



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

DRAFT MINUTES: Monday, February 5, 2018 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:00 pm)

A. Call to Order*.

NPPC board members Gebreselassie, Hill, Taylor.

Community voting member Steppke.

B. Modifications & Adoption of the Agenda Motion to adopt the agenda: Taylor/Steppke (4-0-0)

C. Approval of Previous Minutes: Jan. 3, 2018 Motion to approve January's minutes: Steppke/Taylor (3-0-1 – Gebreselassie absent in Jan.)

D. Announcements. None.

II. Non Agenda Public Comment (2 minutes each). None.

III. Action - (6:15 pm)

A. Tentative Map – 4060 Utah St. - Action (6:15-6:40pm)

(Process 4) Tentative Map for the creation of 6 residential condominium units within one structure, in a three story townhouse totaling 7,991 square-feet (currently under construction). The 0.16-acre site is located at 4058 and 4060 Utah Street in the RM-3-7 zone(s) of the Greater North Park Community Plan area. Maggie Roland, Project Presenter. Hugo Castaneda, DSD Project Manager HCastaneda@sandiego.gov PTS 562485

Presenter: Maggie Roland

Presenter Maggie Roland with MRol and Associates: Requested support for a previously permitted apartment project that is currently under construction to be residential condominiums.

Motion

Move to deny based on inability to weigh in on details of the project. Steppke/Gebreselassie (3,0,1) Taylor abstained due to not understanding the history of the NPPC's concerns with Tentative Maps and lack of community input to a project.

B. Letter of Support: Sidewalk Cafe – U-31 Bar/Restaurant - 3112 University Ave. - Action
(6:40-7:10pm)

Letter of Support for a Map Expansion to a Type 48 (Full Alcohol) alcohol license to allow food service in existing fenced sidewalk space. NPPC input requested by SDPD. Steve Billings, Owner.

Presenter: Steve Billings, owner of U31

Requested for a letter of support for food and drinks to be served in an existing fenced sidewalk space. Steve also presented letter of support from local North Park residents and organization for this project. The sidewalk seatings will be for about 15 people with 5 or 6 tables. The operation of this sidewalk cafe will be between 9am to 10pm. The tables will be removed in the evening after 10pm. There is also plans to remodel the storefront and hire a chef to make this transition.

Motion

Support the expansion of this type 48 license to allow food and alcohol served on the existing sidewalk patio. No alcohol should be served at the patio after 10pm. NPPC recommends that U31 provides and manage trash containers until non-disposable serviceware is used. Steppke/Hill (4,0,0)

C. Conditional Use Permit – T-Mobile - 4220 Arizona St. - Action (7:10-7:45pm)

Previously presented at Nov. 6, 2017 UD/PR. Presenter asked to return and address board concerns with project as shown. CUP Process 3 to install a WCF on a new apartment building. Christopher Ward, Project Presenter. Karen Lynch, DSD Project Manager klynchash@sandiego.gov PTS 551837

Presenter: Christopher Ward, Project Consultant

Presented changes to address previously expressed concerns during November 6, 2017 meeting. The antennas facing the south side of the building will be individually wrapped to reduce the bulkiness of the structure. He also expressed restrictions to make some of the changes due to what the developer is willing to do and existing project constraints.

Hill: Introduced document on findings for conditional use permit approval chapter 12 land development reviews San Diego Municipal Code. Commented that the south facing antenna is not echoing the building.

Steppke: asked why the colors and angles of the antenna enclosure do not match with the structure of the building. Also recommended to bring the structure down the elevator shaft on the south facing antenna. This project will violate conditional use permit approval findings of 2a Neighborhood Character/ Architecture and 4 a,b&c Development features.

Taylor: The new design doesn't look less bulky and the screen makes it worse.

Gebreselassie: The design of the South facing antenna looks more appealing than the North facing antenna. The antenna facing North is bulky and not consistent with the design of the building. The project exceeds the allowable height by 16 feet. This project will violate conditional use permit approval findings of 1c Views, 2 a&b Neighborhood Character Architecture and 4 a&b Development features.

Francisco Garcia, community member: From an architectural point of view looking at the slope, a short screen 10 X 4 blends in better. The antenna will blend in better by creating a third projection that has the same finish and projection.

Motion

Move to deny conditional use permit per findings of conditional use permit approval guidance; project has disorganized appearance at the Southern and Northern sector as well as lack of architectural interest. The committee supports further attempts to address the lack of architectural interest. Hill/Taylor (4,0,0)

IV. Information: None

V. Unfinished, New Business & Future Agenda Items:

VI. Adjournment Motion to adjourn: Steppke/Gebreselassie (4-0-0)

Next Urban Design-Project Review Subcommittee meeting date: Monday, March 5, 2018

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. 20, 2018.

NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.

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