



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

APPROVED MINUTES: Monday, May 5, 2014 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items

II. Call to Order & Attendance 6:01:01 PM

- a. Seated NPPC Board Members: Peter Hill, Rachel Levin, Roger Morrison, Kevin Clark, Steve Codraro, Vicki Granowitz, Daniel Gebreselassie
- b. Seated General Members: Ernie Bonn, Steppke, Kitty Callen
- c. Nonvoting Board Members in Audience: Lucky Morrison, Dionne Carlson
- d. Audience / Public Sign in Sheet: TJ O'Donnell, Garry Weber, Bill Kelly, Aaron Embry, Dave Gatzke, David McCullough, Robert Bettinger, Brian Asaro, Jeffrey Wynne

III. Modifications & Adoption of the Agenda: Motion to adopt May 5, 2014 Agenda with Item D moved to follow Item C Hill/Gebreselassie, 8-0-0

IV. Approval of April 7, 2014 Minutes: Motion to approve with corrections (typos): Bonn/Codraro, 6-0-2

V. Announcements

Bonn: May 17 Trolley Barn Park Event – San Diego Floral Historic Garden Tour 10am-4pm. On the day of the tour, Old Trolley Barn Park on Adams Avenue will feature a garden market place of artisans and garden vendors.

VI. Non Agenda Public Comment - None.

VII. Action Items

- a. 2531 34th Street – Neighborhood Development Permit (NDP) required due to adjacent Environmentally Sensitive Lands (ESL). City of SD Project Mgr: T. Daly. The Harding/Pople residence project is to add to the footprint of an existing single family residence (2800 total sq ft) on the east and north side of the structure at 2531 34th. The rear yard of the property is located in ESL with steep hillsides. The construction will not impact the hillside area, and is separated from the area by sewer easement. Will clarify boundary lines, one plant identified as sensitive but will not impact it, two lots joined since the 40's, at the city's request. Unable to build on the utility easement.
 - i. Board Comments: Boundary clarification, questions regarding the native plants & canyon impacts.

Motion: To approve the NDP as presented. Granowitz/Clark 8-1-1 (Bonn No, Callen abstained due to getting to the meeting late)

- b. **Wilshire Terrace Duplexes 3434, 3436, 3444, 3446 Wilshire Terrace**– PTS No. 317992 - Site Development Permit (SDP): City of San Diego Project Mgr: T. Daly. Additional Info Provided below. Project sets the building back 10" with the garages set back 22" from the alley. Allows the incorporation of an enhanced front yard with driveways and street trees to help improve this portion of the alley. Setback modification reduces buildable area of the

site by approximately 871 SF. Requesting set back modification that allows for a sensible and contextual approach for this development.

- i. Public Comments: Does the city plan to put in a street there? No.
- ii. Board Comments: Granowitz: Clarification, asking to change setbacks? Yes. Clarify the slope – garage cuts into the slope, the building will be built on the garage. How wide is the alley? 20 ft. Height on the building 35 ft from the street. (Allowed 50ft from the canyon floor) Not yet determined if it's a condo or rental situation. Reducing the north and south setbacks – how does that affect the building? Just allowing for more space to look like a neighbor vs. adjacent building style. Hill: Condo (6 or 8 story) on Upas – how does traffic coming from that building affect this plan? Not sure. Impact on neighboring houses? Top of building is at houses nearby foundation – not blocking their view

Motion to approve project SDP as presented Steppke/Bonn 10-0-0

VIII. El Cajon Blvd. Business Improvement Association (ECBIA) Recommendation to the NPPC for the NPCPU: Gary Weber Presenting; ECBIA Memo Attached below

