



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

DRAFT MEETING MINUTES: Monday, February 6, 2017 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items

- A. Call to Order (6:00)*
Present: Hill, Stayner, Granowitz, Campbell, Steppke, Bonn, Gebreselassie (late)
- B. Modifications & Adoption of the Agenda (no changes)
- C. Approval of Previous Minutes: Jan. 3, 2017 Motion to approve: Granowitz/Campbell 4/0/2
- D. Announcements : None

II. Non Agenda Public Comment (2 minutes each). Bonn- Christian Chaffee’s building at Adams and Florida have revisions to their original plan that was presented.

III. Action/Information - None

A. PCN* for proposed 7-11 store - 2810 El Cajon Blvd. - Action (6:15-6:45pm)

**(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 requestor is returning to UD/PR with responses to board questions during the Jan. 2017 meeting.

Speakers appearing concerning this item: Steve Laub, a representative from 7-11 (name not mentioned), and two members of San Diego Police Department: Det. Wood and Sgt. Linda Griffin.

Discussion:

This is an application for a Type 20 license. Beer and wine only, no hard alcohol will be sold.

Alcohol sales accounts for approximately 14% of total store revenue.

Planned security camera locations include door, liquor area, and about eight cameras in the parking area.

7-11 agrees to adhere to the conditions put forth by ABC (“Proposed Conditions for PCN/ABC License”, attached to the end of these minutes).

Hill : The current liquor store has a license; this new license has to go through ABC and obtain PCN because the area is considered to be an “over-saturated” area as it pertains to liquor licenses within the census tract.

Detective Wood: Idaho Market currently has a license, but will be relocating outside of the census tract in question. As of right now there are six licenses in the tract, this will be the seventh until Idaho Market moves.

Sgt Griffin: The PCN evaluation can be triggered by concentration of licenses in the area, high crime, or increase of square footage.

Restricting hours of alcohol sales may be a condition put forth by SDPD after their evaluation is complete.

Idaho Market has submitted PCN in neighboring census tract (13). The location is in the 2500 block of El Cajon Blvd. They have applied to transfer type 21 license. Other type 21 licenses in tract 13 are Vons, Deli, and Pacific Liquor.

Hill: What are standard ABC hours?

Griffin response: According to State regulations, no sales from 2am to 6am. ABC assigns hours and Police agree or revise.

Granowitz: We want to make sure we have the final conditions in our motion. Suggests 10am-midnight sale hours for the convenience of millennials. 7-11 are more convenient than grocery stores like Vons.

Griffin response: It will not be possible to give final condition at this time because they are made on a case-by-case basis and the investigation has not been completed.

Granowitz: once Idaho Market moves, this will no longer be an over-saturated license situation?

Det Wood response: ABC recommends three licenses for this census tract and there are currently six, so this will remain an over-saturated area.

Steppe: We have overflowing trash cans because of local businesses that MAD ends up paying for. How will 7-11 handle their waste?

Response from 7-11 representative: Outside will have three 32-gallon trashcans. There will be multiple receptacles inside the store.

Steppe: Recommends sales until 10 or 11pm at the very latest.

Bonn: Recommend 11pm is the latest for sales.

Responses

Laub: This 7-11 can't agree to these hours without consulting headquarters in Dallas.

Det. Wood and Sgt. Griffin: This area does have a high level of alcohol-related crime. But things come into the area that didn't originate from the area. For example, DUIs on El Cajon likely not born from within the area.

Gebreselassie: What are typical hours of alcohol sales for 7-11?

7-11 Representative response: 8am-12am, or occasionally 10am to 12am. If we want to recommend anything other than 8am to midnight it would have to go through 7-11 HQ. There are currently ninety 7-11 stores in the area, and all sell until midnight.

Gebreselassie: Have you presented to El Cajon BIA?

Laub response: Yes, but they want a donation to public art- this is currently in discussion.

Gebreselassie: What do you do about loitering? Will there be guards?

7-11 Representative response: no guards, but it will be well-lit with many cameras, and multiple people on shift.

