



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING MINUTES: Monday, May 6, 2019 – 6:00 p.m. North Park

Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items

- A. Call to Order (6:02):** NPPC Members: Stayner, Pounaki, Vidales, Taylor; Voting Community Members: Bonn, Steppke, Hill
- B. Modifications & Adoption of the Agenda:** no modifications
- C. Approval of Previous Minutes:** October 1, 2018: Steppke has correction to minutes: Stephen Russell's name was spelled incorrectly in the previous minutes.

Motion to approve October 1, 2018 Minutes with correction: Steppke/Taylor (5/0/2); Pounaki and Bonn abstained as they were both absent for the last meeting.

- D. Announcements:** Vidales mentioned that the North Park Festival of the Arts will take place on May 11th and the next NPPC meeting will be on May 14th (one of the topics being heard will be the 30th street bike lanes).

II. Non-Agenda Public Comment: None.

III. Items

- A. Action Item: Map Waiver at the Hamilton III Project (Process 3) (6:07 – 6:23)**

PTS. 627462 Map Waiver to create three (3) residential condominium units for a completed duplex and existing detached single dwelling unit for a total of 2,745 square foot of conversion located at 4174, 4176 & 4178 Hamilton Street. The 0.12 acre site is located in the RM-3-7 Base Zone of the North Park Community Planning Area.

Presentation made by Robert Bateman, followed by questions and conversation summarized below. Answers to questions summarized in bold where possible:

- Pounaki asked follow up questions: Is there still a single family home? **-yes** , Is construction complete? **-yes**
- Resident from audience asked a question about whether there were single family homes previously on this lot. **One of the units was originally a single family home but will be reclassified as a condominium.**

- Taylor asked a question about where the entrance to the building would be, specifically where the ingress and egress for pedestrians are – **on the north side of the property along property line and in the alley**
- Steppke asked if the single-family home will be sold as a condominium – **yes**
- Bonn asked about cosmetic changes that might be needed which Robert Bateman answered **the driveway, sidewalk and bricks in right of way in front of Hamilton unit will be repaired/replaced. Repairs were made in alley adjacent to the new duplex.**
- Vidales asked about the parking situation – **two for the two units in the duplex and a spot in the garage for the former single-family home (now condo).**
- Stayner asked what other repairs there would be in addition to the sidewalk/right of way and alley. **There will be no others.**
- Pat Sexton (resident) asked if any units would be “low income” -**no.**

Motion to approve the Map Waiver for the properties on 4174, 4176 & 4178 Hamilton Street due to desirability of home ownership within the community for stability. The NPPC disagrees strongly with the practice of “Duel Tracking” which allows projects to initially be permitted as apartments and then be entitled as condominiums. Vidales/Taylor (5-2-0) Steppke and Bonn opposed.

B. Action Item: Right of Way Vacation and Neighborhood Development Permit for the Wilshire Terrace Development (Process 5) (6:23 -7:10)

PTS. 611694 Right of Way Vacation and Neighborhood Development Permit (NDP) for portion of Myrtle Avenue Map No. 526. located at 3505 Wilshire Terrace. The 0.14 site is in RM-3-7 Base zone within the North Park Community Plan area. Presented by Shahriar Afshar.

Shahriar Afshar presents to the subcommittee and the audience on his project. This was followed by questions and conversation summarized below. Answers to questions summarized in bold where possible:

- Afshar explains what a street vacation is and described the lot (portion of Myrtle) in question. He mentioned that offsite improvements have been requested by the city including offsite improvements to a sidewalk extending west on the north side of Myrtle from Florida. He is offering to beautify the proposed vacated property for the benefit of the properties surrounding this area, which is presently an overgrown extremely steep slope that is not useable for any purpose.
- Stayner asked what would be built on the property that he owns- **unknown as of today**. Do we know what kind of grading will be needed on the vacated property? – **There will be no building on the Myrtle right of way because of the presence of utilities, the applicant is making the request so he can landscape it for the sake of beautification of the surrounding neighborhood and the future project.**
- Pounaki asked if the new sidewalk would still allow vehicles to enter the privately owned access route to existing properties on Florida – **yes**
- Sean Cahall (resident) is a property owner adjacent (lot 28 in the map) and he extends his provisional support with the condition that part of the land be used as a community park citing the North Park Community Plan. He asks the NPCC to make a motion to support his request.
- Peter Hill clarifies that the request is to vacate the Myrtle Street section in question. Afshar clarifies that the only ask is the vacation request listed above. There will be a curb cut in the sidewalk offsite

improvement to access the future alley. There was a question about utilities, and it appears the alley on the south side of the applicant's property may be a utility easement.

