



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Wednesday, September 13, 2017 – 6:00 p.m.

Date has changed due to Labor Day holiday & member availability

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:00 pm)

- A. Call to Order*
UD/PR NPCC Board Members present: P. Hill, R. Vidales, D. Campbell, D. Gebreselassie, Voting Community Members present: E. Bonn, R. Steppke
- B. Modifications & Adoption of the Agenda
MOTION: Adopt agenda Vidales/Campbell 6-0-0
- C. Approval of Previous Minutes: July 5, 2017
MOTION: Adopt Minutes Adopt Agenda Steppke/Hil 3-0-3 (Abstentions by Bonn, Campbell, Gebreselassie because not at July meeting)
- D. Announcements
No announcements presented.

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

- Ted Coakley: Speaking on behalf of neighbors and himself regarding the need to find a remedy when a neighbor changes or adds uses that may be allowed by the City Land Development Code, but the use impacts neighbors. Further, the neighbors are not notified of the land use changes.
 - Stated that there should be a requirement that neighbors are notified of changes on properties.
 - His neighbor established elementary school in guest quarters 11 feet from his bedroom. Neighbors were not notified.
 - Impacts include traffic, noise, and lack of parking spaces.

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

A. Tentative Map, Site Development Permit, & Planned Development Permit – 2936 Copley Ave. - Action (6:15-6:55pm)

(Process 4) Tentative Map, Site Development Permit for environmentally sensitive lands, and Planned Development Permit to allow deviations, for 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 at 2936 Copley Ave. The 4.232 acre site is in the RS-1-7 and RS-1-1 zones within the Greater North Park Community Plan Area. Council District 3. Jeff Lynn, Project Presenter. Paul Godwin, DSD Project Manager pgodwin@sandiego.gov PTS 488139

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

Andrew Kann also attended as the Project Engineer. Applicants presented the project including:

- Landscaping
- Emergency turn-around (“T” with parking spaces)
- No closed gate
- Guest parking is proposed
- Two deviations for lot width on inner two access frontages because only room for a one-lane access road. Because it is private road, there is technically no street frontage. Project will meet side-yard setbacks.

Public Comments

- Members of the public did not make comments.

UD/PR Comments

- Concerns with Stormwater regulations and new laws are more stringent for redevelopment, as opposed to new development.
- Width of access road and on-street parking.
Applicants explained there will be sidewalks around homes; streetlighting will be intensive enough for pedestrian safety and houses contain two parking spaces in two-car garage and two cars in driveways.
- How will residents pay or share costs for drainage improvements and other joint-use project components (landscaping, sidewalks, road, maintenance of biological open space, etc.)?
- Will there be a maintenance agreement between homeowners since there will not be a homeowners association (HOA)?
- Applicants should engage nearby residents to explain the project and its impacts.
Applicants: Stated they are willing to initiate neighborhood contacts to obtain comments.
- Concerned about the views from Normal Heights and impacts to that neighborhood.
- After the mandatory one-year landscaping maintenance, how will maintenance be enforced and funded?
- If an HOA is not planned, the costs for residents could too high.
- Parking spaces back-up into the hammerhead emergency turn-around.

MOTION: Vidales/Hill

To recommend the Site Development Permit (SDP), Planned Development Permit (PDP), and Tentative Map for 2936 Copley Ave. PTS 488139 as presented with the following items implemented in the project:

- 1. Include pedestrian lighting along the public street*
 - 2. Clearly mark with “no-parking, fire lanes” within the 24’ wide street with signs and red curb*
 - 3. Notification and acceptance of the shared maintenance responsibility of the biofiltration storm water BMPs by the home buyers thru a properly implemented mechanism such as CC&Rs so they have a clear understanding of their annual reporting requirements to the City*
 - 4. Notification and acceptance by the home buyers about their maintenance responsibility of the trees planted on their property thru a properly implemented mechanism such as CC&Rs*
 - 5. Notification and acceptance by the home buyers of the covenant of easement on the open space*
- Motion passed 6-0-0 (Vidales to schedule for September NPPC meeting on consent agenda.)*

B. Presentation: Potential Retail Full Alcohol License – 7-Eleven, University & Iowa - Info
(6:55-7:50pm)

Requested by presenter: Informational presentation and discussion for community input on a potential retail full alcohol license and accompanying Conditional Use Permit for the 7-Eleven store at 3152 University Ave. Melissa Gelbart, 7-Eleven representative

M. Gelbart reviewed the ideas that 7-Eleven is considering:

- Only suggesting need for Type 21 (Beer/Wine) CA Alcoholic Beverage Control (ABC) License.
- No application is filed.
- If community does not agree with the possibility, 7-Eleven won't apply for an ABC license.
- Would restrict single sales, number of hours for sales, lighting.
- Approximately five percent of store layout would be used for alcohol sales.
- Would comply with security requirements of City and ABC license.
- Police initially stated it might be worth applying for ABC license at the location.
- There are four active licenses in Census Tract.

Public Comments

- Members of the public did not make comments.

UD/PR Comments

- What is the need for more beer and wine sales in North Park?
- If apply for license, then increase security at back door, including additional lighting.
- In past, such a license request for the store was presented to the Community, and it was not in favor.
- Should look at the past meetings and attempts to obtain a license.
- Look at alcohol sales in Census Tracts for sales saturation information.
- Mini-Urban Target is considering a store in this Census Tract and CVS sells alcohol now.
- Concerns about selling alcohol near bus stops, like Walgreens to the east, which neighborhood was against.
- Bus stops may be frequented by those dependent on alcohol and another license in this area makes access to alcohol very easy.
- Number of police officers is not high enough to serve North Park, according to *Voice of San Diego*.
- North Park is high crime area.

M. Gelbart:

- Are there mitigating factors that might sway Community opinion?
- Would Community suggest 7-Eleven apply for ABC license?

UD/PR Answers: No to first question and probably not for second question.

IV. Information: None

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

VI. Adjournment (8:00 pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, Oct. 2, 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 Sept. 20, 2017.

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

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