



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

DRAFT Minutes: Monday, April 6, 2015 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:03 pm)

- A. Call to Order*
NPPC Board Members: Peter Hill - Chair, Rachel Levin – Vice-Chair, Daniel Gebreselassie, Vicki Granowitz, Sarah McAlear, Steve Codraro, Roger Morrison (6:11 arrival)
Seated general Members: Rob Steppke, Ernie Bonn, Kitty Callen (6:20 arrival)
- B. Modifications & Adoption of the Agenda (Granowitz / Gebreselassie 8-0-0)
- C. Approval of Previous Minutes: Feb. 2, 2015 Steppke / Gebreselassie 8-0-0; Mar. 2, 2015 Gebreselassie / Steppke 7-0-1 (abstention Granowitz)
- D. Announcements
Granowitz - Saturday April 18 **Community Clean Up** 8am, meeting behind the North Park Theater
Codraro – Last planning committee meeting someone expressed interest in the Ray St./North Park Way development – the project rendering as posted on the property is just what was submitted to the city for approval of 4 units (where 2 existed before).

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

III. Action/Information - (6:15 pm)

A. St. Augustine High School – Information (6:08-6:14pm)

Substantial Conformance Review – update on previously approved projects

Steve Chipp – Looking to break ground in December on the next phase of their project. Responding to the community input (reduce the bulkiness) 51,000 square feet (sunk in the ground, so the gym is underground – street level and up is 1.5 stories. March 2017 is the finish date.

Ernie – any noise with the basketball court on the top? Shouldn't be an issue

B. 3537-3547 Indiana St. – Easement Vacation, SDP, NDP - Action (6:15-6:39pm)

An apartment project, totaling 24 units and 22,740 sq. ft., is proposed on the 24,326 square foot site. The project proposes to keep two historically designated bungalows and remove three other buildings. Parking will be underground, accessed through the alley, and include parking for all units, including the existing bungalows.

The project will require an Easement Vacation for an existing drain, a Site Development Permit, and a Neighborhood Development Permit.

The project is requesting three deviations:

- required side and rear setbacks from the property lines for an elevator structure on the alley
- maximum allowable height, for an elevator equipment enclosure and solar panels
- providing one pedestrian entry where the code requires two

The site is located within the MR-1000 zone of the Mid-City Communities Planned District, Transit Area Overlay Zone, Airport Influence Area for San Diego International Airport (SDIA) (Review Area 2), the FAA Part 77 Noticing Area, and the Greater North Park Community Plan Area.

Tom, Paul, and Chris presenting – Issues/Constraints: Preserve the canyon and there where two historical buildings on the site. In an agreement with the city, we completed a turnaround in the alleyway. Sustainability – we designed it in the LEED shadow, but it won't be certified. Using LED lighting, solar power, water reduction, smart landscaping. Density –23 units are designed (permitted to build more, but not doing so). Bulk is at the back of the lot. Upgrading the alley and the storm drains. 3 existing homes are scheduled to be relocated (they were bought). Deviation requests – Set back and 50' height requirement. Will remain an apartment project, not a condo development.

Public comments:

Parking requirements? - 1.75 for 2 bedrooms, 1.25 for 1 bedrooms - Each person is given a parking spot, one spot for bedroom.

Board Comments:

Steve – Ask to be mindful of the boxiness of the neighborhood architecture and maybe do more mature trees.

Daniel - Will you be higher or lower than existing buildings?

Rachel – Appreciates the bulk in the back, asked about the view from the homes across the canyon to that retaining wall.

Vicki – they voluntarily saved the front two bungalows, and are helping the alley issues, and they were willing to do so. They parked the bungalows. Supports the project.

Rob - Supports the project

Sarah – Supports the project

Ernie – Can Indiana Street support angled parking? No, not wide enough.

Peter – Any way of breaking up the mass on the canyon? Overall appreciates the project.