MOTION: Support the PCN for the Type 20 license contingent on applicant agreeing to adhere to conditions outlined in 7-11's Draft Recommended C.U.P. and ABC License Conditions (attached)

and the stipulation that sales would be from 10am to midnight. In addition, an adequate number of trashcans to support the 7-11 customers, and maintenance of said trashcans, will be required. Granowitz/Hill 7/0/0

B. 11th Update to the City of San Diego's Land Development Code – Action (6:45)

Review of proposed amendments to the City's Land Development Code (LDC).

Review will focus on proposed regulatory reforms of the permit process; priority will be those reforms most applicable to the North Park Planning Group area.

Discussion:

Hill: some of our requests from the CPU are on this matrix, we need to make sure we agree with verbiage. We will also work on other items and give our opinions, however, before we can begin, we need more time and more information.

MOTION: WHEREAS amendment descriptions are too vague; the document has not been first reviewed by CPC as is usually done; and the resulting document is inadequate to knowledgeably assess the resulting regulatory revisions; THEREFORE at this time NPPC requests more time to review the amendments concurrent to CPC review. (Hill/Campbell) 7-0-0

Discussion on Item 34:

MOTION: Move to approve points 1 and 2 of item number 34 with proviso that the historical structure remains onsite. NPPC requested these items be added to the LDC, as they are included in our 2016 Community Plan. (Campbell/Gebreselassie) 7-0-0

Discussion on Item 35:

Suggestion to revise the item to allow approval through Process Two instead of Process Three.

Gebreselassie would rather see process 3 instead of 2 because Process 3 may require additional noticing to tenants.

Discussion of this topic will be tabled for a future meeting.

IV. Information: None

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

VI. Adjournment (7:28 pm)

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

ATTACHMENTS

- **Proposed Conditions for PCN/ABC License**
- **Email from Steve Laub to Peter Hill, Sgt. Griffin, and Det. Wood**
- **Items 34 & 35, DRAFT Issue Matrix - 11th UPDATE TO THE LDC**

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 Feb. 21, 2017.

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**7-Eleven Store
2810 El Cajon Blvd.**

Proposed Conditions for PCN/ABC License

1. 7-Eleven proposes and agrees to the following conditions to be placed on the Type 20 ABC license for off-sale of beer and wine.
2. Wines shall not be sold in containers or bottles of less than 750ml.
3. Beer, malt beverages, wine coolers, or beer coolers may only be sold in manufacturers multi-unit packages, in quantities of three (3) containers or more per package. No individual container or bottle in any of the packages may exceed 39-ounces in volume. No single containers of beer, malt beverages, wine coolers, or beer coolers may be sold.
4. No beverage may be sold with an alcohol content greater than 15% by volume, except that "dinner wines" which have been aged more than two years may contain up to 25% by volume.
5. No distilled spirits of any kind may be sold.
6. No more than [insert a fixed number] square feet of the premises shall be used to display alcoholic beverages and that area shall not be increased regardless of any future expansion of the premises. The area of all chilled product display boxes containing alcoholic beverages shall be included in the [fixed] square foot maximum area.
7. No loitering may be allowed on the premises or on any adjacent area under the control of the licensee.
8. Security cameras which cover all of the premises and parking shall be installed and maintained. Recordings shall be available to any law enforcement agent or agency on request.
9. The parking, the exterior of the premises, the adjacent public sidewalks, and all other adjacent areas under the licensee's control shall be illuminated to a level of 0.4 foot-candles. The illumination shall be maintained during all hours of darkness that the premises are open for business, so that persons standing on or near the premises at night are identifiable to law enforcement personnel. Illumination shall be directed and shielded so that it does not shine onto other owner's properties.
10. The licensee shall post and maintain a professional quality sign facing each parking lot that reads as follows: "NO LOITERING, NO LITTERING, NO OPEN CONTAINERS, NO DRINKING OF ALCOHOLIC BEVERAGES ON THE PREMISES, PARKING AREAS, OR ADJACENT SIDEWALKS. VIOLATORS ARE SUBJECT TO ARREST". The signs shall be in English and Spanish. The printing shall be two-inch or taller block lettering, and the signs shall be large enough to contain all the lettering.
11. The premises shall conform to the transparency requirement for the zone in which it is located, and the licensee shall not post signage, or position displays or any other object that interferes with the transparency requirement.

