



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

DRAFT MINUTES: Monday, September 8, 2014 – 6:00 p.m.

North Park Recreation Center, Main Campus, 4044 Idaho Street

I. Parliamentary Items (6:00 pm)

A. Call to Order & Attendance (6:05 PM)

Seated NPPC Board Members: Peter Hill, Vicki Granowitz, Rick Pyles, Steve Codraro, Dionne (arrived 6:33)

Seated General Members: Ernie Bonn, Robb Steppke (left at 7), Kitty Callen (arrived 6:30pm)

Nonvoting Board Members in Audience: None

Audience / Public Sign in Sheet: 0 members of the public attending

B. Modifications & Adoption of the Agenda

- Modifications: None

- Motion to adopt Sept, 2014 agenda Bonn/Pyles, 6-0-0

C. Approval of August Minutes: tabled until October

D. Announcements

- Hill: Foundation for Form (developer of You Got Mail Bldg) have acquired the former Crazee Burger (4201 30th St.) space and intend to build a mixed-use development. Jonathan Segal recently revealed his design for the new 7-story luxury highrise on the north-west corner of Park Blvd. and Robinson Ave (Hillcrest).

II. Non Agenda Public Comment – None.

III. Action/Discussion

A. North Park Craft Market – Discussion Only: Won Chae Matthews and Trevor Garb presenting.

Brief presentation and request for feedback on proposed development of an artisanal market at 3111 30th Street (30th and Redwood St., former laundromat).

- Plan to rehab existing building as a market for artisanal food and craft products (meats, cheese, beer, coffee). Target market is families. Coffee and craft beer consideration intends to be open as late as zoning permits (midnight).
- There will be no active restaurant (no cooking with fryers, etc.), but food prep within the market is intended (sandwiches, bakery).
- Easement for a sidewalk café/patio being examined (southern end of property)
- Existing parking lot may be partially used for bike share, parklet, but will continue to provide on-site parking for cars.

- Type 23 license was being pursued, but partnership will not work due to legal issues with growing brewer. Currently examining type 41 license.

Public comment: n/a

Board comment: Bonn suggested the building may be over 45 years old and could get kicked into Historic review.

B. Indiana Street Project – Potential Action: Tim Wright (Irving Group) presenting

Presentation and request for Letter of Support (no motion created or voted on by NPPC/subcommittee until assessment letter and cycle report is provided by DSD).

Presentation and discussion in Addenda below

C. Community Plan Update (CPU) – Draft Urban Design Element - Discussion

Proposed urban design features in Uptown’s CPU: review and discuss

See section 4.4: Development Form

http://www.sandiego.gov/planning/community/profiles/uptown/pdf/draft_uptown_cpu_urban_design_element.pdf

Presentation and discussion in Addenda below

IV. Information: None

V. Unfinished, New Business & Future Agenda Items: None

VI. Adjournment

Motion to adjourn: (Rick / Dionne; 7-0-0) 7:53pm

Next Urban Design-Project Review Subcommittee meeting date: Monday, October 6, 2014

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Peter Hill, at urbandesign@northparkplanning.org or (619) 846-2689.

** 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 September 16, 2014.

For additional information about the North Park Planning Committee, please like our Facebook page and follow our Twitter feed:



Indiana Street Project

Project is located at 3547 Indiana Street, totaling 18,920 square feet and consisting of one two-story 5-unit building, and one 4 story 19-unit building with all parking underground and accessible from the alley. Maximum height will be below 50 foot maximum. Lot is 24,494 square feet and zoned MR-1000: one dwelling unit per square foot of land. Variance requested will allow 2 additional units (26) instead of the 24 permitted by zoning, in order to allow for the preservation and restoration of two historic bungalows.

Chair Hill stopped presenter and clarified that requesting a variance will require them to return to NPPC. Due to the current lack of a cycle report and the request for a variance, a letter of support from the subcommittee is not possible. Suggested finishing presentation to familiarize subcommittee with general project concept. Presenter continued.

