

North Park Planning Committee
Urban Design/Project Review Subcommittee
Monday, May 4, 2009 at 6:00 PM
North Park Recreation Center/Adult Center (2719 Howard Street)
www.northparkplanning.org

Draft Meeting Minutes

Parliamentary Items

1. Call to Order, Roll Call - Meeting was called to order at 6:05

Members Attending: Judi O'Boyle, Steve Chipp, Rob Steppke(6:30), Ernie Bonn, Kitty Callen (6:30), Vicki Granowitz, Keoni Rosa, Lynn Elliott
Others Attending to Establish Committee Membership: Colin Parent (meeting #2), Robert Barry (meeting #2)

2. Approval of Previous Meeting Minutes
March minutes approved 4-0-1, Steve Chipp abstaining
3. Requests for Additions or Re-Ordering of Agenda
None

Non-Agenda Public Comment

None

Urban Design

1. The Fire-Rescue Department draft of the City of San Diego, Very High Fire Hazard Severity Map was available at the meeting for review.

Project Review

1. **Verizon Wireless Communication Facility at 3030 Thorn Street (Church) – Project No. 165540. Simon Tse, project manager.** Applicant proposes a wireless communication facility consisting of 12 antennas and one microwave dish concealed behind a raised parapet wall. The associated equipment is located inside the existing building. The project requires deviation to the maximum allowable height of 30' as required in the RS-1-7 zone. The project requires a Conditional Use Permit, Process 4, Planning Commission Decision with appeal rights to the City Council. Project will require noise analysis and a historical report. Simon Kilbourn presenting. For Action.

Per the Verizon representative, this project was named Saints, although it was not located at Saints High School. Chipp would like the name to change so it is not associated with Saints High School. The church was built in 1927 and O'Boyle feels this project is historical, and there has been a lot of community concern about this project. Steppke asked if Verizon had ever gone to the community for support on this project, which they have not. Rosa felt that 12 additional antennas and one microwave dish should not be located directly above a preschool with children that are there M-F from 7:30am -6pm.

Motion: Table until the Urban Design/Project Review committee receives:

- 1. The radio frequency study.**
- 2. The Historical study presented and the HRB clearance.**
- 3. The current cycle letter.**

Granowitz/O'Boyle 7-0-0

- 2. 3639 Herman Ave. – Project No. 164625. Paul Godwin, project manager.** Applicant proposes a site development permit to allow setback and FAR deviations for a previously constructed 3,138-square-foot additional residential unit, with four-car garage, located at the rear of a 0.14-acre site which is developed with an existing single family residence, at 3639 Herman Ave, in the MR-3000 Zone, within the Mid City Community Planned District within the Greater North Park Community Plan, FAA Part 77. For Action.

Applicant distributed a photo of the improvements to the front house, a letter of support from the neighbor, and the FAA. The plans were not ready for review.

Motion: Table until the Urban Design/Project Review committee receives the plans for review. O'Boyle/Granowitz -6-0-1 (Chipp was out of the room for the vote)

- 3. Jefferson Elementary Project No. 161614. Morris Dye, Project Manager.** Applicant proposes vacation and improvements of Gunn Street between Utah Street and 28th Street, demolish existing day care building and replace with new building addition to the existing classroom building. The project benefit is increased and improved play area. Ambrose Wong, Fernando Mesquita presenting. For Information.

The street vacation will add more playground area for Jefferson, and the city wants it to be a joint use field, open to the public between 4-9pm. Jefferson has 250 students (K-5) and does not meet the State requirement for play ground area. The State would require 8 acres, Jefferson has only 2.67 acres which will include 1 acre of synthetic turf (the minimum).

The environmental document said that there is a less than significant impact because the street has already been closed for 15 years. Steppke brought up the ponding of water and asked if the drainage would be considered. The civil engineer said that there are no street drains in the area and that there is only sheet drainage. There will be new sidewalks and gutters with new elevations to allow drainage.

O'Boyle would like to see decorative fencing. They looked at additional parking along 28th, but there was potential for accidents and poor visibility. The current red zone on 28th is due to the size of the street and the fire hydrant at 28th and North Park Way. Also discussed was the possibility of having traffic calming pop-outs at Gunn Street, but based on the models with the city, they did not see a need for any additional pop-outs. There will be 10' wide visible ladder cross walks at this location.

Adjournment

The meeting adjourned at 8:30

*For information about this committee please contact Keoni Rosa at 619 294-9018 or kr@keonirosa.com
The next meeting of the North Park Planning Committee is May 19, 2009, 6:30 pm at the North Park Christian Fellowship (North Park Way at 29th Street).*