12. The total area of advertising signage that indicates alcoholic beverages or alcohol sales shall not exceed 630 square inches total for the premises and shall not be placed so as to interfere with transparency.
13. Any graffiti applied to or any litter deposited on the premises or adjacent public sidewalks or adjacent area(s) under the licensee's control shall be removed or painted over, as appropriate, within 48 hours of its application or deposit.
14. No amusement machines or video game, no pool or billiard table, no foosball or pinball machine, no arcade style video or electronic game, and no coin-operated amusement device may be allowed on the premises.
15. No pay telephone shall be maintained anywhere on the premises or on any adjacent area under the licensees' control.
16. The licensee shall list the business address and telephone number in the telephone directory that serves the premises.
17. The licensee shall place trash receptacles convenient for use by patrons inside and outside the premises and in the parking area and near adjacent sidewalks and in any other adjacent area under the control of the licensee. At least one 13-gallon receptacle shall be located inside the premises. At least one 32-gallon receptacle shall be located outside the premises, and at least one additional 32-gallon receptacle shall be located in each parking area.
18. The licensee shall conspicuously post a copy of these Conditions at the premises and maintain them visible so they may be viewed by the public or any government official.
19. This Conditional Use Permit will expire and become void twenty (20) years from its approval date. The Municipal Code §141.0502(c)(7) details how extensions of the expiration date may be applied for and considered.

Begin forwarded message:

From: "Steve Laub" <slaub@landsolutionsinc.net>
Date: February 8, 2017 at 2:55:34 PM PST
To: "Peter Hill" <hillpeter@hotmail.com>, <lggriffin@pd.sandiego.gov>, <awood@pd.sandiego.gov>
Cc: "David Algina" <dalgina@ebiconsulting.com>, "Lisette Bice" <lbice@ebiconsulting.com>, "Jack Mandel" <jmandel@ebiconsulting.com>, "Duncan, Kristy" <Kristy.Duncan@7-11.com>
Subject: 7-Eleven 2810 El Cajon Blvd - PCN conditions

Mr. Hill, Sgt. Griffin, and Detective Wood

Attached are the conditions I distributed at the Project Review subcommittee meeting Monday night. 7-Eleven will stipulate to these conditions as part of their ABC license, and commits to them now if the North Park Planning Committee approves a recommendation in support of the license and PCN.

7-Eleven further agrees to a condition to stop sale of beer and wine at 12:00, as proposed by the subcommittee. At this time we cannot commit to a start of sales anytime sooner than 8:00, but we have requested the Dallas corporate office review your recommendation for 10:00.

Thank you all for your continued efforts in reviewing 7-Eleven's request. Please feel free to contact me if you have any further questions.

Steve Laub
Land Solutions, Inc.

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La Mesa, CA 91942
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Fax: 888-213-9141

Serving Clients and Community Since 2001

Website: www.landsolutionsinc.net

*"The secret of success is constancy to purpose."
- Benjamin Disraeli*

Historic Resources: The following item will be consistent with Community Plan Updates			
34	Regulatory Reform	143.0201	<p><u>Historic Resources</u>-Kelley Stanco</p> <ul style="list-style-type: none"> • Exempting the floor area of designated historic resources from GFA/FAR within certain development (commercial and higher-density mixed use, etc.) • Exempting designated historic resources from parking requirements. • Providing a low-level building development deviation process for designated historic resources when the deviation is required to comply with the US Secretary of the Interior’s Standards. (Current processes don’t work well and/or are burdensome.) • Other misc clean-ups to Historic Resources Regulations (HRR)
Permit Process: The following will be consistent with the intent of the Community Plan Updates			
35	Regulatory Reform	126.0602	Add section that allows an increase in density where the increased density is expressly provided for in the adopted land use plan, through approval of a Process Three PDP