



NORTH PARK PLANNING COMMITTEE

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URBAN DESIGN/ PROJECT REVIEW SUBCOMMITTEE

DRAFT MEETING MINUTES: Monday, June 4, 2012 – 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), Peter Hill, Lucky Morrison, Rick Pyles

Seated Board Member Late Arrivals: Dionne Carlson arrived at 6:18pm

Seated Community Voting Members:** Ernie Bonn

Unseated Board Members: Nguyen arrived 6:25pm

B. Modifications and Approval of agenda

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

C. Approval of April, 2012 minutes:

Hill requested to replace his name with Vicki Granowitz. Pyle noted spelling correction from Hall to Hill under announcements.

Motion: Approve April 2, 2012 minutes. Bonn/Hill 6-0-1 (Morrison abstained; was not present at April meeting)

D. Announcements:

It was announced that the Trolley Barn Park will hold its first concert on June 29.

II. Non-agenda Public Comment (2 minutes each)

None

III. Action Items

A. Jack In The Box - 30th and Upas (Project No. 213093)

JIB is requesting a PDP to demolish existing and rebuild new drive-through JIB facility. Barry noted that City staff issued a Negative Declaration stating that the JIB proposal will have no significant impacts that would require an EIR and that public comment on the Neg. Dec. ends June 8. The deviations will actually have negative impacts in the areas of community character, zoning/land use code, traffic, and noise which collectively will be more environmentally adverse than the existing project is today. Bonn highlighted the parking and drive-through deviations. Hours of operation were discussed; JIB is asking to stay open until 2:00a.m. Discussion followed regarding the approval process with Barry indicating that the lead agency in essence certifies itself and that the only option to the public if the project is approved is litigation.

Pyle had requested the item be agendized as an action item due to neighborhood concerns. Bonn noted that if the Planning Commission denies the permit it can be appealed to Council. She also noted the a similar downtown JIB proposal was denied by the City. City Planner Marlon Pangilinan added that the downtown JIB near 11th and B St. also has a drive-thru. Morrison requested copy of the PC minutes to look at the building design. The comment was made that concerns were not of a design nature. Dye responded that building design and layout was one of the issues for her and that had requested applicant to present a more urban, pedestrian oriented building and lay-out such as has been done in other communities, and that while improvements were made they were inadequate. Carlson concurred. Barry said that noone has seen a traffic report and he would like to

see a noise study done between midnight and 6 am. Discussion followed regarding major problems with the entry/exit limited to a residential street (Dale); exiting available only via the alleyway creating conflicts with truck deliveries, and vehicles accessing businesses and residences; and bus stops blocking lanes on both sides. Pyle noted there are 500 cars/day going through the drive-through which will now go right into the alley and that the project is providing only 11 parking spaces with 33 required. The public was encouraged to submit comments on the Neg. Dec. and assign them to environmental categories. An audience member residing on Dale St commented that there are already drunk drivers on the street at night and asked about closing off Dale Street. She was referred to Councilman Gloria's office to express her concerns regarding speeding, etc. Barry will be submitting comments to the PC. Rick is sending an issue summary to neighbors wanting to attend the PC meeting.

Motion: None

B. North Park Community Plan Update (CPU): Draft Land Use Map

The CPU has been ongoing for a couple of years. The Draft Land Use Map is now available. Planner Pangilinan presented an overview discussing intent to make land use nomenclature and General Plan land use designations more consistent across communities. Because not all General Plan designations transfer exactly to the new General plan categories, some allowable density ranges will be increased or decreased. There are no changes being made to allowed uses within the General Plan categories. Consultant is using General Plan categories and Smart Growth Plan overlays and is not recommending any downzone or upzone changes. Bonn discussed need for integration of plans between North Park and University Heights. Pangilinan noted that the east side of Park Blvd. will mirror the west side. The highest density for mixed use in the Gen Plan is 0-74. The Density bonus is being removed and will be absorbed into larger categories. The General Plan establishes land use and density range. Zoning establishes specifics of what is allowed. The Zoning process will start in the fall, matching up zoning designations with land use. An audience member asked if the CC zone on El Cajon Blvd conforms to the Planned District Ordinance (PDO). The answer is yes, with the intent to convert the PDO to city zoning as adopted in 2000. Carlson asked about height limits, indicating that Adams Ave wants 30 ft max. Pangilinan discussed how the Floor to Area Ratio (FAR) and parking can limit mixed-use. Pyle asked about high resolution maps. Pangilinan will put them online with the ability to zoom in to see lots and street names. Marlon does not want to be prescriptive but will ask consultant for sample renderings. Audience member Kitty Callen suggested the city reference the height limit map exercise we did; Marlon will get it from the consultant.

Granowitz discussed maps prepared by University Heights comparing 2010 dwelling units to new city-proposed land use map showing maximum dwelling units, and to the University Heights Historical Society land use recommendations submitted to the city in 2010. The map shows existing build-out and what will change, by parcel, including maximum density and height. It was noted that what is important is not the projected growth but how many units can actually be built on a parcel based upon zoning/ zone changes. Carlson will work on translating the map as the GP just shows zoning ranges. The projected maximum build out is not realistic; it would require tearing down every building and rebuilding from the ground up. Regarding timing, Pangilinan responded that there are delays related to traffic studies and others but that it offers the opportunity to revisit the DIF.

Motion: None

IV. Information

A. Louisiana Pharmacy Mixed-Use – 2035 University Ave (Project No. 264931)

Applicant not present.

B. Sprint Nextel – University Ave – 3810 Bancroft Street (Project No. 242203)

The project is requesting a renewal of an expired SDP. No new antennas are proposed; rather they are replacing a few to upgrade to newer technology. The current ordinance requires that all equipment be hidden. Based upon previous Subcommittee comments, the applicant now proposes to paint a faux window in front of the facilities to give a greater sense of articulation and openness.

Three carriers will have communications facilities located there. Applicant is requesting design feedback. Pyles suggested the painting have a 3D effect. Applicant agreed.

IV. Unfinished, New Business and Future Agenda Items

A. Wireless Facility projects None

B. North Park Planning Committee 2012 Goals None

VI. Next scheduled meeting date: Monday, July 2, 2012

VII. Adjournment: Meeting adjourned at 8:00 p.m. **Pyles/Callen 7-0-0**

* **Subcommittee Quorum:** Total seated members cannot exceed 13, with a maximum of 7 elected NPPC Board Members (cannot exceed NPPC quorum) 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. The next meeting of the North Park Planning Committee is October 16, 2012, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29th Street).