



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Monday, March 3, 2014 – 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 3, 2014
- 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. **Verizon – Covenant SDP – 2930 Howard Avenue (Project No. 340954):** Proposed Site Development Permit (SDP) for the installation of sixteen antennas, sixteen RRU units, three GPS antennas, and one surge protector behind a new radio frequency transparent screen on the roof of an existing building. The project also includes installation of equipment cabinets and an emergency generator on a new metal grate platform behind a corrugated metal screen on the roof of an existing building. The project is located at 2930 Howard Avenue within the MCCPD-CN-1 zone of the Greater North Park Community Plan Area. The project is a Process 3 decision that is made by the Hearing Officer and can be appealed to the Planning Commission.

City of San Diego Project Mgr: Alex Hempton, (619) 446-5349, ahempton@sandiego.gov

- B. **North Park Community Plan Update – Draft Urban Design Element:** Continuing discussion of the North Park Community Plan Update. The Draft Urban Design Element will be reviewed and discussed.

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

IV. Information

- A. **Residential Development Project - 3547 Indiana Street:** Design firm will present preliminary designs for a proposed residential development at 3547 Indiana Street. Project involves a 24-unit, 3 to 4 story apartment complex consisting of two buildings separated by a courtyard with parking located under the structure and accessible from the alley. A primary project goal is to preserve and improve the native canyon on the south end of the property. The building would be "L" or "U" shaped around the canyon in order to have views from each unit. Parking will be delivered at a minimum of 1.25 parking spaces per unit. The design of the exterior of the building and the unit-mix has yet to be determined; Subcommittee discussion and feedback is requested.

V. Unfinished, New Business & Future Agenda Items

None

VI. Adjournment (8:00 pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, April 7, 2014

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

*** 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 March 18, 2014.

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)

 [@NPPlanning](https://twitter.com/NPPlanning)

EXISTING

Doc Brown
2930 Howard Ave.
San Diego, CA 92104



Proposed antennas mounted behind new rooftop screen finished to match existing building



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

PROPOSED

Photosimulation of proposed telecommunications site

EXISTING

Doc Brown
2930 Howard Ave.
San Diego, CA 92104



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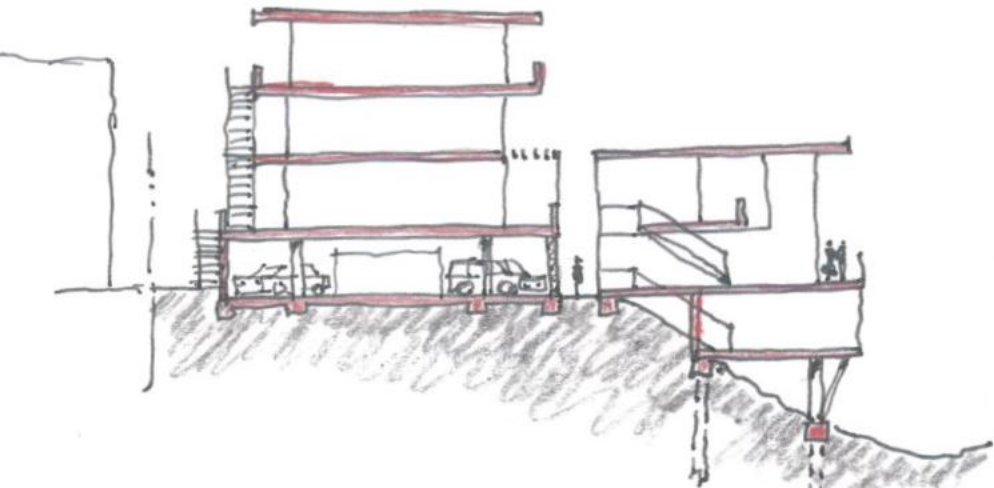
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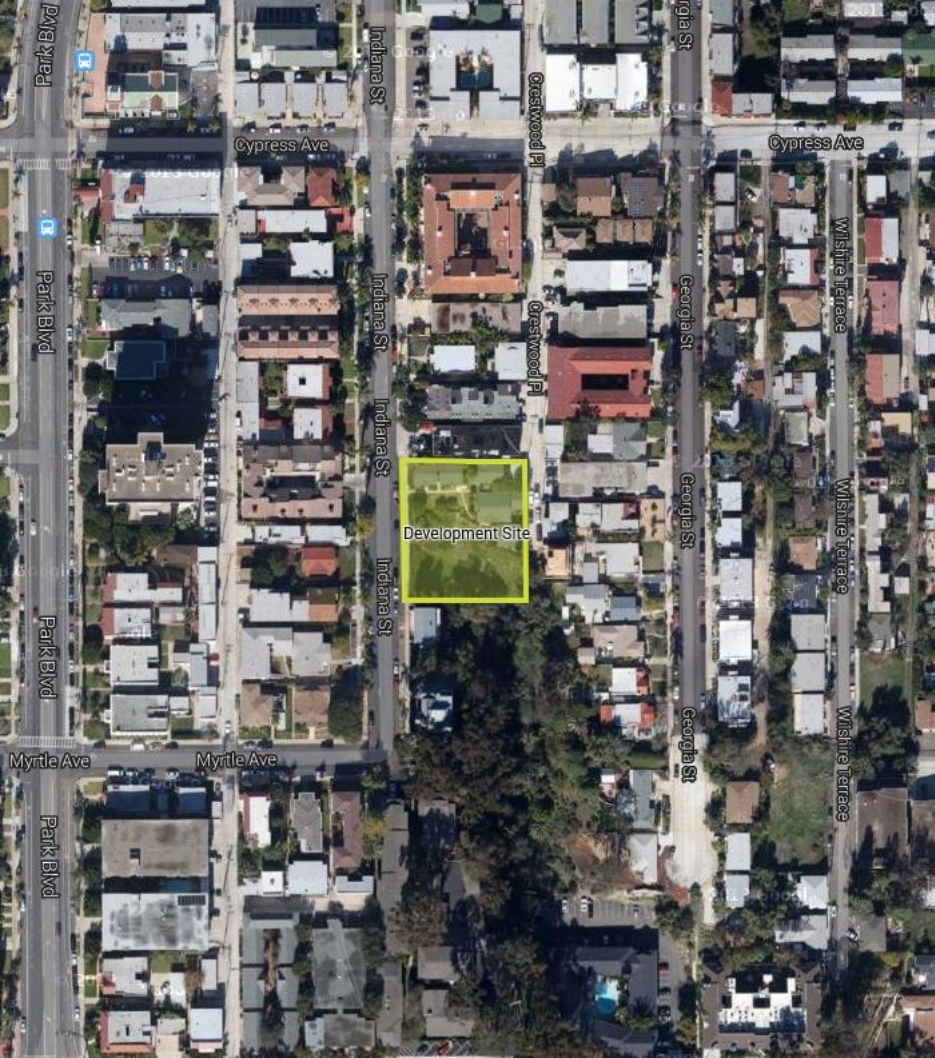


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Park Blvd

Indiana St

Westwood Pl

Georgia St

Cypress Ave

Cypress Ave

Park Blvd

Indiana St

Westwood Pl

Georgia St

Wishnie Terrace

Park Blvd

Indiana St

Georgia St

Wishnie Terrace

Development Site

Indiana St

Georgia St

Wishnie Terrace

Myrtle Ave

Myrtle Ave

Park Blvd