



# NORTH PARK PLANNING COMMITTEE

[northparkplanning.org](http://northparkplanning.org)

## URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

**MEETING AGENDA: Monday, March 4, 2013 – 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: February 4, 2013
- 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. Action**

- A. **North Park Community Plan Update - Land Use Element:** The City has released a “Proposed Land Use Map” for the Greater North Park Draft Community Plan. The draft map will be discussed in comparison to the existing North Park Community Plan: the residential areas identified in the Housing Element; the commercial areas identified in the Commercial Element; and the urban design areas identified in the Urban Design Element. Land use recommendations from local commercial and neighborhood groups will also be discussed.

**City of San Diego Project Mgr:** Marlon Pangilinan, (619) 235-5293, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)

### **IV. Information**

None

### **V. Unfinished, New Business & Future Agenda Items**

None

**Next scheduled meeting date: Monday, April 1, 2013**

### **VI. Adjournment (8:00 pm)**

*\* 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.*

*For information about the Urban Design-Project Review Subcommittee please visit [northparkplanning.org](http://northparkplanning.org) or contact the Chair, Robert Barry, at [robert.barry@cox.net](mailto:robert.barry@cox.net) or (619) 954-5588.*

**North Park Planning Committee** meetings are held at the North Park Christian Fellowship (2901 North Park Way, 2<sup>nd</sup> Floor), on the third Tuesday of each month, at 6:30 pm. For additional information about the North Park Planning Committee, please like our Facebook page and follow our Twitter feed:

 [NorthParkPlanning](https://www.facebook.com/NorthParkPlanning)

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NORTH PARK PLANNING COMMITTEE  
URBAN DESIGN/ PROJECT REVIEW SUBCOMMITTEE  
[www.northparkplanning.org](http://www.northparkplanning.org)

**DRAFT MEETING MINUTES: Monday, Feb. 4, 2013 – 6:00 p.m.**  
North Park Recreational Center/Adult Center, 2719 Howard Ave.

**I. Parliamentary Items**

- A. Called to order/ Roll call:** Meeting was called to order at 6:00 p.m.\*  
**Seated Board Members:** Robert Barry (Chair), Cheryl Dye (Vice-Chair), Vicki Granowitz, Peter Hill, Roger Lewis, Lucky Morrison, Rene Vidales

**Seated Board Member Late Arrivals:** Rick Pyles @ 6:26; Dang @ 6:29 (Vicki steps down)  
**Seated Community Voting Members:\*\*** Ernie Bonn, Rob Steppke, Kitty Callen (arrives 6:12)

**B. Approval of agenda**

**Motion:** Approve tonight's agenda.  
**Hill/ Granowitz 9-0-0**

**C. Approval of previous minutes:**

**Motion:** Approve Oct 1, 2012 minutes, changing "mortgages" in item IV.A. to "rental rates".  
**Bonn/Dye 8-0-1 (Steppke abstained due to absence)**

**Motion:** Approve Jan 7, 2012 minutes  
**Granowitz/Lewis 6-0-3 (Hill, Morrison, Bonn abstained due to absence)**

**D. Announcements:**

Granowitz announced that Cecilia Gallardo, Dep. Dir. Planning Division (former DSD Dept.) will make presentation at the Feb 19 NPPC meeting. Granowitz also announced that the initial court ruling supports NPPC position on Irwin Jacobs Plaza de Panama project.

**II. Non-agenda Public Comment (2 minutes each)**

Steppke noted that there is a street vendor operating between Arizona St. and Hamilton, selling Mexican food and asked if this is legal. Audience member Kevin Clark of North Park Main Street indicated that this use is not allowed. Intervention will require Police to take action.

**III. Action Items**

**A. AT&T – Boundary St. (Public Right of Way, 4375 1/3 Boundary St, Project No 226649)**

Barry introduced project as a wireless community facility, noting that the Subcommittee has heard the item three times previously and voted against recommending approval. The proponent has redesigned the facility based on the Subcommittee's suggestions. At the last meeting, the Subcommittee supported the decreased height (lowered from 50 ft to 40 ft) but asked that AT&T meet with Roger Lewis to attempt to tie an upgraded design into the Redevelopment Project Area Committee's plans for this entryway to North Park. Three design options were presented. Each includes new lighted street bollards and stubbed out irrigation lines that can be later tapped into future development to avoid having to dig up the street to have landscaping irrigation brought in. **Option #1** is the original institutional tower-looking design. **Option #2** presents a new water tank design reflecting the iconic North Park Water Tower. The tank design includes tile installation, a Craftsman style "roof", and a backlit, brushed stainless steel cut-out North Park sign, and narrowed "legs". The Water tank is raised back to 46-48 ft. to accommodate the sign. **Option #3** is an improved version of the original basic tower design.

