



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

DRAFT MINUTES: Tuesday, January 3, 2016 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items

- A. Call to Order 6:10PM
Attending: Granowitz, Hill, Carlson, Steppke, Campbell, Cordraro, Gebreselassie (late)
- B. Modifications & Adoption of the Agenda
- C. Approval of Previous Minutes: Sept. 7, 2016 (no meetings Oct., Nov., Dec.)
Motion to approve: Steppke / Hill 2/0/4
- D. Announcements – none

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

Vicki Granowitz (Board Chair) Has received Complaints about the “Supper Club” operating (without permits?) in a residential area. Customers pay by “donation”, not by paying a fee or bill. Should NPPC look into this?

III. Action/Information -

A. Zoning Map Error by City - Correction - Action)

Technical correction to make the zoning map consistent with the NP Community Plan Update zoning approved by the NPPC and City Council. NO CHANGE is proposed; this will just make the official document consistent with what was intended.

Granowitz gave background to Planning Dept. request. No discussion.

Motion to Support approval of technical corrections of errors in The North Park Community Plan Update Zoning Map; to apply the correct RM-3-9 zone to implement the Residential-very high (55-73 du/acre) community plan land use designation as analyzed in the final Program EIR.

7/0/0/ Dennis/Carlson

B. Presentation on proposed project - 2936 Copley Ave. - Info

Presentation of proposed project at 2936 Copley Ave. No action to be taken at this meeting. Presenter: Jeff Lynn

NPPC may take *future* action on this project’s active application for a Tentative Map and Site Development Permit for environmentally sensitive lands, the subdivision of one existing parcel into four residential lots, and the creation of one access lot with existing residential dwelling unit to be demolished. The 4.232 acre site is in the RS-1-7 and RS-1-1 zones. The application has a “Process 4” approval level, requiring Planning Commission approval, with decision subject to

Presenters: Jeff Lynn, Owner; Andrew Kann, Civil Engineer

Presentation

Lot size: 4.1 acres

Proposed: (4) 2 story, 2/3 bedroom homes each with double garage, parking for 2 additional cars in each drive way, a hammerhead turnaround for required for fire safety,. Development will have an entry way but not gated, paved driveway, emergency vehicle access, "Irving Gill style architecture".

Biology report: did not have the updated version to present

45 Year Review Historical report: did not have yet to present to planning board

Carlson requested applicant provide 45 year review report as soon as available to chair Hill, and that Chair make report available to board.

Plan on demolishing existing structure (s) and building new, using 0.5 acres of already disturbed land.

0.1 acre of undisturbed land needed for building a wall might require mitigation via a fund.

(4) Lots are planned to be 1 acre each. largest lot size possible in zone

Plan on staying within previously disturbed footprint of site

Fire hydrant placed at end of block

Must Replace existing storm drain, move onto the property, still in negotiations with City as to whether each lot will have own storm drain, or whether, as developer would prefer, all will drain into one single drain.

Brush management:

Limit is radius from buildings, rest dedicated open space

Yes ESL Lands.

Public comment:

Q: How long have you owned the property.

A: Jeff Lynn purchased in 2014. Lives in Mission Hills

Q: Why are you subdividing into 4 separate properties?

A: Highest and best use of property

Q: How many acres are flat?.

A: Don't have summary. Flat to End of mulch slope.

Peter/Chair: Developer (Jeff) please provide NPPC data on flat/disturbed land vs/ graded.

Q: Please explain about the fire easement. Understood there is an SDG&E easement.

A: "Street is on the property lot" There is no SDG&E or any other easement associated with the property. (NPPC to follow up with City to confirm this)

Q: Is lot zoned for multifamily?

Has there been Erosion testing? Saw Water sample taken: filtration testing

Expressed concern about Impacts from construction to neighborhood, disturbed ESL slopes/land, erosion.

Q: How large will these homes be: Concerned about impacts to parking during and after construction, and about access in the neighborhood during construction.

A: +- 2000 sq ft homes, 4 properties.

Q: Style?

A: "Irving Gill" style, trying to blend into neighborhood.

Q: Concerned about disturbed soil, erosion, currently sink into slope on canyon edge of property, concerned soil is not stable enough to support 4 large homes. ,

Q: What is the Zoning?

A: single family zone, not asking for a variance on zoning.

Q: Concerned re Drainage. Amount of time end of street won't have drainage during construction phase. Next door neighbor says drainage is already a consistent problem.

A: Will removing and replacing drain. Process will take weeks, not months.

Granowitz: *Request this be done in dry season/summer*

Q: What percentage will you build on.

A: 26,600 sq ft graded

Just over an acre brush management, thinning.

Houses have 4.5 feet side setbacks = .9 feet between houses. A bit above code.

From Last house to grading is 80 feet

Where the metal fence is currently, although SDG&E has been using this area for access – is not an easement.

Q: Entrance is so narrow. Is this wide enough for emergency vehicle access?

A: Drive will be 24 ft wide per fire code, with hammer head turnaround for fire engine.

Q: How many parking spaces?

A: 17 parking spaces – 4 spots per home, 2 guest spots on turnaround

Q: Concern -Loss of street parking, Cul de sac will be redstriped for fire zone.

Board questions:

Steve Cordrero:

Clarify the trail on easter end – interrupted by retaining wall. No public access, retaining wall over 7 feet means it is a fill site bringing dirt in. Request amount of fill, numbers.