- a. Items include but not limited to:
 - i. Desire for high density, mixed use on Park Blvd, Howard Ave & ECB.
 - ii. Currently can build to 74 units per acre.
 - iii. No high limit recommended on Blvd.
 - iv. No new curb cuts or drive thru outlets, not contributing to the city of village's strategy. Restriping of streets to maximize on street parking. (angle parking, etc) Park to Fairmont – looking for consistency. Inclusion of North Park into one community planning district, preferably into North Park. Coco's project – asked to please implement city of villages and not add a market and gas station.
- b. Public Comments: multiple districts regulations – asking for clarification? Understanding is that the city will make the districts cohesive.
- c. Board Comments: Steve – do you have visuals to show impact? Idea is the Lafayette 18 story proposal. Regarding fast food, how to get them out? Start to discourage the new developments. Roger - Describe street wall requirement? Build up to the street, parking somewhere else. Daniel – Public transit? Looking to add service, did not want BRT lane, but looking to make more ped friendly (bike and bus shared lane). Bonn – wants a mirror image on both sides. Vicki – gas station in front of 7-11 doesn't seem likely. Bike lanes on El Cajon Blvd.? Businesses feel bike/walk will help businesses. Trying to humanize the Blvd. allow for bikes to feel safer. Hill – restriping and working with mid-city parking district? We are the fiscal agent for mid-city parking district, enough to make changes.

Memo will be presented to NPPC Board/Public date TBD & submitted to the Planning Dept for their consideration & Integration into the NPCPU

IX. Community Housing Works – Presenter: Dave Gatzke, CHW (Project consultants available to answer questions). Additional Info Provided Below

- a. Two Phase Residential project Located at Howard, Arizona & both sides of Texas: With loss of redevelopment funds for affordable projects need new strategies. In this development the market-rate will fund the LGTB affordable senior housing
- b. The project is on a 1.77 acre site located in the MCCPD-MR-800B zone, the Transit Area Overlay Zone and within the Greater North Park Community Plan Area. The project site is also located within the FAA Part 77 Notification Area. The site consists of a 1.21 acre parcel at 4220 Arizona Street currently improved with an approximately 49,500 square foot non-conforming office building and surface parking lot (Lot 1) and a 0.56 parcel at the northwest corner of Texas St. and Howard Ave. currently improved as a surface parking lot (Lot 2).
- c. Public Comment:
 - i. Straw Poll of General Public (did not include applicant reps) in attendance: 9 / Opposed: 0 / Undecided: 5

1. Robert Bettinger – Worked on needs assessment for LGBT seniors.
 2. Bill Kelly – Worked on project as well, less than 6 years – 10,000 60 or older, 1 out of 4 60 or older is homeless.
 3. Jeffrey Wynne – Supports this kind of affordable housing development.
 4. TJ O’Donnell – Wanted clarification of setbacks.
 5. Aaron Embry – Likes the build, provides service to the community. Concerned about parking, 1.6 ppl per affordable housing. Market rate, (studio’s, one bedrooms and one bedrooms with dens).
 6. Justin – Are you applying affordable housing bonus to market rate? Yes.
 7. Carlson – if you went higher on the market rate side, could you add affordable on the market rate side? Would have to dig deeper, cost is higher. LEED component? Shade side? Roof deck for seniors? All considered.
- d. Board comments: Codraro: is CHW going for LEED certification? CHW is looking into sustainability designs, but not sure how far they will go to get LEED certification. Auto circulation? Access to parking garage will occur on the alley, market rate – two levels of ramps off the alley, second level of parking on Arizona. Levin: Time frame? 3rd quarter 2014 for approval, 12 months for building approval, phase one 2015 for market rate, second half 2015 for affordable. Gebreselassie –Both lots get bonus. Callen: makeup of units? ¼ split on market rate. Affordable housing side, majority one bedrooms. Parking? 58 above ground but masked. Market rate parking 151. Request more detailed images can be provided via email. Hill. **Motion to approve the project as present including: 1. Process 4 SDP No. 1265467; 2.Process 3 Mid-City Communities Development Permit (processed as a SDP); 3. Process 3 CUP No. 1265468, for Senior Housing; Process 4 SDP for deviations as additional development incentives under the Affordable Housing Density Bonus Ordinance (SDMC 143.0750), 5. Variances for: FAR & setback; 6. Deviations for diagonal plan dimension, minimum exterior waste and storage, height, & architectural features.); 7. Vesting Tentative Map (VTM) to create 118 residential condominiums. No. 1265466 Steppke/Morrison 10-0-0**
- X. Adrian Granda NP CD3 Rep thanked CHW for letting the City temporarily house historic home which had to be moved as part of the OLP settlements at the project site for approximately one month while permitting issues are resolved with CALTRANS. Allowing them to be moved to their permanent location.
- XI. **Information Items** - None
- XII. **Unfinished, New Business & Future Agenda Items** - None
- XIII. **Adjournment** Motion to Adjourn 8:00 PM; Clark/Hill 10-0-0

Next Urban Design-Project Review Subcommittee meeting date: Monday, June 2, 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 April 15, 2014.

