

**North Park Planning Committee**  
**Urban Design/Project Review Subcommittee**  
**Monday, January 4, 2010 at 6:00 PM**  
**North Park Recreation Center/Adult Center (2719 Howard Avenue)**  
[www.northparkplanning.org](http://www.northparkplanning.org)

**Draft Meeting Minutes**

**Parliamentary Items**

1. Call to Order, Roll Call - Meeting was called to order at 6:00.

Members Attending: Keoni Rosa, Ernie Bonn, Dionne Carlson, Steve Chipp, Cheryl Dye, Lynn Elliott, Rob Steppke, Stephen Whitburn, Robert Barry (6:05), Kitty Callen (6:10), Colin Parent (6:10), Elizabeth Studebaker (6:10).

Others Attending to Establish Committee Membership: None.

2. Approval of November Meeting Minutes

**Motion: Approve November Minutes**  
**Chipp/Bonn 6-0-2 (Dye, Whitburn abstained)**

3. Requests for Additions or Re-Ordering of Agenda  
None

**Non-Agenda Public Comment**

None

**Information**

1. **Jack in the Box, No. 188132, 2886 El Cajon Boulevard (at Kansas St.)** Jack in the Box, No. 188132. Derrick Johnson, Project Manager. Billy Swanson, Applicant. Project proposes a Site Development Permit (Decision Process 3) to demolish an existing drive-thru / walk-up Jack in the Box and construct a new 1,538 sf drive-thru / walk-up Jack in the Box including site work, with requests for deviations to floor area, pedestrian access, street wall, transparency and driveways. Located at 2886 El Cajon Blvd. in the CN-1 zone of Mid-City Communities Planned District within Greater North Park Community Plan, FAA 77, Transit Area.

Applicant stated that the project site is significantly constrained by size (1/3 the usual size for the type of facility), driveway access, and an adjacent one-way alley. Existing facility cannot meet current standards. Property is corporate-owned (not franchise) and has been in operation as a Jack in the Box for approximately 46 years. The drive-thru aspect of the facility is estimated to provide 65-70% of the location's over-all sales.

Subcommittee members were concerned with the project's drive-thru/walk-up design and lack of pedestrian-oriented amenities such as interior/exterior seated dining opportunities. Subcommittee members questioned the project's conformance with the Land Development Code and the Greater North Park Community Plan design guidelines. The applicant was requested to redesign the proposed project and to pay special attention to the need for increased pedestrian orientation and urban design that will complement the character of the community.

## **Action**

1. **Bodhi Animal Clinic and Hospital, 2200 University Avenue.** Applicant Chris Chandler and Bob Nageli presented conceptual designs for development of the Bodhi Animal Clinic and Hospital. The applicants are proposing an adaptive re-use of the former Zuri's Banquet Hall building, with interior/exterior improvements. The project will require City approval of a Conditional Use Permit (CUP).

Subcommittee members were supportive of the project and proposed design. Additional design options were suggested by the Subcommittee members for the University Avenue storefront and landscaping.

**Motion: Support the proposed project.**

**Steppe/Dye 8-0-1 (Rosa recused)**

## **Announcements and New Business**

None

## **Adjournment**

The meeting adjourned at 7:30.

*For information about this subcommittee please contact Keoni Rosa at 619 294-9018 or kr@keonirosa.com.  
The next meeting of the North Park Planning Committee is January 19, 2010, 6:30 pm at the North Park Christian Fellowship, 2901 North Park Way (at 29th Street).*