



NORTH PARK PLANNING COMMITTEE  
**URBAN DESIGN/ PROJECT REVIEW SUBCOMMITTEE**  
[www.northparkplanning.org](http://www.northparkplanning.org)

**DRAFT MEETING MINUTES: Monday, June 6, 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), Kitty Callen, Dionne Carlson, David Cohen, Peter Hill, Rob Steppke (6:05 p.m.), Vicki Granowitz,

*Seated Community Voting Members\*\*:* Ernie Bonn, Rick Pyles

*Non-seated Board Members:* none

**B. Approval of agenda:**

Barry suggested moving Plaza de Panama to the end of the agenda to allow applicants in audience to speak to their items first. **Motion: Approve agenda moving Plaza de Panama to item D. Granowitz/Bonn (9-0-0)**

**C. Approval of May 2, 2011 minutes: Motion: Approve May 2, 2011 minutes. Bonn/Carlson (6-0-3)** Dye, Granowitz and Hill abstained due to not attending May 2 meeting.

**D. Announcements:**

Bonn announced the Trolley Barn Park annual *Summer in the Park* runs July 8 through August 6, and that on June 8 KTPG addressed the utility box issue. Carlson announced that the South Park Old house Fair is on June 18; and that comments made on the theatre minipark plans will be posted on the City’s website.

**II. Non-agenda Public Comment:** none

**III. Information Items:** none

**IV. Action Items:**

**A. Glens Market – 2861 University Avenue (Project No. 236205)**

Owner/applicant explained that he is moving his business down the street to the corner of University Ave and Granada due to increased rental costs. He needs a CUP to continue selling alcohol. He has a Type 21 ABC license now which allows for off-site beer, wine and liquor, and is not applying for new license. Because this is an existing license that will be moved to another building there is no addition of alcohol licenses to the area. The Police Department has provided conditioned approval. Examples of conditions include no small bottles (airlines style); professional signage in English and Spanish indicating no loitering or littering; graffiti removed within 48 hrs; no video games; and the requirement to keep premises free of litter. The applicant has been in business for 8 yrs. His lease expires in January 2012. His landlord will be increasing his rent from \$3000 to \$6000-9000. He wants to stay in the same neighborhood and found this location which is within 60 ft. of the existing location. No changes are planned to the business - just relocation. Granowitz indicated that NPMS is supportive. Currently the business has no dedicated parking spaces. The new location offers 10 or 11 spaces.

**Motion: Support CUP with Police Dept recommended conditions Dye/Cohen 10-0-0**

**B. Arco –Texas Street / El Cajon Blvd (Project No. 195449) Amendment to CUP – storage and car wash.**

Applicant presented new site plan design which now eliminates the storage space addition and relocates the carwash from the residential north side to the commercial west side of the property. Doors will be provided on both ends of the carwash that automatically close when the car is inside. The new plan reduces noise levels to almost 60 decibels at 40 ft from the carwash. A 7 foot wall will be installed on the western edge of the property, separating the Arco site from the alley and a business on El Cajon and the apartments behind the business (60 ft from carwash). Applicant did not know if a wall is proposed for the north side - it is not showing on the site plan. However, with the rearrangement of the carwash it is no longer directly across from the northern apartments (70 ft from carwash) and the noise is reduced to an acceptable level with or without a wall. The new plan does not reduce parking.

**Motion: Approve proposed amendment to CUP with deletion of storage space addition from the project, carwash relocated to the west side, doors at entrance and exit, a 7-ft perimeter wall on the entire west side of property and potentially a wall on the north, including decorative design to soften the walls' aesthetics Granowitz/Carlson 10-0-0**

**C. Casa de Luz - 2920 University Ave (Project No. 236482)**

This new 3000 sf restaurant requires a Neighborhood Use Permit (NUP) for a 144 sq ft sidewalk café within the public right of way. The restaurant will serve entirely Vegan food (menu changes daily) and will teach Vegan cooking. Barry reported that NPMS is excited about the project. Tenant improvements to the former Salvation Army outlet are in process. The applicant is not modifying the building exterior other than a new paint job because he does not want to go through the Historic Review process. He is adding more interior mezzanine space for offices. Applicant has developed several sidewalk cafes in the GasLamp District and elsewhere. The sidewalk café does not impact historic issues. The outdoor café will have 6 tables and leave a 6 foot clearance on the sidewalk, using curved rails. Patrons will need to enter the restaurant to access the outside seating. The restaurant will stay open until 10 pm. It may offer beer and wine, in which case the applicant will need to return for further approvals.

**Motion: Approve proposed NUP Dye/Granowitz 9-0-0.** Cohen recused himself due to the proximity of his business.

**D. Plaza de Panama – Balboa Park (Project No. 233958)**

Barry indicated that the City's 2<sup>nd</sup> cycle issues report was sent out showing same concerns as 1<sup>st</sup> assessment. Barry noted that the Jacobs' design team is currently preparing an EIR for the project and suggested that the proposed MOU between Jacobs and the City is premature and would be prejudicial to the EIR process. On June 8 the Council's Rules Committee will hear the MOU item; individuals can submit comments. Granowitz stated that the NPPC voted in opposition to the bypass bridge in February 2011 but that no letter was sent, so Vidales recently sent a letter to the City and cc'd everyone. Discussion followed regarding concerns related to policy and legal implications of the MOU. Dye noted stated that she shared the same concerns, but that legally it is likely not a clear cut issue - development and negotiating agreements are often approved prior to the completion of the EIR and project alternatives..

**Motion: No action taken**

**VI. Unfinished or New Business**

**VII. Next scheduled meeting date:** August 1, 2011

**VIII. Adjournment: Meeting adjourned at 7:38 p.m. Bonn/Callen 10-0-0**

\* **Subcommittee Quorum:** Total seated members cannot exceed 13, with a maximum of 7 NPPC Board Members and 6 Community Voting Members. The majority of total seated members must be elected NPPC board members

\*\* **Community Voting Members:** Community members gain subcommittee voting rights after attending at least three subcommittee meetings. Elected Board Members have voting rights anytime.

*For information about this subcommittee please contact Robert Barry at 619.954.5588 or [Robert.Barry@cox.net](mailto:Robert.Barry@cox.net). The next meeting of the North Park Planning Committee is August 16, 2011, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29<sup>th</sup> Street).*