- Vidales confirmed with Cahall (resident) that he understood what was being asked for property adjacent to his property. Shahriar will provide a copy of the exhibit that more clearly shows what the final product will look like.
- Vidales asked if there would be compensation for the property "lost" by the city. **There is no separate cash payment that will be made to the city for them losing their interests. Utility improvements and offsite improvements will be made by applicant at request of city.**
- Taylor asked about improving the vacated property with the creation of a walkway connecting Wilshire Terrace to Florida – **cannot be determined at this time**
- Bonn asked for clarifications on the access road to the south – **it is private property, will not be improved**
- Taylor asked if the owner has easement over the access route – **he does not**
- Steppke asked if the existing gravel road portion of Myrtle east of the proposed vacation is the primary access route for the homes on Florida – **it is not**
- Stayner asks about the proposed storm drain pipe that would go from Wilshire Terrace to Florida through the paper portion of Myrtle... the ability to grade the proposed vacated property, making it a park, would be constrained by the steep slope and utilities that will transect the property. Vidales and Cahall suggested that a meandering path could be added. Stayner asked whether the city-owned part of Myrtle would be developed or improved by the city – **unclear.**
- Cahall (resident) asked what the future parking situation would be. He would like an engineering summary.
- Bonn asks if the vacated street will be paved – **it will not**
- Stayner asks if applicant would also provide beautification on city-owned half of Myrtle– **it is not clear yet what will be requested by city.**
- Peter Hill offers a comment in discussion that due to steep existing slope of property, ADA compliance would make the proposed pocket park almost impossible.

Motion made by Vidales: To approve the right of way vacation with certain requirements for public improvement of the site by applicant, but applicant disagreed with the wording and insists that there be a clarification that it remain private property, not used by public for travel between Florida and Wilshire Terrace. Steppke had a question on liability in the case of injury-would applicant or city be liable if someone was hurt. There was no vote on this motion.

Motion to approve the right of way vacation, neighborhood development permit and site development permit for 3505 Wilshire Terrace with the condition that the city reserve a portion of the vacation to be converted and improved as open space or pocket park for the enjoyment of the surrounding community, to connect pedestrians to Wilshire Terrace and to be in compliance with the North Park Community Plan Policies RE – 1.5 and RE – 4.8 as it pertains to finding recreational opportunities for vacations of "paper streets." Vidales/Taylor (5-2-0) Hill and Pounaki vote no.

C. **Action Item: Neighborhood Development Permit for The Lincoln Project (Process 2)** (7:10 -7:42)

PTS 619766 Neighborhood Development Permit for deviations to development standards related to the construction of a four level, 10,978 square foot, 11 unit (including 1 affordable unit) apartment building with stacked parking at 3770 Alabama Street. The 0.11 acre site is located in

the RM-3-9 zone in the Greater North Park Community Plan area. Presented by Francisco Garcia and Alex Ruezga.

Opening statement by Alex Ruezga stating that he presented this project in front of this subcommittee one year ago, and took the committee feedback into account in the plan. He and his wife will build this apartment complex, live onsite and manage it. Francisco Garcia explains the details of the proposed 11-unit project. The deviation being requested is the addition of common outdoor space for the multi-family structure required by the code. This was followed by questions and conversation summarized below. Answers to questions summarized in bold where possible:

- Randy Walsh (resident) in the audience asked about the novel parking approach.
- Patricia Sexton (resident) asked about the style of the proposed building – **modern**
- Hill asks about the density laws and how the calculations were made - **Density bonuses were allotted due to one affordable unit being added**
- Walsh asked that “adaptable” be defined. Francisco Garcia at some point mentions his stated intention be that the units be apartments.
- Vidales asked the total parking units – 8 units. Vidales asked about efforts to incorporate sustainability into the project. Francisco explained both high tech and low-tech considerations that were made in the design of the project. Vidales asked about the total permeable square footage - **it is less than 5,000 making it not a priority project for storm water improvements.**
- Bonn asked about the height limit. **Most of the envelope is at 60ft.** Bonn asks about parking lifts and expressed her displeasure with the use of lifts because there is not evidence that people use them.
- Pounaki clarifies that the only thing being requested is the deviation on the public space.
- Steppke expressed his support.
- Taylor expressed his support for the provision of parking spots.
- Stayner asked about permeable paving over clay bedrock. According to Garcia, **the geology report shows undocumented fill below...** Garcia will defer to the city geology report. Melissa asked about the width and expressed her general support.

Motion to approve the neighborhood development permit project for the Lincoln project at 3770 Alabama Street including the requested deviation for the omission of common open space.” Taylor/Hill (7-0-0).

IV. Information None

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

VI. Adjournment 7:43pm

Next Urban Design-Project Review Subcommittee meeting date: Monday, June 3, 2019

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Melissa Stayner, at urbandesign@northparkplanning.org or (949) 357-7688

** 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 October 16, 2018.

NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.

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