



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

**APPROVED MEETING MINUTES: Wednesday, September 7,
2016 – 6:00 p.m.**

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:05 pm)

- A. Call to Order*
Present Board Members: Hill, Gebreselassie, Stayner
Present Community Members: Steppke
- B. Modifications & Adoption of the Agenda
Motion to approve: (Gebreselassie, Stayner) (4/0/0)
- C. Approval of Previous Minutes: July 5, 2016 (no meeting in August)
Motion to approve: (Gebreselassie/Steppke) (4/0/0)
- D. Announcements: None

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

None

III. Action/Information - (6:15 pm) – Order and timing of items are estimates only; items may be heard earlier than the time shown.

A. Site Development Permit (SDP) – 3505 Georgia St. - Action (6:07-6:20pm)

No-change permit renewal to replace equipment for an existing wireless communication facility consisting of a roof mounted box concealing 9 panel antennas and associated components. Associated equipment is located in an existing 188 sf enclosure on the south side of the building. PTS 459937. Presenter: Shelley Kilbourn. DSD Project Manager: Karen Lynch, klynchash@san Diego.gov

Speaking on behalf of the project: Shelley Kilbourn.

The only visible change to this project from its existing condition will be that the equipment enclosure on the side of the building will be painted from wood to match the color of the building per City request.

Part of the project scope is changing out antennas, but this will not result in any change to the way it currently looks to pedestrians.

They looked at an alternative site for the WCF, but moving would mean loss of coverage, so they are staying in current location.

The SDP is for side-yard setback deviation.

Motion to approve: Move to approve the 1) SDP for side-yard setback deviation and 2) CUP for residential location of the equipment replacement project located at 3505 Georgia Street PTS 459937. (Hill /Steppe) (4/0/0).

B. Proposed World Peace Sanctuary in Balboa Park – Action / Info (6:20-7:05pm)

Presentation on a proposed World Peace Sanctuary on 45 acres of the Arizona Landfill. Presenter: Vicki Estrada and Pete Wheeler.

This presentation is only informational. They hope to create a peace sanctuary on east mesa on the old Arizona landfill site. Methane and settlement issues provide challenges to the site. Methane wells are present, and methane is piped away through an underground pipe system and burned by the City at one of their facilities on the mesa. Adding water will help with settlement and methane issues. Landfill was never officially closed.

Series of 12 gardens proposed on this site. Free and open parkland during the day, closed up at night. Entrance will be part way up Pershing Dr.. Will have indoor/outdoor 100-person facility w/400-person amphitheater where people can meet. Not a lot of structures. They hope to have a camp in the NW corner of the site where troubled teens can come and reconnect with nature.

Methane wells will stay. Dirt from behind the Balboa Park organ project will be spread onto site. City will continue to own land, but will provide free lease to park, and City will continue to maintain the methane mitigation.

They hope to have a water element tying the park together. Each garden has a different theme under an overarching set of guidelines. Each garden has a sponsoring organization who funds maintenance in their own garden. These gardens are not intended to be religious, just spiritual. Churches can sponsor and maintain the gardens.

The project hopes to raise \$40M, but haven't started major fundraising yet. Expect half to come through waste rehab grants.

Timeline 3-5 years.

C. NUP, NDP, PDP* - Montclair Park, 2903 Nile St. – Action (7:05-7:40pm)

**Neighborhood Use Permit (NUP), Neighborhood Development Permit (NDP), Project Development Permit (PDP)*

Proposed Verizon Wireless Communication Facility (WCF). Process 4: City Council approval. NUP, NDP and PDP for WCF consisting of a 45-foot-tall monopine tree with 12 antennas, 2 raycaps, one 2' diameter microwave dish, and 12 remote radio units mounted in the tree, and associated equipment. PTS 481166. Presenter: Kerrigan Diehl. DSD Project Manager: Travis Cleveland, TCleveland@sandiego.gov

The PDP is required for deviation in height. NUP process 2 is necessary because it is located in a residential zone, for non-residential use. NDP is required when projects exceed 250 square feet, however this does not exceed 250 sf and is not located within 100 feet of residential.

Objective of the project is to cover the 805. Developed in conjunction with Parks and Rec Real Estate assets. This proposed tree is in the vicinity of exiting AT&T facility and mono-pine. Located in area of park that isn't used. The new tree will be screened from traffic on the 805.

Neighbors 300 feet from the park have been notified. City staff has not expressed concerns. Community member Jennifer Manion, who is at the meeting, is concerned about noise and aesthetics. In her opinion, the AT&T project was much bigger than expected.

This proposed facility will be screened with live landscape.

Enclosure is 160 sqft and is screened with block wall and foliage. Attempt will be made by Parks to paint the block wall to blend in.

Motion to approve: Motion to approve NUP, NDP and PDP with the condition that the block wall enclosure reflects surrounding natural colors. *(Steppe/Stayner) (4/0/0)*.

***For more info on any project, enter the SD Development Services PTS number in "Project ID" at <http://www.opensd.sandiego.gov/web/approvals>*

IV. Information: None

V. Unfinished, New Business & Future Agenda Items: None

VI. Adjournment (7:40 pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, Oct. 3, 2016

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Peter Hill, at urbandesign@northparkplanning.org or (619) 846-2689.

** Subcommittee Membership & Quorum: When all 15 elected NPPC Board Member seats are filled, the maximum total of seated (voting) UD-PR Subcommittee members is 13 (up to 7 elected NPPC Board Members and up to 6 seated North Park community members). To constitute a quorum, a majority of the seated UD-PR Subcommittee members must be elected NPPC Board Members.*

Community Voting Members: North Park residents and business owners may gain UD-PR Subcommittee voting rights by becoming a General Member of the NPPC and by attending three UD-PR Subcommittee meetings. Please sign-in on the meeting attendance list and notify the Chair or Vice-Chair if you are attending to gain Subcommittee voting rights.

North Park Planning Committee meetings are held on the second floor of the North Park Christian Fellowship (2901 North Park Way, 2nd Floor), on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on Sept. 20, 2016.

For additional information about the North Park Planning Committee, please like our Facebook page and follow our Twitter feed:



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