MOTION TO APPROVE Indiana St Apartments Project #396980 at 3537-3547 Indiana St including a Site Development Permit, Neighborhood Use Permit, Easement Vacation for an existing drain and Deviations for:

- required side and rear setbacks from the property lines for an elevator structure on the alley
- maximum allowable height, for an elevator equipment enclosure and solar panels
- architectural features required, for roof, window and door treatments
- providing one pedestrian entry where the code requires two entries

(Steppe/McAlear 10/0/0)

C. 1942 Boundary St. & 2011-2197 Haller St. – Proposed Rezoning – Action (6:40-7:19pm)

Proposal to change zoning on a vacant lot and adjacent existing development:

1942 Boundary St. is a triangular 2.32 acre vacant lot with I-15 to the east and Juniper Canyon Open Space area to the south. It has two zones: RS-1-1 (single dwelling unit, residential low density, 1 dwelling unit per acre) on a steep open space hillside making up 25% of the lot, and RS-1-7 (single dwelling unit, residential low density, 5-9 du/ac) on the remaining flat 75% of the lot.

2011-2197 Haller St. is an existing, adjacent 75 unit townhouse development to the north. It is zoned RS-1-7 (single dwelling unit, residential low density, 5-9 du/ac), however pre-dates the existing community plan and has a density of 17 du/ac.

A potential developer of the 1942 Boundary St. lot is seeking to change the zoning of the RS-1-7 portion of the lot (flat area only) to multifamily, low-medium / medium density. The Planning Department asked that the developer seek input from neighbors and NPPC, and also asked that the developer include a zoning correction on the adjacent existing townhouse development to reflect its actual density.

The potential developer has stated that any project would preserve access to the Juniper Canyon Open Space, not touch the Open Space steep hillside on the lot, and would be oriented to housing families at market rates.

Presented by Pat, Alex, and Phil –

Public Comment:

How many units per structure? Row home style.

Kitty – the path to the Juniper canyon, what will be done with that? They will create a new pathway.

Roger – Hill part is not being developed. The open space zoning will remain.

Ernie – Hillside will be left? Yes – How many stories? 2-3 stories

Rachel – Concerns – Adding density near the freeway, traffic on Boundary

Daniel – Environmental study on the canyon? Variances asked? Looks like they will not.

Steve – What is the relationship between zoning on the adjacent project and your property? Correcting the zoning that will be in the new community plan. Attached row homes.

Sarah – Boundary Street when it continues is actually single family, you are continuing Haller.

Peter – Appreciate keeping the density, city in its land development code update has a small lot ordinance (FYI)

MOTION TO RECOMMEND rezoning of the RS-1-7 at 1942 Boundary St & 2011-2197 Haller St to multifamily medium density (14-29 dwelling units per acre), include a zoning correction on the adjacent 2011-2197 Haller St existing townhouse development to reflect its actual density. The steep hillside is remain RS 1-1 & and to preserve access to Juniper Canyon open space. Granowitz/Codraro 10-0-0

Ernie- I hope this would be a discretionary project? That depends on the project which has not been designed yet.

Vicki – They came to us, so please continue to do so and get input throughout the project.

D. 4514-4516 Utah St. – Tentative Map – Action (7:22-7:40pm)

A 7 unit project (6 units under construction, 1 existing residence) is seeking a Tentative Map to create condominiums. The 7,000 sf site is within the MR-1500 zone of the Mid-City Communities Planned District in the Greater North Park Community Planning area. The site is also located in the Transit Area Overlay Zone. An affordable Housing Density Bonus allowed a density bonus of 2 units (included one very affordable, one-bedroom unit through the SD Housing commission). 8 parking spaces are to be provided, of which 6 are tandem. Rescheduled from March UD/PR meeting.

Presenting- Sandy Pujji – been through historical review, not historic. Construction has started. Ground floor parking

Tentative map is a state requirement, when the property is changing ownership (condominiums in this case) the state requires community input. Why are you allowed 6 units when it was permitted for 4. Received a bonus for providing one affordable rental unit for 55 years. Allowances were FAR/setbacks and tandem parking.

Daniel – Why didn't you apply for a condo conversion?

Peter – Are you keeping the palm trees on the street? Yes. In general, we don't like the condo conversion process for projects under construction, it would be great to have had input before. We like the street as it is.

Vicki, Rob, Ernie and Kitty – do not support projects that goes about conversions this way.

MOTION TO DENY the project as presented, due to lack of prior community input.

(McAlear/ Steppke 10-0-0)

IV. Information: None

V. Unfinished, New Business & Future Agenda Items: Idea for the next meeting, 30 street south of Upas – there is inconsistency in the language that Peter would like to address.

Police department wants the committee to weigh in on issues concerning alcohol. Vicki wants some consistency with the police regarding their process.

VI. Adjournment (7:56 pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, May 4, 2015

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 21, 2015.

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