



NORTH PARK PLANNING COMMITTEE

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URBAN DESIGN/ PROJECT REVIEW SUBCOMMITTEE

DRAFT MEETING MINUTES: Monday, August 6, 2012 – 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), Peter Hill, Rick Pyles

Seated Community Voting Members:** Ernie Bonn, Rob Steppke, Kitty Callen

B. **Modifications and Approval of agenda**

Motion: Approve agenda subject to correcting address for item IV-B from 2035 University Ave. to 2305 University Ave. **Bonn/Pyle 7-0-0**

C. **Approval of previous minutes:**

June 6, 2012 minutes will be submitted for approval in October.

Motion: None

D. **Announcements**

Barry announced that the Jack in the Box project will go to the Planning Commission on Aug 23. at 9am. Pyle added that the location has been changed to *City Concourse, Silver Room, 202 C St.* City staff has requested any power point presentation be provided using a flash drive not designed for a MAC; the meeting will not be televised. Bonn announced that the Uptown Planners have agendized the Planning Area Boundary issue as an action item for tomorrow's meeting at 6pm. She is not supporting the item. Barry noted we will be addressing the issue through our Community Plan Update. Bonn also announced that a meeting will be held Aug 9 from 6-7:30 at the Grace Lutheran church regarding the land use-related community map prepared by Uptown and University Heights. They are including North Park and Golden Hill in the discussions. Dye announced that Councilman Gloria will be sponsoring workshops with CPC representatives, City staff and utility companies regarding utility box issues.

II. **Non-agenda Public Comment (2 minutes each)** None

III. Action Items

A. **Sprint Nextel – 3810 Bancroft St (Project No. 242203)**

The project, located at the NP Baptist church, is seeking a renewal of its permit (required every five years), and entails swapping out existing antennas for new ones. All will be 100% concealed. Barry noted that we had requested a more creative design for the proposed faux windows. The Sprint representative indicated they are going to use foam to create a 3 D effect to look more realistic. They are suggesting the landlord paint before installation so that they can match the paint.

Motion: Approve as presented. **Pyles/Hill 7-0-0**

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

Barry reminded the committee that this project is seeking a CUP and an SDP. The subcommittee denied their previous submittal which entailed both an enormous tower and a separate equipment

storage unit on public right of way at Boundary and Madison. The applicant has lowered the height from 50 feet (height limit) to 40 feet (reducing their area of coverage) and has combined the two structures into one. They have also tried to incorporate elements of the existing North Park entry sign at Boundary and University Blvd, including concrete, wood trellis, and landscaping features. They had proposed pine trees because there are already pine trees in the area. The City has requested they provide 3 tree species as options. AT&T will maintain the landscaping. Steppke requested continuity with surrounding trees such as bougainvillea. Parsons is working with CalTrans to improve gateways; Barry is giving his number to applicant to coordinate. Steppke and Hill suggested they use the new Texas Street monument sign as a model and referred applicant to NPPC member Carlson as the point person. Barry concerned that the tower looks like a Guard Tower, Pyle that it looks too industrial. A "living green wall" approach was suggested. Barry commented that the facility is *not* located on a residential or public use building but in an off-site right of way which is preferable, and to an extent a trade off for aesthetics. Barry and Dye felt the applicant was going the right direction with design but asked to see a rendering further incorporating committee comments. They plan to re-present the design to the subcommittee.

An audience member asked about risk of children getting into the antenna area, noting that La Jolla has them underground making it impossible. The project representative responded that the equipment vault has 14 foot high walls and has a cover that is too heavy to be lifted.

Dye expressed concern that locating a North Park entry sign on the proposed communications tower will undoubtedly give the impression that this huge 40 ft tall industrial-looking structure was actually built as an entry monument sign, defeating the purpose of entry signs which are intended to positively brand a community, presenting a quality, attractive community image. She reiterated her suggestion that the Subcommittee pursue the development of entry signage standards to avoid more entry signs being designed on the fly without adequate attention to North Park branding quality and consistency.

IV. Information Items

A. Harding Residence – 2531 34th St Project No. 276413

Discussion was withheld due to the lack of representation from the applicant.

B. Louisiana Jazz Pharmacy Mixed-Use - 2035 University Ave. Project No. 264931

Barry noted he has received project plans but not yet received a City cycle report so the item will be rescheduled. The project is located on vacant property to the west of the Philly Grill and El Sol restaurants. Steppke noted that a modern, multi-family complex is being built on the vacant lot fronting University across the street to the east of Albertsons. Hill added that various contiguous parcels are being sold in this area, including the lamp shop at Texas and University, duplexes, vacant frontage and a house in back. This could be great opportunity for a consolidated parcel revitalization project.

V. Unfinished, New Business & Future Agenda Items None

VI. Next scheduled meeting date:

The next meeting is tentatively scheduled for Monday, Aug 27 due to Labor Day falling on Sept.3, 2012. If the meeting is canceled Barry will notify all interested parties.

VI. Adjournment Motion to adjourn: Dye/Bonn 7-0-0

* **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 Board Members have voting rights anytime.

For information about this subcommittee please contact Robert Barry at Robert.Barry@cox.net or 619.954.5588. The next meeting of the North Park Planning Committee is October 16, 2012, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29th Street).