



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

FINAL MINUTES: Monday, March 3, 2014 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items

A. Call to Order* 6:00 PM

NPPC Board Members seated: Hill, Nguyen, Carlson, Granowitz (6:05),
Gebreselassie (7:00pm)

Community Members seated: Bonn, Steppke, Callen (6:09)

B. Modifications & Adoption of the Agenda

No modifications; Motion to adopt: Steppke/Bonn, 5-0-0

C. Approval of Previous Minutes: February 3, 2014

Motion to approve with correction: Bonn/Steppke, 5-0-1 (Nguyen abstained - absent) Granowitz present. Correction on Item IV: Carl's Jr. Correct Rob's comment to- "as shown on the plan"

D. Announcements

Bonn: 100 year celebration of the University Heights Branch Library will be held Saturday, April 12 from noon to 3PM, at the library.

II. Non Agenda Public Comment (2 minutes each).

None.

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

Discussion: Kerrigan Diehl (KD) presented project updates based on Urban Design / Project Review Subcommittee members' comments at the Feb. 3, 2014 meeting. Six different cosmetic

treatments of the antenna screening wall were presented as simulations:

Alternative A: Wall is as originally proposed. No decorative elements were added.

Alternative B: Each wall panel is framed in dark brown to match window frame color elsewhere on the building.

Alternative C: The entire wall is covered in a brick pattern to match brick elsewhere on the building; each wall panel is framed in dark brown.

Alternative D: The center of each wall is covered in a brick pattern; individual wall panels are not framed.

Alternative E: The entire screen wall is dark brown.

Alternative F: The lower half of the wall is dark brown.

Kerrigan Deal, Verizon's Consultant gave Church 8 options. Church selected the option that incorporated painted edge banding throughout the building. KD also followed up on a subcommittee question from the February meeting: the trees proposed would be Bradford pear trees.

Board Comments:

Steppke: Not thrilled with options provided. Would prefer brick color and texture as one that is a more permanent improvement. Paint can be changed. Prefers option D. (with brick panels)

Bonn: Prefers option F. Minimizes bulk and scale.

Granowitz: Suggest taking the brick on existing structure and creating a brick border to match it. Use the same design as chosen by church, but make the texture and color match the existing permanent brick.

Carlson - Would prefer to support the Church's choice. Concur with Vicki & Rob on brick color & texture in the pattern chosen by the church. Disappointed in the blandness of the options offered, and by not seeing any interest in incorporating art into the project.

Nguyen - concur with Granowitz

Chair Hill requested Verizon return in April, after presenting board's suggestion to church as a compromise to see if they would find acceptable.

Motion: To request the church be asked to support their same preferred design, but with brick texture and color to match the existing brick. 5-1-0 Carlson/Granowitz (Steppke voted no - motion doesn't go far enough)

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

Discussion: will discuss further next month. Tabled until next month.

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.

Tim Wright (TW), representing the developer, presented preliminary designs.

Discussion:

Tim Wright introduced himself and the Irving Group (founded in 1989, committed to the city, in the family for 90 years). Has come early to get feedback from board on proposed project.

Proposed Multifamily housing project:

5 structures are currently on site. 50% of the site is sloped down to Florida Canyon- want to preserve canyon - envision terraced areas/balconies. Zoning allows multistory structure (24 units). Developer is looking at a 3-4 story structure. Slope, landscape is in review. SE corner has oak trees (native plant - would need to keep). Currently existing on site are 3 small & 2 larger cottages. Project must provide onsite parking (City requirement), which is a difficult hurdle to overcome.

Public Comment:

Justin Tjalma: Are cottages historic? Located in 92103? Is it in NP? Ans: Currently undergoing 45 year review; located in 92103 but within North Park Planning area.

George Franck: how many parcels? Ans.: 2 parcels. 1 parcel with 3 small cottages, 1 parcel with 2 slightly larger cottages. Received earlier permit to the south. Project is ongoing.

Sarai Johnson: Cottages built approx 1920. 7 structures total on site, 5 residential and 2 garages(out-buildings). Will proposed design change if these are historic? Ans: we would work around that. Q: Prudent to wait to determine if they are historic? Is there an attorney? Ans: yes 2 consultants: Ron May and Maria Lia (attorney). Q: What do the tenants know? Answer: haven't communicated with tenants - only owner. Q: Has anyone discussed historic incentives for keeping properties? Transferred development rights, parking incentives (waiver on parking is possible), Mills Act? Ans. No. Is Parking connected to Alley, and is that allowed? Ans: we believe so - don't have comments back. The architect is Jim Tanner at Tanner/Hecht.

Board Comment:

Steppeke: What condition are the cottages in? (Ans: Livable condition.) Would be nice if they could be salvaged. Please permit as condos and not apartments unless they are intended as rental units. (Ans: haven't decided if will go for condo map. Right now intention is for apartments.) Strong warning not to come to NPPC later to "condominiumize" if permitted as apartments.

Bonn: Bungalow courts can successfully be converted to condos. Would like to see a copy of full historic report. Please provide to NPPC when you get it. Concerned about any loss of bungalow courts, and with intrusion into slope. Tenant's rent has been raised recently, tenants are unhappy.

Granowitz: Walked the site - 3 bungalows overlook the canyon and are very special - 2 perhaps less so. Be aware modern infill next to old is acceptable and meets Sec. of Interior standards. Prefer parking not visible from street with parking access off alley rather than curb cuts. Appreciate applicant coming early.

Nguyen: Q: What is proposed for number of floors? Ans: 3 stories on top of 1 story of parking. Q.: Will LEED certification be pursued? Ans: not decided yet, but commonly do LEED shadowing. Q: Plans for fulfilling low income housing requirement on site? Ans: No.

Hill: Lives on Indiana Street - 1 resident has a petition to save the historic cottages. Neighborhood is already dense. Will be denser. Try if you can to keep visual connection with street to the canyon. Maintaining green view corridors is important to quality of life and creates a pleasant walking experience in neighborhoods.

V. Unfinished, New Business & Future Agenda Items

None

VI. Adjournment

Adjourned 7:06PM; Steppke/Callen 8-0-0

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:

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