

**North Park Planning Committee (NPPC)**  
**Urban Design-Project Review Subcommittee Meeting**  
**Minutes: Tuesday July 2, 2024– 6:00PM**

[www.northparkplanning.org](http://www.northparkplanning.org) ~ [Info@northparkplanning.org](mailto:Info@northparkplanning.org)

Attendance: Mark Spitzer, Lynn Elliott, Jay Robinson Duff, Bob LaRose, Roger McClish  
Members of community, in-person: John Gavares  
Members of community attendance on Zoom: 2  
Engineering and Capital Projects Department, on Zoom: Sabeen Cochinwala, Shavger Rekani, Teresa Wilkinson  
Met3 Development and Consulting (DishNetwork contractor), on Zoom: Rachel Reynolds

- I Meeting called to order: 6:08 pm
  - June Minutes approved: LaRose/Elliott/5-0-0
  - Still need to approve April 2, 2024 minutes

**II. Non-Agenda Public Comment**  
none

**III. Project Review**

- a. Installation of sewer line and associated manholes in Switzer Canyon. Installation at four locations of storm drain in the Balboa Golf Course and Switzer Canyon.

Presented by Sabeen Cochinwala ([scochinwala@sandiego.gov](mailto:scochinwala@sandiego.gov)), Shavger Rekani, Teresa Wilkinson

**Revisit to previously published plans in 2020 for project to replace existing sewer mains and install new storm drain pipes in Switzer Canyon. Community had requested new trailheads, but department found that it was beyond the scope of this project. Requests for erosion control will only be done in vicinity of project. Community had requested that storm drain energy dissipators be redesigned to fit in better with the natural environment. Different design options for energy dissipators were presented, along with the locations and alignments of the drains. Two sites would be redesigned, while the Olive Street dissipator design would be unchanged from the previous plan, with the discharge point realigned in direction of creek flow (redesign was not feasible there). Department explained studies and field work that were done to assess impact on natural environment, actions to minimize impact. Sewer line specifications were also discussed.**

**Concerns about potential for graffiti discussed with comments that the structures would have base coat to make getting rid of graffiti easier. Discussion about why this project was being done when other parts of the city needed storm drain work more urgently—answer was that this project was already planned, had already been pushed**

back. This project would be a preventative measure to prevent failure of aging infrastructure.

**Motion to recommend that the full board approve the project passes (Elliot/Robinson-Duff/5-0-0).**

b. Cell Tower at 2235 University ave., roof of Smart And Final Market

Presented by Rachel Reynolds ([rreynolds@met3.net](mailto:rreynolds@met3.net))

**Presentation on proposed cell tower at Smart & Final on University Avenue. Design of system explained. Antennas will be disguised to fit in with building design, aesthetics. Report was done to ensure compliance with FCC requirements. Smart & Final was chosen because it was in the right location, the existing building was a good candidate. Caution signs are posted on roof—not on front of building due to aesthetic purposes. Discussion about concerns that warning signs could be ignored or not fully understood, that the impetus for ensuring safety fell on those doing the project. Response was that any work done would require approval from Smart & Final company, who would ensure that workers understood the safety requirements. Additionally, the type of design and the warning signs were standard and in compliance with the FCC regulations. Map detailing how coverage would fit in to larger network was presented. Question about how future construction might impact coverage—answered that if future construction nearby was proposed, it would be evaluated how they might interact, what might need to be done if so. Currently the area is not zoned for the kind of buildings that would conflict.**

**Motion to recommend that the full board approve the project passes (Robinson-Duff/LaRose/5-0-0).**

c. 4374 Georgia St. Condominium Map Waiver

**Project representatives not present, pushed to next month.**

**IV. Discussion Item 0**

**V. New Business—0**

**VI. Adjournment**

Meeting Adjourned 7:35

**Next Urban Design-Project Review Subcommittee meeting date: Tuesday Aug 6, 2024**