



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Monday, May 6, 2013 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:00 pm)

- A. Call to Order*
- B. Modifications & Adoption of the Agenda
- C. Approval of Previous Minutes: March, 2013
- D. Announcements

II. Non Agenda Public Comment (2 minutes each).

Please fill out a Public Comment Sheet and give to Chair prior to the meeting.

III. Action

- A. T-Mobile - 4220 Arizona Street (Project No. 290170):** Project involves a permit renewal for an existing Wireless Communication Facility (WCF). The WCF is located in a residential zone (MR-800B). Project will either be a Process 2 Neighborhood Use Permit (NUP), or a Process 3 Conditional Use Permit (CUP), depending on the WCF's distance from existing residential or school uses.

City of San Diego Project Mgr: Alex Hempton, (619) 446-5349, ahempton@sandiego.gov

- B. C-II Lofts Parcel Map Waiver – 3535 Crestwood Place (Project No. 314734):** Proposed waiver of Parcel Map requirements for conversion of two under-construction residential units to condominiums. The site is located within the MR-1000 zone. A map waiver is a Process 3 decision that is made by a Hearing Officer and can be appealed to the Planning Commission or the Board of Zoning Appeals.

City of San Diego Project Mgr: Michelle Sokolowski, (619) 446-5278, msokolowski@sandiego.gov

- C. 4221 Idaho Street Tentative Map (TM) (Project No. 310667):** Proposed Tentative Map for conversion of six under-construction residential units to condominiums. The site is located within the MR-800B zone at 4221-4231 Idaho St. The project is a Process 4 decision that is made by the Planning Commission and can be appealed to the City Council

City of San Diego Project Mgr: Renee Mezo, (619) 446-5001, rmezo@sandiego.gov

- D. Bluefoot Bar & Lounge Neighborhood Use Permit (NUP) (Project No. 315586):** Proposed Neighborhood Use Permit (NUP) to amend existing NUP to extend the previously-conforming bar/lounge use and maintain a sidewalk café. Existing NUP allows service to the sidewalk café

until 10pm from Sunday–Thursday; new NUP proposes sidewalk café service until 11pm from Sunday-Thursday. The NUP is a Process 2 decision that is made by City staff and can be appealed to the Planning Commission.

City of San Diego Project Mgr: Renee Mezo, (619) 446-5001, rmezo@saniego.gov

- E. Iowa Senior Housing - 3937 Iowa Street (Project No. 294439):** Proposed Site Development Permit (SDP) and Conditional Use Permit (CUP) to allow demo of existing structures and construction of affordable for-rent senior housing project with street-level commercial space. Site is 1.11-acre located within the CN-1 and MR-800B zones at 3937-3939 Iowa Street. The project is a Process 3 decision that is made by a Hearing Officer and can be appealed to the Planning Commission or the Board of Zoning Appeals.

City of San Diego Project Mgr: Tim Daly, (619) 446-5356, tdaly@saniego.gov

IV. Information

None

V. Unfinished, New Business & Future Agenda Items

None

Next scheduled meeting date: Monday, June 3, 2013

VI. Adjournment (8:00 pm)

** **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.*

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Robert Barry, at robert.barry@cox.net or (619) 954-5588.

North Park Planning Committee meetings are held at the North Park Christian Fellowship (2901 North Park Way, 2nd Floor), on the third Tuesday of each month, at 6:30 pm. 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)

NORTH PARK PLANNING COMMITTEE
URBAN DESIGN/ PROJECT REVIEW SUBCOMMITTEE
www.northparkplanning.org

DRAFT MEETING MINUTES: Monday, March 4, 2013 – 6:00 p.m.
North Park Recreational Center/Adult Center, 2719 Howard Ave.

I. Parliamentary Items

- A. Called to order/ Roll call:** Meeting was called to order at 6:00 p.m.*
Seated Board Members: Robert Barry (Chair), Cheryl Dye (Vice-Chair), Vicki Granowitz, Peter Hill, Omar Passons, Rick Pyles
Seated Community Voting Members:** Ernie Bonn, Kitty Callen, Rob Steppke
Attending for Community Membership: Matti Asgarian, Justin Tjalma

B. Approval of agenda

Motion: Approve agenda.
Pyles/Bonn 9-0-0

C. Approval of previous minutes

Motion: Approve Feb 4, 2013 minutes as amended.
Bonn/Callen 8-0-1

D. Announcements:

Passons announced the NPCA summer concert series is revving up, volunteers are welcome, and bands have been selected. A medical marijuana dispensary has opened at Villa Terrace and University. Bonn announced that there will be a Presentation on the Historic Water Tower Mar 14 at 7 p.m., refreshments at 6:30, at the Grace Lutheran Church Fellowship Hall. Passons shared that clean-up items including recyclables can be taken to Qualcomm March 9th. Barry attended McKinley Elementary's 2nd meeting regarding the joint use park project where design options were presented. The preferred option will go to the North Park Recreation Council on March. 25th.

