



NORTH PARK PLANNING COMMITTEE

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URBAN DESIGN/PROJECT REVIEW SUBCOMMITTEE

DRAFT MEETING MINUTES: Monday, Feb 7, 2011 – 6:00 p.m.

North Park Recreational Center/Adult Center, 2719 Howard Ave.

I. Parliamentary Items

A. Called to order/ Roll Call: Meeting was called to order at 6:00 p.m.

Seated Board Members: Robert Barry (Chair), Cheryl Dye (Vice-Chair), Vicki Granowitz, Rob Steppke, Lucky Morrison, Dionne Carlson

Seated Community Voting Members*: Ernie Bonn

Board Members attending: Lynn Elliott

Community Voting Members attending: Roger Lewis

Attending to obtain voting rights: None

B. Modifications & approval of agenda:

Motion: Approve agenda. Bonn/Steppke 6-0-0

C. Approval of Jan 3, 2011 minutes:

Motion: Approve Jan 3 minutes. Granowitz/Bonn 5-0-1. (Morrison abstained)

D. Announcements:

Bonn announced that a forum is being held on Mr. 8 at 6:30 at the Hillcrest Joyce Beers Community Center regarding solutions to the City's fiscal crisis and that Walk San Diego is hosting a walk in South Park on Ap. 16 at 8:30 a.m.

Steppke announced that the North Park PAC election is being held tomorrow night and that he is running for a homeowner seat. He also announced that the Uptown Planners election will be on Tuesday March 7.

II. Non-Agenda Public Comment: None

III. Information Items:

A. Boulevard at North Park: Item tabled to next Subcommittee meeting.

IV. Action Items:

A. Arco –Texas Street and El Cajon Blvd (Project No. 195449)

This item requests approval of an amendment to an existing CUP to allow construction of an 845-sf self-serve carwash and new storage space. The project will also convert the existing convenience store to an AM/PM and stucco the building. Alex Cuevas of AGC Design Concepts presented this 2nd submittal with elevations. The carwash and parking will be located north of the building. There was discussion regarding impacts to residents north of the alley. Cuevas noted that the applicant must dedicate land to widen the alley and install landscaping along the alley. Overhead utilities in the alleyway will be undergrounded. There was discussion regarding use of trees and/or bushes and related aesthetic and public safety issues. Dye indicated she wants to ensure there is a good landscaping buffer from the neighbors, recognizing the need to balance with safety issues. Morrison noted the need for security lighting. The City is requiring applicant to eliminate the driveway near the Texas Street/El Cajon corner. They will keep the northern driveway, allowing both in and out access.

Granowitz and Steppke expressed concern that there would still be stacking and congestion, with Steppke noting it might be worsened by removal of the corner driveway. Hours of operation will remain 24/7. Carlson asked about carwash noise and hours. Carwash dryers will run between 7am to 7 pm with an interior decibel level of 70-75, not exceeding the standard street level of 75 decibels. Barry summarized that 8 parking spaces are required with applicant providing 9; based on number of trips a traffic study is not needed; landscape requirements are extensive; and the project is before us because it lacks adequate site coverage by a small amount and a required street wall is not proposed.

Discussion followed regarding pedestrian friendly design measures. Granowitz noted that this issue was less pertinent to a gas station use and that the highest priority is safety. Dye suggested that the project should be designed to provide a good pedestrian experience for people crossing the property, for example to patronize adjacent restaurants, and that improvements such as landscaping, decorative sidewalk, possibly street furniture, and pedestrian-oriented lighting should be made.

Audience member Roger Lewis encouraged a holistic approach to such items as decorative sidewalk, acorn lights, signage, and replicative landscaping. Cuevas noted that the monument sign will be modified to include the carwash. Audience member Beryl Foreman suggested integrating neon into the sign to create a retro look. Foreman also identified the gas station at southwest corner of I-15 and El Cajon as a good model.

Members asked about notification of neighbors to the north. Cuevas said they would be notified before the Planning Commission hearing and was not aware of notifications going out at this level. Granowitz clarified that a notice of application would have gone out with the first submission. The applicant would like to go to the Planning Commission in 2-3 months. Barry indicated that studies need to be completed including noise analysis. He suggested the applicant meet with Beryl Foreman of the El Cajon Boulevard BIA regarding their design guidelines and come back to our next meeting on March 7. Steppke indicated the project could go to the March 15th NPPC meeting. Steppke requested better renderings, illustrating layout and landscape plans more clearly. Carlson requested applicant to send them in advance by email. Applicant agreed.

Motion: Continue item to March 7 Subcommittee meeting and consider color palette, landscaping, signage, noise, lighting, and conformance with El Cajon BIA Design Guidelines as part of the project's review. Steppke/Carlson 6-0-0

V. Unfinished or New Business & Future Agenda Items

Roger Lewis announced that he had received notice of an upcoming hearing regarding the Jack in the Box located on El Cajon but was not sure of the purpose.

Next scheduled meeting date: March 7, 2011

VI. Adjournment: Meeting adjourned at 8:00 p.m. Bonn/Dye 6-0-0

* General Members have voting rights on the Subcommittee after attending three Subcommittee meetings; Board Members have voting rights anytime

For information about this subcommittee please contact Robert Barry at 619.954.5588 or rbarry53@cox.net. The next meeting of the North Park Planning Committee is March 15, 2011, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29th Street).