

**North Park Planning Committee
Urban Design/Project Review Subcommittee
Monday, June 2, 2008 at 6:00 PM
North Park Recreation Center/Adult Center (2719 Howard Street)**

Draft Minutes

NPPC members present (7): Jessica Kellett, Judi O'Boyle, Rob Steppke (left at 7:45), Keoni Rosa, Kitty Callen, Carl Moczydlowsky, Elizabeth Studebaker. Stephen Whitburn present but not seated due to NPPC majority limits.

Community members present: Vicki Granowitz (left at 7:30), Ernie Bonn. Roger Lewis also attended and is eligible to vote as a community member, but he chose to participate as an audience member.

I. Parliamentary Items

1. Call to Order, Roll Call. Meeting was called to order at 6:15 due to late entry into the building.
2. Approval of Previous Meeting Minutes. The minutes were approved with no revisions (O'Boyle/Callen) 5-1-3
3. Requests for Additions or Re-Ordering of Agenda. There was no reordering of additions to the agenda.

II. Non-Agenda Public Comment .

A comment was made from an Alabama St. resident regarding the combination of traffic impacts with the Arbor Crest South and Arbor Crest North projects. These projects now have two different owners/developers. It was questioned whether there should be new traffic studies because the projects are no longer tied to one another and whether the approval of Arbor Crest South should be reconsidered, as the rationale for the two associated projects may no longer be valid. He recommended that there may be a need for a four-way stop at Florida St. and Robinson Ave. and there should be reconsideration of the alley access given the proposed high level of usage.

III. Urban Design

1. **Draft North Park Planning Committee response to the San Diego Grand Jury Report on Historical Designations and the Mills Act.** Please note that this paper was distributed last month. It may have other applications including op ed piece, LU&H, Community Plan Update, etc. Presented by J. Kellett.

Jessica Kellett drafted a very thorough and well-documented response to the Grand Jury report on the Mills Act and the Mayor's response to it. Vicki Granowitz. clarified that HRB staff have been working on changes to the Mills Act for about 2 years, which predated the Grand Jury Report. The Mayor agreed with some items in the Report but later retracted because the info in the Report was wrong. She recommended that if we want City Staff to read the NPPC position paper, it needs to focus on the Mayor's proposal and leave the Grand Jury out. She also suggested that a document be written that emphasis what the NPPC agree with and do not agree with in the Mayor's proposal regarding the Mills Act only. She and Rob

Steppe suggested that the current document might be too long to garner attention of intended target groups. It was then suggested by Rob Steppe that two documents be prepared. The original would go to the Grand Jury by its official filing deadline of June 25. A second letter, a shorter and more proactive version, would address the current staff recommendations to amend the Mills Act and go to the Mayor, District 3, Land Use and Housing, and Historical Resources Board – much like the distribution of the NPPC position paper on demolitions from June 2007. Jessica Kellett and Carl Moczydlowsky agreed to work on the two memos, one to the City the other to the Grand Jury. The letters will be presented for Action at the full Board meeting on June 17.

IV. Project Review

1. **The Boulevard at 2030 El Cajon Boulevard.** Project No 152601. This project was previously approved by the committee and is now coming back to the committee with revisions to the project scope and design including number of stories, building height, number of residential units, number of parking spaces, and type of construction. Tim Baker presenting. Action.