II. Non-agenda Public Comment (2 minutes each)

There were lyrical comments about Rob Steppke's status via a somewhat off-key round of "Happy Birthday" accompanied by best wishes from all.

III. Information Items

None

IV. Action Items

A. North Park Community Plan Update – Land Use Plan Update

City Project Manager Marlon Pangilinan presented land use recommendations received to date. Marlon is working with the new BID Collaborative - the North Park Main Street, El Cajon Blvd. and Adams Ave BIDs. Pangilinan summarized BID related changes to the map as follows:

- 1) **Adams Ave:** allow some of the linear areas on 30th St between Madison and Mead to be developed as commercial only versus requiring mixed use;
- 2) **Park Blvd:** Land use densities on both sides now "match" at 29 DUs max.
- 3) **El Cajon Blvd:** Densities had originally been changed from the maximum 110 DUs to 74. However, based on BID input, the density range was changed back to 110, to be allowed only as an incentive for extra amenities.
- 4) **Vons area on 30th between Howard and Polk:** proposing up to 74 DUs;
- 5) **Southside of University Ave between Mississippi and Arizona:** Bringing it up to 55 DUs for a continuous land use designation along that side.

Barry and Pangilinan discussed proposed transition areas, buffers between residential and commercial. BIDs are concerned about shallow commercial lots and would like to allow commercial uses to consolidate adjacent residential lots. Barry suggested keeping the commercial lots shallow

to encourage building up on the El Cajon Blvd. corridor, and changing FARs vs pushing commercial further into the adjacent residential areas. Granowitz noted transition areas will be encouraged to incorporate a "stepped down" design adjacent to residential. Some BIDs want to allow multi-family residential vs mixed-use in certain stretches along the corridors;

Bonn recommended townhouses be encouraged on Adams Ave in the Trolley Barn Park area and expressed concern regarding El Cajon Blvd to Mead which is single family now; she would like a better mix with a transitional zone to El Cajon Blvd. Barry noted the El Cajon Blvd area is a major transit corridor and a focal point for Smart Growth within the region. He supports transitional areas along Howard Avenue and suggests that if we want to push commercial south to North Park Way from University Ave, we need to create mixed-use buffers. He suggests that commercial-only land use would be best located at nodes. In proposed commercial/residential transitional areas such as along Howard he suggests that commercial projects proposing to change residential land use designations to commercial should be justified on a case by case basis to maintain opportunities for community planning committee review and comment.

Hill asked about an affordable housing bonus. It was noted that this could be used in addition to design and amenity oriented bonuses. Granowitz noted that none of the BIDs are proposing high density mega-projects in transitional zones and they are not talking about an area being scrapped for high density uses. To-date El Cajon Blvd has not gotten any mixed-use development because such uses haven't penciled out. Steppke pointed out that while that may be the case now, whatever we allow could result in very different outcomes in 30 years.

Bonn commented that El Cajon Blvd wants to maintain areas that are historic. Pyles suggested transitional zones allow certain development types as a possibility but not a guarantee, with development design, density, etc being negotiated on a project by project basis, and encouraging resident input in each discussion. Passons said it is a mistake to trade density for reviewing projects on a case by case basis. We need consistency. Holding out for amenities can be a problem if there are no funds.

Community member Howard Blackson commented that a transition zone is a good topic but noted that we should be careful about standards. They must be predictable. Also, we can use the transition zones to create less costly land on Howard. Dye commented on the importance of considering urban design guidelines for all areas, including transition areas, concurrently with land use and density policy decisions. Design standards cannot be handled separately from land use. Dye asked Ms. Gallardo to inform the Committee and community members how these two processes will be managed in a parallel fashion. Gallardo agreed and indicated she would address this in detail at the next meeting.

Kristine Harms of the University Heights Historic Society made a presentation on their recommended changes to the City's draft land use map. UHSD is getting detailed comments block by block; she would like to present at that level of detail. Their big concern is the split down Park Blvd but the changes appear to now make both sides' land use consistent. She wants to look at that and come back. Harms presented the 2010 survey of UH residents. There were 100 respondents. They identified their primary likes of UH including walkability. They also identified key issues, including poor streets and sidewalks. A following survey identified specific characteristics that were felt to define UH, including walkable sidewalks, safe bike lanes, the Park Blvd. Commercial District, the Historical and human scale architecture, trees, public art, and community landmarks.

Callen expressed concerns about the City's treatment of deteriorated sidewalks using blacktop quick fixes. Hill noted the new City street report program allows the opportunity to take photos of problem areas with your phone and send them to the City and that they have been responding well to requests to clear trash etc. Barry announced that we will have presentations from UHHS and City Planning staff at the next meeting.

VI. Unfinished, New Business and Future Agenda Items - None

VII. Next scheduled meeting date: Monday, April 1, 2013

VIII. Adjournment: Meeting adjourned at 8:00 p.m. Passons/Granowitz 9-0-0

For information about this subcommittee please contact Robert Barry at 619.954.5588 or Robert.Barry@cox.net. The next meeting of the North Park Planning Committee is May 21, 2012, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way (at 29th Street)