



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE MEETING

MINUTES: Monday, August 2, 2021 – 6:00 p.m.

Zoom Link: [https://zoom.us/meeting/register/tJlvdO6upjovGtzn1cN76s_wO0ab7Ln07gEj](https://zoom.us/join/zoom/register/tJlvdO6upjovGtzn1cN76s_wO0ab7Ln07gEj)

Subcommittee Member Attendance: Tyler Renner (Chair), Aria Pounaki (NPPC Chair), Jessica Ripper, Peter Hill, Ash Sobhani, Ernestine Bonn, Pat Sexton

I. Parliamentary Items

A. Call to Order

Meeting called to order at 6:08 p.m.

B. Modifications & Adoption of the Agenda

Agenda adopted without modifications

C. Approval of Previous Minutes: July 6, 2021

Unanimous approval of the minutes (7-0) with the following corrections:

- Correct the spelling of Ernestine (Ernie) Bonn's name in sections A-C and under Comments

D. Announcements

No announcements

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

No public comment

III. Action Item- (6:10 pm) –Conditional Use Permit for Alcoholic Beverage Outlet, PTS 685412 - CVS El Cajon Blvd

Garfield Beach CVS, LLC ("CVS"), the lessee and operator of the proposed CVS Pharmacy at 4317 Park Blvd./1810 El Cajon Blvd. (Assessor's Parcel Numbers 445-310-03 through 06) in the North Park community of San Diego CA, requests approval of a Conditional Use Permit ("CUP") for an Alcoholic Beverage Outlet for the Off-Sale (carry-out) of beer, wine, and spirits. The property is a mixed-use development currently under construction on 2.34 acres at the northeast corner of the intersection of Park Blvd. and El Cajon Blvd. (see attached Aerial Location Photo and Assessor's Parcel Map). The CVS Pharmacy will occupy 14,980 s.f. of the development.

Presentation by Steve Laub, Land Solutions, Inc., Consultant for CVS

- CVS will be part of 7-story mixed-use development with commercial in front and 379 units located in Community Commercial Zone; store permitted by right
- Alcohol sales will occupy 180 sf (1.2% of sf), require a CUP based on the following:
 - Undue Concentration of ABC licenses exceeding 1:1,591 population. Approval of CUP would bring total to 6 in an area required to all 2 licenses; CVS would be the only one in that part of the neighborhood
 - School within 600 feet (Alice Birney Elementary)
 - Hospital within 600 feet (Kindred Hospital)
 - Residential zone within 100 feet (around corner on Georgia Street)
- CVS agreed to standard conditions proposed by Planning and Police; CVS additionally proposed no alcohol sales before 10:0 a.m. or after midnight
- Following recommendation from Urban Design, will seek recommendation from full NPPC in August 2021 prior to seeking CUP from the City in August/September 2021.
- Provided phone, 619-644-3300, and email, slaub@landsolutionsinc.net

Public comments

- No questions or comments

Committee comments and presenter response:

- Pat Sexton: Characteristics of population at Kindred? How many units are in the apartment? How many on site parking places there are? How close to the schools is it?
 - Steve Laub looked up information on services provided at Kindred Hospital, appears not to focus on addiction treatment and recovery
 - 379 apartments
 - Parking inside and adjacent to the store available for CVS customers; 3 spots for CVS customers and 1 handicapped space
 - Located within 600 feet of Alice Birney Elementary, will provide exact measure
- Aria Pounaki: Raised concerns about responsiveness of North Park CVS to complaints and comments. How does CVS plan to comply with exterior trash receptacle requirements? How will litter be addressed on a daily basis? How will CVS create accountability to trash and litter complaints?
 - Conditions for exterior trash require certain number and size of trash cans by entrance and exit to allow for regular servicing several times a day
 - Always a store manager to be contacted and store listed in the phone directory
- Peter Hill: How does your 1% square footage of alcohol sales compare to other CVS stores and comparable retailers? Is there any flexibility on closing earlier than midnight?
 - Alcohol sales make up a smaller footprint as percentage of total square footage because of the large size of the store
 - Steve Laub will follow up with CVS about closing earlier than midnight
- Jessica Ripper: What proactive steps will CVS take to ensure the area stays and remains clean?
 - Responses addressed in response to Aria Pounaki
- Tyler Renner: How do these conditions compare to other CVS' that operate in the area (Hillcrest, North Park)?
 - Similar to what is currently required for all CUPs; other CVS locations have been in operation longer and are likely subject to different, less restrictive conditions
- Ernie Bonn: Are you having a drive through? Will you have security similar to the Hillcrest location?
 - There will not be a drive through pharmacy.
 - Steve Laub will find out if CVS will have security on site

Motion by Aria Pounaki, seconded Peter Hill: Motion to approve PTS 685412 (CVS CUP request) with modification to the CUP conditions to stop selling alcohol after 11:00 p.m., and

additional requirements to post a visible complaint number, daily litter pick-up procedure and weekly sidewalk power washing around entire perimeter.