The Boulevard Project was approved by NPPC in April 2005, and the tenant returned to allow for an extension of the tentative map. Given current housing market conditions and construction costs the applicant seeks to reduce cost, change from Type III to Type 5 construction, remove the top floor, change the unit mix, and make the units smaller. The project retains live-work lofts at pedestrian level on El Cajon Blvd. and Alabama St. The project may seek LEED certification with points given for density, location at transportation corridor, bike storage, cool roof, use of drought-tolerant landscaping, dual flush toilets, solar to provide energy to common areas, use of recycle materials and operable windows. There is redevelopment agency involvement in this project, and applicant plans to seek additional subsidy for sale or rental. A sheet was distributed showing the changes in project scope, which included a reduction from 5 to 4 residential stories over 2.5 floors of podium parking, reduction from 180 to 175 units increase from 60 to 96 1 bedroom units, reduction from 113 to 72 2 bedroom units, increase of the landscape deck from 10,444 s.f. to 11378 s.f., an increase of commercial space from 4292 to 5066 s.f., and a decrease in parking by 30 spaces. Motorcycle and bike parking spaces would not be reduced, 20 and 85 respectively. The community room is intended for use by residents, not for use by community groups.

Keoni Rosa suggested that the Alabama articulations match El Cajon articulations. He also suggested that the massing at the community rooms be broken up with more variation. Carl Moczydlowsky asked questions about achieving LEED certification, for which the applicants stated that they were still evaluating the project and had not decided whether or not to go for a certain certification. Vicki Granowitz and Judi O'Boyle recommended that the new project match the color scheme of the original proposed project. Jessica Kellett commented that Florida St. had no live-work or commercial space for a busy road. Rob Steppe recommended that parking not be reduced, but the applicants pointed out that they were in compliance with parking requirements and LEED certification promotes a minimization of parking.

Motion: Approve the project with more articulation added on Alabama Street, retain tile, textures, and color from the original plan, and maximize parking on site. (Granowitz/Callen) 9-0-0. For Action (Yes – Granowitz, Callen, O’Boyle, Kellett, Rosa, Bonn, Moczydlowsky, Studebaker, Steppke)

2. **Arbor Crest North at 3783-3845 Florida Street**, south of University Avenue. The approximately .995 acre site was approved by the committee for construction of 72 market rate condominium units pursuant to TM no. 286308. The applicant, Community Housing Works, is studying the feasibility of redesigning the project utilizing the City’s Affordable Housing Density Bonus Program to construct up to 97 units targeted to either senior or family residents under an amended Community Development Permit. Dave Gatzke from Community Housing Works. presenting. Information.

Applicant came to get early input from the subcommittee on the redesign of the project. Applicant presented other projects that they have developed, including the neighboring Alabama Manor (Senior Citizens) and the 100% solar Solara project in Poway. Applicant wants to build within bulk and mass requirements, but utilize a density bonus for low income housing to increase the number of units. Original plan had 4 stories over 2 floors of podium parking. New goals for the project include significant green building elements, but they do not believe that they can achieve 100% solar due to space requirements. The applicants desire to provide low income family housing, with up to 30% 3 bedroom units.

Judi O’Boyle, Carl Moczydlowsky and Jessica Kellett voiced a preference for low/working/affording housing for families with more two and three-bedroom units and more outside areas to support families. Also, it was recommended by Keoni Rosa to avoid the use of gable roofs as this is overly replicated in tract homes and mediocre apartments/condos constructed in North Park over the past five years. Keoni Rosa and Judi O’Boyle also expressed that they were not adverse to something modern as long as there is substantial articulation. Roger Lewis suggested that courtyard areas be included in the project. Jessica Kellett expressed that space between buildings would be desired and suggested that the project include varying heights to break up the bulk and mass. The committee provided conceptual input for project design, but thought it would be useful to voice support for low-income rental housing targeted at families.

Motion: Support a project at the Arbor Crest North location that addresses the need for low income family rental housing. (O’Boyle/Callen) Motion passes 5-2-0. For Action. (Yes – O’Boyle, Kellett, Moczydlowsky, Studebaker, Callen. No – Bonn, Rosa)

V. Announcements and New Business

1. Liz Studebaker – There will be a meeting on Wed., June 4 at the El Cajon BID for a moratorium on check cashing establishments.
2. Judi O’Boyle – There will be a Burlingame Historic Home Tour on Saturday, June 7.

VI. Adjournment at 8:10