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

IV. b. Wilshire Terrace – Additional info

Wilshire Terrace is 4-unit residential project arranged as 2 duplexes. The reason that this project is going through the discretionary process is due to a proposed setback modification. Originally, this site was 4 individual lots that fronted Wilshire Terrace (a named alley, see the attached assessor’s map). When the lots were consolidated, the ‘front’ of the lot effectively changed to the North edge of the site which abuts Myrtle St (an undeveloped paper street that cannot be vacated and will never be developed by the City). The rest of the structures on Wilshire Terrace already face the alley. Thus, we are proposing to consider the front setback as the east side of the site along Wilshire Terrace to 1) match the rest of the neighborhood context and 2) because it makes more sense for the orientation of this development

The other existing structures are built up to the one foot set back with a number of garages facing right on the alley. While we technically could build right up to this setback, our project sets the building back 10 feet with the garages set back 22 feet from the alley. This approach incorporates an enhanced front yard with driveways and a few street trees to help improve this portion of the alley. Additionally, the attached document illustrates how this setback modification actually reduces our buildable area of the site by approximately 871 SF. We are requesting NPPC’s support of this set back modification that allows for a sensible and contextual approach for this development.

VIII. The El Cajon Blvd Business Improvement Association



North Park Plan Update - Boulevard BIA recommendations

In general the Association seeks to provide the urban boulevard anticipated in the City of Villages strategy, including the acceptance of higher density urban infill opportunities between Park Boulevard and Fairmount Avenue (with I-805 being the eastern end of the North Park plan jurisdiction).

In that light the following suggestions are presented:

- High density mixed use development on all blocks between the Boulevard and Howard from Park to I-805, with Boulevard frontage preferred, perhaps incentivized, but not required
- Higher density on the north side blocks to the alley at each transit hub (Park, Texas, 30th, and I-805)

- No height limit recommended on Boulevard/Howard blocks, in other cases limits using light and sun angle calculations are appropriate to insure protection from extensive shadowing on adjacent properties to the north
- Street wall requirement along the entire Boulevard with minimum setbacks for plazas and related amenities
- Absolutely no new curb cuts anywhere along the Boulevard
- No more drive through food outlets, with a suggestion that those in existence eventually be reconstructed as street frontage facilities within higher density urban infill projects
- Restriping of all streets within the vicinity of the Boulevard to maximize on-street parking availability, with time limits on streets adjacent to all commercially zoned properties, including the use of meters where appropriate
- Eventual elimination of multiple Planned District Ordinances along the Boulevard, with similar development criteria established for the length of the Boulevard
- Inclusion of the North Park portion of the Boulevard into one community planning area, preferably North Park

January 2014

IX. Community Housing Works – Additional Info

Proposed improvements for Lot 1 include approximately 117,921 square feet of Gross Floor Area comprising a four story plus mezzanine residential building containing 118 units and related amenities over one and one half levels of underground or enclosed parking, related leasing office and resident amenities space, and a semi-public plaza on the northeast corner of Texas St. & Howard Ave. Proposed improvements for Lot 2 include approximately 74,378 square feet of Gross Floor Area comprising 76 age-restricted (senior) apartments in a four story residential building over one level of enclosed parking, and related leasing office and resident amenities space. Applicant is requesting incentives under the Affordable Housing Density Bonus ordinance for density,

Bus stop ½ block away, bike lane proposed. Residentially zoned. Existing office building is non-conforming. 5ft setbacks. 0ft at alley. 75 units per acre allowed – affordable housing bonus law allows for a little over 100 units. (35% increase). 118 market rate – 76 affordable. Design features – link the two buildings – open plaza on NE corner of Texas and Howard, not gated, public. Increased set back on senior side for seating. Active features for the market rate building on street level. 20 apts are very low income of the total number of units. Hoping to get affordable housing tax credit to have all affordable. Market rate apartments – ground floor units have stoops. Permits and approvals – mid city development permit, site dev permit, conditional use, tentative map to allow potential condo subdivision of lot 1. Affordable housing incentives.