



NORTH PARK PLANNING COMMITTEE

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URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Monday, February 6, 2012 – 6:00 p.m.

North Park Recreation Center/Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:00 pm)

- A. Call to Order
- B. Modifications & Adoption of the Agenda
- C. Approval of Previous Minutes: October 3, 2011 and November 7, 2011
- D. Announcements

II. Non Agenda Public Comment (2 minutes each).

Please fill out a Public Comment Sheet and give to Chair prior to the meeting.

III. Information

None

IV. Action

- A. **AT&T - Boundary St. (Public Right-of-Way, 4375 1/3 Boundary St., Project No. 226649):** Proposed Conditional Use Permit (CUP) and Site Development Permit (SDP) (Process 4) for a Wireless Communication Facility (WCF) in the public right-of-way consisting of a 50'-0" high tower, supporting 12 panel antennas, and an approximately 11'-9" by 25'-3" underground vault for associated equipment. The project is located at 4369 Boundary Street and Meade Avenue in the MR-800B zone of the Greater North Park Community Planning area. Process 4 decisions are made by the Planning Commission and may be appealed to the City Council.
- B. **Bennett Residence – 2420 Felton St. (Project No. 267043):** Proposed Neighborhood Development Permit (Process 2) for construction of a retaining wall in the public right-of-way. The project is located at 2420 Felton St. on a vacant lot in the RS-1-7 zone of the Greater North Park Community Planning Area. Process 2 decisions are made by Development Services Department staff and may be appealed to the Planning Commission.
- C. **Verizon – Grace Baptist Church – 3848 Georgia St. (Project No. 237295, Verizon Robinson & Park):** Proposed Conditional Use Permit (CUP) for installation of a Wireless Communication Facility (WCF) (Process 3). Project proposes construction of a 15'-tall tower extension to the existing church tower (current max height of 46'-5"). The tower addition would contain 3 antenna sectors (total of 12 antennas) and two GPS antennas. Equipment cabinets would be located in an existing equipment room. Project site zoning is MR-800B. A Process 3 CUP is required for non-residential use in a residential zone less than 100 feet from residential property use. Process 3 decisions are made by the Hearing Officer and may be appealed to the Planning Commission.
- D. **Verizon – 4330 30th St. (Doc. Brown, Project No. 258726):** Proposed Neighborhood Use Permit (Process 2) for a Wireless Communication Facility (WCF) consisting of antennas and equipment located within an existing building's clock tower element. The project is located at 4330 30th Street on a site that is zoned MCCPD-CN-1 and MR800B within Greater North Park Community Planning area. The site contains a City Designated Historic Resource (#517) and both commercial and residential uses. The project has been review by the City's Plan-

Historic staff (PHS) and it has been determined that "No modifications or impacts to the historic structure are proposed." Process 2 decisions are made by Development Services Department staff and may be appealed to the Planning Commission.

E. **Plaza de Panama - Balboa Park, Draft Environmental Impact Report (Project No. 233958):**

Draft EIR has been released for public review. Comments must be received by March 8, 2012. Proposed project includes an amendment to the Balboa Park Master Plan; an amendment to the Central Mesa Precise Plan; and a Site Development Permit. Responses to the draft EIR will be discussed for potential action.

V. **Unfinished, New Business & Future Agenda Items**

Community neighborhood identification sign guidelines and wireless projects

2012 North Park Planning Committee Goals

Next scheduled meeting date: Monday, March 5, 2012

VI. **Adjournment** (8:00 pm)

For information about this subcommittee please contact the Chair, Robert Barry, at robert.barry@cox.net. The next meeting of the North Park Planning Committee is February 21, 2012, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29th Street).