

1. **Board Consensus** – No, institute a Community Plan Overlay Zone (CPOZ) to address.

e. **Proposed Commercial-Residential Transition Areas** - The Business Associations proposed the Commercial-Residential Transition Areas as a means to allow stand alone commercial and mixed use projects to have more developable area and development flexibility, which is currently constrained by shallow commercially zoned lots.

1. **Board Consensus** – No, City staff to provide specific recommendations based on discussion

V. Next Meeting Date: May 21, 2013

a. Final Approval Draft Land Use Map

VI. Motion to Adjourn: Barry/Ngyuen 10-0-0 (Lewis, Carlson, Blackson left) 9:00

Minutes submitted by Carl Moczydowski