



# **NORTH PARK PLANNING COMMITTEE**

[northparkplanning.org](http://northparkplanning.org)

## **URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE**

**DRAFT MINUTES: Monday, July 6, 2015 – 6:00 p.m.**

**North Park Recreation Center / Adult Center, 2719 Howard Avenue**

### **I. Parliamentary Items (6:08 pm)**

- A. Call to Order\*  
NPPC Board Members: Peter Hill, Rachel Levin, Daniel Gebreselassie, Vicki Granowitz leaves at 7:00 back at 7:15, Steve Codraro, Lucky Morrison, Dionné Carlson (in at 6:21 – leaves at 7:14), René Vidales 6:23  
Seated general Members: Ernie Bonn, Michael Limburg, Kitty Callen (6:09)
- B. Modifications & Adoption of the Agenda (Granowitz, Codraro / 8-0-0)
- C. Approval of Previous Minutes: May 4, 2015 (Granowitz, Gebreselassie / 9-0-0) (including Kitty)
- D. Announcements –  
Trolley Barn Concerts starts this Friday from 6-8 and continues through August 7  
Adrian - Community plans are out for Golden Hill and North Park are out. The time for public comment is now. / The water tower will get a \$300,000 seismic retrofit. / July 27<sup>th</sup> at 2pm council hearing on university mobility plan appeal.

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

### **III. Action/Information -**

#### **A. 4075 Park Blvd. – SDP Amendment - Action**

Amendment to existing Site Development Permit (SDP) 519003, for the construction of an eight story, 59,279-square-foot mixed-use project with 47 for-rent residential units, 11 commercial spaces, and a 18,233-square-foot subterranean parking garage. Project includes an Affordable Housing Density Bonus Agreement (affordable units on site) with height and setback deviations. The 0.48-acre site is in the CL-2 Zone of the Mid-City Communities Planned District. PTS 422693 (Process 4)

Public Comment – regarding the blank wall – most will be glass.

Deviations –

1. Western elevation – increase glass allowed from 50 %to 75%
2. Offsetting plains – reductions from 7 to 3
3. North property line set back deviation – 3<sup>rd</sup> floor – 1 foot / 4<sup>th</sup> floor is 7 foot / 5-8 floors 13 feet

They use two incentives for affordable housing –

- 1.) reduction for commercial parking (94 spots comply but required for 100 with a total of 105.), and
- 2.) building height increase (50 feet allowed – they are at 84 feet general and 91 feet for the elevator tower) .

Board Comments–

Steve – What is the height of other buildings in the neighborhood. – several buildings within a block are over 8 stories. Glass on the west side – streetscape shows a lot of green, what will it realistically look like? - Need to be water wise. Public right of way – side walk seating? There is an existing 20 foot sidewalk.

Daniel – assigned parking? Commercial parking – yes. 94 will conform. But 105 total spaces. Sustainable? Roof will be solar. %? 100% of core building. Water capture. Square footage of units? 830 - 1600

René – parking separate for commercial? Yes. Sustainable practices? Glass provides natural lights. Jacarandas are in the community plan. Bike racks? Yes, thinking about more public visibility then the North Parker. Electric car charging spaces? Yes probably 2.

Rachel – Regarding the west facing treatment for sun, how will this look in reality? Temporary parking spots?

Michael – (described treatment); temp parking per city engineer

Vicki – Please be mindful of the blank walls. Utility boxes – underground or offsite for everything that they do.

Lucky – 3 br affordable housing, what's the square footage of those? – need to be 80% of the average, so 830 square feet.

Ernie – west elevation, where are the set backs? 6ft. Are you keeping the existing angle parking on polk? That's not under their control, they aren't touching it. Stories total? 8. Façade on Park I don't like, and all that glass.

Kitty – Entrances to the underground parking are off the alley? Yes. Delivery for the commercial spaces? Same.

Dionné – all units have opening windows? Yes, and all corridors have windows. All affordable units have outdoor space. For the deviations, does each unit get beautiful outdoor space? Yes. Visually connected like the north parker? Yes. Storage for each unit? Yes and bike storage.

Peter - Numbers that need clarifying – 1 br + den will now all be 2 br. On the parkway, what will be there? Texture that is not concrete, but won't be grass.

**MOTION TO SUPPORT** amendment to the existing site development permit 519003, for construction of an eight story, 59,279 square foot mixed-use project with 47 for rent residential units, 11 commercial spaces, and a 18,233 square foot subterranean garage; to support the three requested deviations in increase glass allowed from 50% to 75%, reduction in the number of offsetting plains from 7 to 3, and support the requested setback deviations on the north side.

In addition, the board requests to encourage articulation on the east elevations.

(Carlson / Vidales 8-2-0)

## **B. 2015 Public Review Draft – North Park Community Plan - Information**

Overview and discussion of the Draft Community Plan released June 30.

Public comment – Susan Chambers and Henry Chaplin from Food to Soil, community supported composting. How can they plug into ongoing efforts to support composting? (Composting is listed in the community plan update) AB 1826 mandates reduction of waste for businesses. They have the knowhow, but not the community connections.

Vicki – very dissatisfied with the maps and technical areas. Placemaking was not included. Personally disappointed. Will be assigning sections to ad hoc groups who will then make a report to the board.

Land use / Urban design / CPIOZ – Howard, Steve, Peter, Daniel and Robert. (end of the month)

Economic prosperity – Steve is looking at it. BIDS should look at it

Zoning - should be a meeting, but we should finish land use and urban design first.

Michael – Implementation

Rachel - Arts & Culture by July general meeting / Introduction section one, after July's meeting

**IV. Information:** Plaza de Panama project is back in motion. This should be on agenda at the general meeting.

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

**VI. Adjournment** (7:54 pm)

**Next Urban Design-Project Review Subcommittee meeting date: Monday, August 3, 2015**

*For information about the Urban Design-Project Review Subcommittee please visit [northparkplanning.org](http://northparkplanning.org) or contact the Chair, Peter Hill, at [urbandesign@northparkplanning.org](mailto: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, 2<sup>nd</sup> Floor), on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on July 21, 2015.**

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



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