Maintenance of storm drains? Responsibility of homeowners.

Rob, nothing

Daniel:

Previously disturbed area = not native plants.

Need deviations? Yes, for street frontage – PRD Plann Residential Development

HOA, yes

Maintenance agreement

When will biology and geology report.

What will be on that report?

Not disturbed lands might have changed- need update.

1600 sq feet/ will be disturbed and require mitigation.

How will you mitigate.

2 options – exempt from miti .1 acres. If over threshold, then Habitat land bank by credits.

Dionne:

Do you have 45 year review historic report, and can you please provide this to NPPC?

A: Not through 45 year review yet, report is being revised.

Who did Historic 45 year report? A: Vers Libre: Sean McDaniel

Vicki:

Suggest you Start with info that you are only developing ½ acre of a 4 acre site:

Dennis: based on traffic and parking patterns, project will require traffic control plan during construction, a haul route permit for dirt, loads per day. Please provide to NPPC. Does public get notified?

Vicki: Homeowners will need a 24 hr contact to deal with any issues during construction.

Peter: are you putting up a gate – entry way?

A: Yes, and Entryway/entrance, but no closed gate because of fire access.

No of bedrooms in home?

A: If We can 3, but whatever we can reasonably do.

Peter: Received an emailed concern about the View across the canyon from Normal Heights, concerned about views from other side of freeway.

Dionne:

What exactly are you asking for from this board:

A: Tentative map and NDP, SDP, many permits.

Please provide 45 year review historic report ASAP for review by planning board. Must present before this becomes an action item.

C. PCN* for proposed 7-1 store - 2810 El Cajon Blvd. - Action (7:05-7:45pm)

**(Determination of) Public Convenience or Necessity*

The SD Police Dept. has requested NPPC input for its determination of “Public Convenience or Necessity”, required for alcohol sales at a proposed 7-11 convenience store. The PCN is required due to an increase in square footage from the existing liquor store on site.

Hill: background: PCN = “Public Convenience and Necessity”.

When an ABC license is requested in an already saturated area, then ABC requires proof/evidence of “public convenience or necessity.”

Presenting:

Jack Campagna, Owner:

Purchased property 6-7 months ago, has done a facelift

Applicant seeking NPPC support for:

Expanding the size of the store from 1750 sq ft to 2450 sq ft overall, to accommodate new tenant, 7/11 EPI consultant:

Owner wishes to make the following changes:

Taco shop and Idaho market remain in existing shopping center. (Tenant improvement project does not require discretionary approval)

7/11 as a tenant will mean a changed product line, fresh fruit, salads, sandwiches delivered on a daily basis, Revamp exterior, Increase interior size. While square footage of store will increase, square footage dedicated to alcohol sales will decrease.

Bill Adams: attorney for 711

In Census tract 12: 6 licenses exist, only 3 are allowed per ABC

7/11 will have “4 cooler doors” of spaces dedicated to alcohol sales. Cooler is 30 “ x 30” shelf.

Alcohol will be only 14% gross sales of the 7/11 store.. reducing alcohol footage from 80% of current store to smaller percentage of expanded 7/11 store

7/11 could acquire existing license or replace it. However owner of existing license may not sell, in which case existing license could relocate elsewhere in NP, 7/11 attorney says license owner would then have to get a CUP to relocate. (NPPC to check this?)

Claims will reduce the amount of alcohol sales in the census tract.

Because there is an Existing liquor license in this location, Owner is permitted to bring in another license.

Property has “Previously conforming rights” and a CUP is not required to bring in a different license in this location. The “PCN” is required because of expansion of square footage.

Board questions:

Steve: Under the rules of supply and demand, there is no relationship between size of cooler and demand for liquor.

Is this a public convenience and necessity? Please explain why?

Vicki: it makes sense that reducing the square footage dedicated to alcohol sales would reduce alcohol sales: 14% of sales of 7/11 sales should be less than sales in the current store, where existing liquor is 100 % of sales

A: Proposed 7/11 is Not identified as a hard liquor store, but must get approval for same type of license to maintain previously conforming rights.

Daniel:

If you are Not keeping current license, and apply for new one...Any chance that the tenant would not be a 7/11? Anyone can purchase the license with the previously conforming rights in this location. Would we have 2 liquor stores instead of just one?

A: 7/11 Counts on ancillary sales that go along with alcohol sales. This store is not justified without an alcohol license.

Vicki: What does the El Cajon Blvd BID say? A: plan on talking to Tootie next week.

Applicant:

ABC license process notice to all residents 500 feet.

Plan to Increase lighting in alley.

Operating hours for 7/11: 24 hours

But Can't sell liquor after 2 am.

Current hours for liquor store: close at 11, open to midnight on weekends.

Rob Steppke:

Confirm that Property has previously conforming rights. Existing tenant will have to get a CUP to move his license.

7/11 will apply for a new license. Type 20 – Beer + wine. Type 21-full alcohol. require replace with offsale license. ABC & City not consistent.

Rob: Not in favor of full liquor at this location, OK with beer and wine only.

Vicki: It seems premature to vote on this without notification to community yet or discussion with BID. Consensus to table item for a future subcommittee meeting when applicant can return with further information requested.

IV. Information: None

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

VI. Adjournment – 8:00PM motion to adjourn: Steppke / Gebreselassie 6/0/0/

Next Urban Design-Project Review Subcommittee meeting date: Monday, Feb. 6, 2017

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 Jan. 17, 2017.

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