Discussion:

- Tyler Renner raised concerns about big box stores' rhetoric about being community partners and actual on-the-ground community engagement practices once in operation.
- Aria Pounaki shared closing times of other liquor stores in the area, which are generally around 11:00 p.m.
- Ernie Bonn happy to have a walkable neighborhood pharmacy, and Pat Sexton inquired about the availability of prepared takeaway food. Steve Laub will confirm the latter.

Vote: Motion approved unanimously 7-0, move to full board of the North Park Planning Committee

IV. Information Item- (6:40 pm) – North Park Library Community Visioning Session

At the July 6th meeting of this subcommittee, there was an information item about the North Park library and the desire to conduct community workshops on amenities North Park would like to see if a new library is built or it is modified. The Public Facilities and Transportation Subcommittee will explore routes through the CIP process to getting a new/improved library. This committee will workshop desired amenities and explore joint-use and or redevelopment options to make enhancements possible. This is an information gathering item to hear from community members on what a new library could incorporate. More workshops will be held in this subcommittee and eventually at the full NPPC.

Workshop facilitated by Tyler Renner. Participants were asked to respond to a poll about their experience with the library (using a pre-pandemic perspective) and their vision for its future.

Poll questions and top responses:

1. How often do you use the library? 6- rarely, 1- several times a year
2. What exterior amenities could be added?
 - a. Public art - 6
 - b. Outdoor gathering areas - 4
 - c. Updated façade - 3
 - d. Greenspace/landscaping - 3
 - e. Community garden
3. How was your most recent library experience? Good – 4, Poor – 2, Excellent – 1, Fair - 1
4. If you do not use it very often, why not?
 - a. Limited space - 3
 - b. Lack of relevant programming - 2
 - c. Felt unsafe - 2
 - d. Not welcoming - 2
 - e. Hours of operation – 2
5. What services are most important to you in a library?
 - a. Recreation space - 3
 - b. E-books - 2
 - c. Resources - 2
 - d. Programming – 2
 - e. Check out physical books – 1
6. What services are most important to you in a library?
 - a. Adults – 4
 - b. Children/families - 3
 - c. Seniors - 3
 - d. Teenagers – 1

7. If enhanced, what age group could further benefit from the library?
 - a. Teenagers – 5
 - b. Adults – 4
 - c. Children/families - 2
 - d. Seniors – 2
8. What is your experience with the restrooms?
 - a. Needs upgrades – 5
 - b. Cleanliness – 2
 - c. Good as is – 2
9. What transportation related amenities could use improvement?
 - a. Bike parking - 6
 - b. ADA compliant sidewalks - 3
 - c. Less parking - 2
 - d. More parking - 1
10. What interior amenities could be added?
 - a. Private meeting rooms (coworking spaces) - 7
 - b. Community meeting space – 5
 - c. Reading area – 4
 - d. Teen space - 3
 - e. Larger computer lab - 1
11. What other services could be added?
 - a. Computer/programming classes – 3
 - b. Café – 2
 - c. Social services - 2
 - d. Workshops – 1
12. In your opinion, how should the city go about renovating/redeveloping the library site?
 - a. Public/private partnership with affordable housing - 6
 - b. Established city procedures for redevelopment (North Park library expected delivery in 10-25 years) - 1
 - c. Community-led philanthropic campaign to renovate (\$800k+ estimated) – 1
13. If a public/private partnership were to be perused, what type of housing should be delivered on-site?
 - a. Mixed-income housing – 3
 - b. Supportive housing – 2
 - c. Senior affordable housing – 1
 - d. LGBTQ+ affirming housing – 1
 - e. Artists studio – 1
14. Open-ended feedback
 - a. Antoinette Goodbody– Space is limited, wants to know what City is planning to do (e.g., refresh or demolish and rebuild)
 - i. Tyler Renner: City does not have a plan in the near future, creating community conversation to get City thinking about it and make it a reality faster; seeking big picture and vision for space
 - b. Ernie Bonn – Had a projected building designed for housing and library, also ideas related to using the Bank of America lot at a library meeting and another idea related to partnering with a program for the deaf; Ernie will look at former meeting notes but doesn't remember specific participants; suggested contacting Vicki Granowitz; suggested asking about mobile/contactless pickup service
 - c. Pat Sexton – suggesting addition or rehabilitation to add a second story rather than demolition, maintain ADA spots for people with limited mobility
 - d. Peter Hill – sees opportunity to use parking lot; balancing the library use and other uses; would require private partner to build significant trust

- e. Aria Pounaki – suggested engaging with the bank, explore incentives to contribute to the concept or re-allocating often vacant parking lot space

V. Adjournment

Meeting adjourned at 7:23 p.m.

Next Urban Design-Project Review Subcommittee meeting date: Monday, September 6, 2021.

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Tyler Renner, at urbandesign@northparkplanning.org or (714)408-5069.

*** 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 Due to COVID19 meeting restrictions, meetings are currently being held online via Zoom on the third Tuesday of each month, at 6:30 pm. **The next scheduled NPPC meeting is on August 21, 2021.** For details and information, see <http://www.northparkplanning.org/>

NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2. For additional information about the North Park Planning Committee, please like our Facebook page and follow our Twitter feed