



NORTH PARK PLANNING COMMITTEE

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URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Monday, January 3, 2011 – 6:00 p.m.

North Park Recreation Center/Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:00 pm)

- A. Call to Order
- B. Modifications & adoption of the Agenda
- C. Approval of Previous Minutes: August 9, 2010; August 30, 2010
- D. Announcements

II. Non Agenda Public Comment (2 minutes each). Please fill out a Public Comment Sheet and give to Chair prior to the meeting.

III. Information

None

IV. Action

A. Jack in the Box, 2959 Upas Street: A request for a Planned Development Permit (Project No. 213093) on a 0.29-acre site located in the CN-1-2 Zone. The project applicant proposes to demolish the existing 1,944 sq. ft. restaurant and construct a new 2,491 sq. ft. restaurant with deviations to the current development regulations: 12 parking spaces where 37 are required; operation of a drive-thru where the CN-1-2 zone does not allow such development; 24-hour operation of a drive-thru where the hours of operation are limited in the CN-1-2 zone to 6:00 am to 12:00 midnight.

The City has completed the second review of the project and released a 2nd Assessment Letter and Cycle Issues Report. The 2nd Assessment Letter summarizes the significant project issues and identifies a course of action for the processing of the project. The decision to approve, conditionally approve, or deny the project will be made by the San Diego Planning Commission, with appeal rights to the City Council (Process Four).

The 2nd Assessment Letter and Cycle Issues Report will be introduced and discussed. City staff has requested the project applicant to provide a 3rd complete submittal in response to the significant project issues cited in the 2nd assessment.

B. Neighborhood Development Permit, 3000 block of Nile Street (APN 453-801-13-00): Landowner proposes development of three-story, 2,710 sq. ft. Single Family Residence on 7,500 sq. ft. vacant lot. Located within the RS-1-1/RS-1-7 Zones, with steep hillsides and sensitive vegetation.

V. Unfinished, New Business & Future Agenda Items

Next scheduled meeting date: Monday, February 7, 2011

VI. Adjournment (8:00 pm)

For information about this subcommittee please contact the Chair, Robert Barry, at 619 954-5588 or rbarry53@cox.net. The next meeting of the North Park Planning Committee is January 18, 2011, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29th Street).