Lewis reported on his meetings with AT&T as well as with local public artist Lynn Schultz and architect Mike Singleton to obtain their professional input. The consensus from these meetings was that a cell tower cannot be "masked", therefore let's make it something iconic but abstract. There was general agreement by the Subcommittee tonight that the water tank design was a major improvement from the

original submission. Steppke asked about the tile. AT&T architect indicated that it is a 6X6 pattern shown as charcoal grey, green & white, but colors are flexible. The material at the tower's base is genuine glossy tile; above must be fiberglass. Tile can be easily cleaned. AT&T is responsible for the tank's maintenance. The irrigation stubbing-off at north and south ends of the project prevent the need to dig through the street to import water. AT&T is installing its own water meter. Bonn asked about the signage. It is now shown on 2 sides versus the originally proposed 4. Dye asked that it be ensured that the North Park sign be readable from the freeway. Heights of the optional designs are: 40 ft for **option #1** and 47-48 for the water tower **option #3**. Barry noted that although the signage requires greater height, it is worth the tradeoff. Pyles praised AT&T's responsiveness and indicated a preference for a greater incline on the lower roof of the water tank design. Granowitz expressed confidence in Lynn Schultze's artistic judgment. Members of the public expressed preference for the Water Tank design also. There was a consensus to definitely rule out design **option #1** (the design looking most like a prison guard tower) and to recommend **option #2**, the water tower design. Steppke requested blow-up photos of water tower design for the full board.

**Motion:** Recommend that the Board endorse design option #2 and the required CUP  
Roger/Lucky 8-3-0

**B. T-Mobile, Trinity United CUP, 3030 Thorn St., (Project No. 292398)**

The project replaces 5 existing antennas and associated equipment storage (3 cabinets) at the Trinity United church, 3030 Thorn St. It requires a CUP (process 3 – not 4, as stated on the agenda). The purpose of the project is simply to provide better reception. AT&T's permit expired 2011. The AT&T equipment will continue to be co-located with that of two other wireless providers. There will be no exterior or aesthetic changes, no exterior antennas. Barry asked if there were human activities below. T-Mobile representative did not know. A member of the public asked if there is radiation around the tower. Barry explained that this aspect of the project's review is governed exclusively by the FCC and that the project meets FCC standards. Local Planning has no control of this matter.

**Motion:**  
Dang/ Ernie 11-0-0

**C. North Park Community Plan Update – Land Use Element:**

Barry presented the maps prepared by Board Member Carl Moczydlowsky which were introduced to the Subcommittee at the Jan 2013 meeting. Subcommittee and public members discussed key issues that need to be addressed in the updated Land Use Plan, ranging from proposed densities to establishing design standards for defined geographic sectors.

Lewis left at 7:08 pm.

**IV. Information**

None

**V. Unfinished, New Business & Future Agenda Items**

None

**VI. Next scheduled meeting date: Monday, March 4, 2013**

**VII. Adjournment: Meeting adjourned at 8:00 p.m. Pyles/Callen 10-0-0**

\* **Subcommittee Quorum:** Total seated members cannot exceed 13, with a maximum of 7 elected NPPC Board Members (cannot exceed NPPC quorum) and 6 Community Voting Members. The majority of total seated members must be elected NPPC board members

\*\* **Community Voting Members:** Community members gain subcommittee voting rights after attending at least three subcommittee meetings. Elected NPPC Board Members have voting rights anytime.

*For information about this subcommittee please contact Robert Barry at 619.954.5588 or [Robert.Barry@cox.net](mailto:Robert.Barry@cox.net). The next meeting of the North Park Planning Committee is Tuesday, February 19, 2013, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29<sup>th</sup> Street).*