Additional points:

- East side of lot and in alley is where the bulk of density goes (19-units)
- Approximately half the site is on a canyon; new construction wraps around canyon to preserve view corridors
- All parking is inside/under new construction.
- Unit mix is ~70% 1-bedroom and 30% 2-bedrooms. Units are approximately 1000 sq ft and 750 sq ft, respectively. There are a few studios in the smaller building as well.

Public comment: n/a

Board comments:

- Dionne: Questioned tandem parking—are those tandem spots always attached to a 2 bedroom unit? Yes. No tandem parking spots are to be shared by separate units. These spots are located off the alley.
- Rob: Requested clarification on location of 2-bedroom spaces. There are now 2 fewer of these units, and the mass of the middle angled portion is actually being reduced (newest drawings available on screen, but not handouts).
- Ernie: Are these condos or apartments? Apartments, with no intention to convert to condos. Requested builders examine idea of putting angled parking on Indiana St. adjacent to new buildings.
- Rick: Low income units? No. Common areas are sunk down close to the canyon. What are your finish materials? Identifying the materials now—glazing as much as possible, wood, stucco, fire retardant materials.
- Steve: Tim and I have met and have mutual interest in urban infill. Parking will be created for the onsite bungalows. How is your height relative to surroundings? Maybe 40-50 % have 2-3 story apartments, the white bldg. behind us goes up 4.5 stories—there has been a focus on “stepping up” heights. Traditional roofline of the smaller new bldg. has been changed; hoping to match the materiality of the historic buildings versus the shapes and styles. Can you see what’s in front of you when exiting garage (with the slope)? Yes, and with the adjustments to current drawings, there is only about a 7% grade now. Additionally, the alley is a dead-end (low traffic).

Community Plan Update (CPU) – Draft Urban Design Element

Hill gave background to the guidelines—they were produced by a different design group (WRT) than NPPC (KTUA). Hill provided the draft in order to get input, as the NPPC design guideline draft is not yet available. Reviewed two portions of the Uptown Design Guideline Draft, which pulled together their guidelines and applied them to building types.

Discussion revolved around the language regarding building massing and heights (and height transition issues in new developments). An example of language from the draft that is not in the LDC is from the Low-Rise Building Types section, “Building massing should not overwhelm adjacent buildings, and should be no more than 1.5 stories higher than adjacent buildings within 30’ of shared property line.”).

Major Ideas

- Design Guidelines are vitally important for Ministerially-approved projects

- Using CPIOZ to create a discretionary trigger (where would otherwise be ministerial) in certain areas where height/massing issues are expected.
 - Next to historic structures and borders of neighborhoods, the discretionary action will require community input, to help ensure design standards are met
 - In more dynamic areas, the discretionary action will encourage collaboration between planning group and developer, allowing community to encourage key points in development (e.g., lot consolidation, underground parking)
- We are not a uniform neighborhood, and height and massing is not simply about adjacent buildings, but about being respectful of height and massing of the adjacent *neighborhood*. We are trying to find a way to encourage developers to come in and show us how they view their neighborhood, and how their project fits in.
- Curb cuts in new developments within XX feet of a corner or bus stop should trigger a discretionary review.

Other Takeaway Points

- Refrain from using subjective language (e.g., “massing should not overwhelm adjacent projects”)
- Use design guidelines to tell developers what we want, and try to express the expectations as a challenge instead of a limitation. Examples suggested:
 - “In new developments, ground-level entrances should impart a sense of community and arrival”
 - “Developers are encouraged to take mobility and an aging population into account, by offering single-story units”

Questions

- What areas can we identify for a discretionary trigger CPIOZ?
- Are there problem corners or poorly executed high-volume areas we can focus on?
- We should specify heights for different corridors (areas of El Cajon, Adams Ave)
- What would we like to encourage in the Huffman areas?