



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

DRAFT MINUTES: Monday, Feb. 2, 2015 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items

- A. Called to Order 6:05 PM
Seated NPPC Board Members: Peter Hill, Daniel Gebreselassie, Howard Blackson, Roger Morrison, Vicki Granowitz, Steve Codraro
Seated General Members: Ernie Bonn, Rob Steppke, Kitty Callen (arrived 6:15 PM)
- B. Modifications & Adoption of the Agenda
No modifications. Motion to adopt. Granowitz/Blackson, 8-0-0
- C. Approval of Previous Minutes: January 5, 2014
Corrections: No corrections/mods. Motion to approve as amended. Codraro/Granowitz, 7-0-1 (Bonn abstained).
- D. Announcements
Ernie Bonn: Meeting on Parking District Audit Performance Measures: 200 3rd. Ave.

II. Non Agenda Public Comment (2 minutes each). None.

III. Action / Discussion

A. Neighborhood Development Permit – 4642-44 Boundary St. - Action

Blackson recuses, leaves table

(Process 2) Neighborhood Development Permit to count tandem parking spaces as two parking spaces towards the off-street parking requirement for the construction of two attached residential duplex buildings for a total of 4080 square feet. The 0.092 acre site is located at 4642-4644 Boundar St. in the MR-800B Zone of the Mid-City Community Planned District and within the Greater North Park Community Plan Area.

Howard Blackson presented the project site plan to the subcommittee.

Project main points:

- Tyler / Hanson is the architect / builder
- Lot is entitled for 5 units; are building four.
- 2 duplexes, containing 4 rental units.

- 6 parking spaces

Subcommittee members asked questions on the following subjects and received satisfactory answers:

- Hill: street parking conditions; proximity to transit
- Morrison: assigned parking
- Granowitz: conformance with small lot ordinance
- Steppke: street parking only for front units
- Bonn: cul de sac
- Gebreselassie: alley orientation

MOTION: Due to the availability of on street parking & adjacent public transit the NPPC supports the NDP request for tandem parking spaces towards the off street parking requirement at 4642-44 Boundary St. Granowitz/Steppke 7-0-1 (Callen abstains, arrived late; Blackson recuses)

Blackson returns to table

B. Letter of Support – North Park Historical Society - Action

Vicki Granowitz spoke, describing the effort by NPHS to apply for a County of San Diego grant to support early work on developing an educational monument for the University Heights / North Park Water Tower. Some discussion followed.

MOTION: for the NPPC to support the NPHS’ application for the FY 2015-16 County of San Diego Enhancement Grant to cover initial conceptual development of an educational monument for the University Heights/North Park Water Tower. Granowitz/Callen 9-0-0

C. Presentation – Substantial Conformance Review (SCR) of BLVD Project - Discussion

Informational presentation on the BLVD project, which is currently in Substantial Conformance Review. The 1.54 acre site is located on the northern side of El Cajon Blvd., between Florida and Alabama Streets, in the CL-1 and MR-800B zones.

Overview by Chair

Peter Hill spoke, explaining SCR’s. They are Process 1 actions, so they don’t come before planning groups. The explanatory document is Bulletin IB 500, from DSD.

Presentation

John La Raia, Development Director at H.G. Fenton (the developer) presented the project. H.G. Fenton properties include Solterra, Urbana and Piazza Famiglia in Little Italy. In 2005 and 2008, City Council approved a 180 unit entitlement for the project. Now the plan is for 165 units. The mixed use project will have ground floor commercial and some live / work units. La Raia anticipates the project will serve as a catalyst for the nearby sections of El Cajon Blvd.

Mike Burnett, project architect, presented a rendering of the project.

Public Comment

Luke Vinci – LIA – support for Fenton

Tootie – Lips – in favor

John O'Connor – in favor

Subcommittee comments

Blackson (spoke, not recorded)

Callen – yes

Gebreselassie – Apartments? Answer: yes

Bonn – unit mix? Answer: 1 and 2 bedroom with 14 affordable units

Steppe – accommodation for ex-bldg (?)

Granowitz – comments on context; gay community

Hill – trees and streetlights kept? Answer: yes

Morrison – supports

IV. Information: None

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

VI. Adjournment 7:00 pm Adjourned Hill / Granowitz 9-0-0

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Peter Hill, at hillpeter@hotmail.com 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:

 [NorthParkPlanning](https://www.facebook.com/NorthParkPlanning)

 [@NPPlanning](https://twitter.com/NPPlanning)