



NORTH PARK PLANNING COMMITTEE
URBAN DESIGN/ PROJECT REVIEW SUBCOMMITTEE

www.northparkplanning.org

DRAFT MEETING MINUTES: Monday, Oct. 1, 2012 – 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), Dionne Carlson (arrived at 6:15), Peter Hill, Lucky Morrison, Dang Nguyen, Rene Vidales

Seated Community Voting Members:** Kitty Callen, Rob Steppke (arrived at 6:20 pm)

Non-seated Community Voting Members: Rick Pyle (arrived at 6:22)

B. **Approval of agenda**

Motion: Approve tonight's agenda.

Vidales/ Nyguen 8-0-0

C. **Approval of previous minutes**

Motion: Approve June 4, 2012 minutes

Barry/Morrison 8-0-0

Motion: Approve Aug 6, 2012 minutes as amended (mispelling)

Dye/ Callen 8-0-0

Carlson arrives at 6:15 and is seated.

D. **Announcements:**

SOHO will be celebrating Day of the Dead on Nov. 1 and 2 at Old Town State Park, with a procession from the plaza to the cemetery taking place on Nov 1. SOHO needs volunteers.

II. **Non-agenda Public Comment (2 minutes each)** None

III. **Action Items**

A. **Adams & Idaho Tentative Map Waiver, 2767 Adams Ave. (project no. 291263)**

Developer's firm owns the property, specializes in mixed-use developments, and is proposing to build 12 town homes plus 1250 sf of retail. Currently the old mattress showroom on the property is used for storing cars. No tenant for the corner condo commercial space has been identified. The project was permitted previously for apartments. In order to sale the units as townhomes, the property must be mapped. They are asking for a Tentative Map waiver. One lot has already obtained the waiver. The project is included in the Community Plan. Of the total of 12 units, there are two "flats" (second floor units). There will be 4 ft high fences and decomposed granite in the front; these features are not yet reflected in the rendering. The design emphasizes front doorways. Some units will have metal awnings. Each condo will have a rear yard, with a setback. Each condo will have a 2 car garage. All but one unit is accessed through the alley. Carlson expressed appreciation for the contemporary architecture, as opposed to clone-type design.

Steppke arrives at 6:20 (not seated).

The developer is providing the required 23 parking spaces, one of which is ADA compliant. There is

a curb cut on Idaho. The developer supports walkability concepts but indicated that underground parking is a nonstarter due to cost. He would be willing to pay fees into a fund for parking to help free up space for other uses. There are no bus stops on the block.

Pyles arrives at 6:22 (not seated)

The project will accommodate solar panels; none are being installed now. There is an adjacent bungalow court on the north side so shadowing will not be a problem. There will be 4 jacaranda trees. Vidales requested that new sidewalk be consistent with existing design and historic stamps be maintained.

**Motion: Approve the map waiver.
Carlson/ Morrison 9-0-0**

B. Easement Vacation, 4212 Texas Street (Project No. 291363)

Dave Gatske presented for Community HousingWorks to obtain early feedback. The site is located at the northwest corner of Texas and Howard, the former home of AT&T. It includes parking lots on both the east and west sides of Texas Street. CHW is proposing to build affordable multi-family units. Gatske will return soon to present plans. CHW is proposing to vacate 2 unused sewer easements recorded on the deed in 1923. Currently there are no sewer lines on the site, and none are needed for the project. Further, if lines were built today they would be privately owned; the City not need an easement. Barry indicated that DSD has no objection to the request.

**Motion: Support sewer easement vacation at Texas St. and Howard Ave.
Vidales/ Nguyen 9-0-0**

C. North Park Community Plan Update - trailed to section IV to allow IH to present Iowa St. project

D. City of San Diego Housing Element - trailed to section IV to allow IH to present Iowa St. project

IV. Information Items

A. Iowa Street Senior Housing - 3937 Iowa St

This project is located on Iowa Street, north of University Ave and being built by Interfaith Housing (IH). The site is 48,295 sq ft, home to Thrift Trader and parking lots on the north and south sides. Zoning allows a maximum of 108 units, up to 130 with bonuses. IH has been in San Diego for 40 years and focuses on affordable senior housing. It was involved with Carter Reese in developing the Renaissance project, and built the 5th and Laurel Apartments. IH proposes a 120 unit affordable senior housing complex. The property was originally permitted/ developed in 1956. IH purchased it from Dr. Garaffolo, a partner in the redevelopment of the adjacent former bank building as a 7-11. Dr. Garaffolo obtained a permit for 130 condo units in 2006, now expired. The proposed project is similar, mainly 1 bedroom units (700 sf) and some 2 bedrooms (850 sf, and 3-4000 sf of corner commercial space. Mortgages are projected at \$2000-\$2500/mo. Key features include: 5 stories consisting of a first floor parking garage (alley access) and commercial space; 4 additional stories; tiered set-backs; inner courtyards; and balconies. The entrance will have a lobby with 2 elevators. Amenities include: library; computer rooms, community room, and kitchen for group events. A property manager will be onsite. Onsite services will include activities such as exercise classes.

IH is preparing the Historic Resources Report. The building has distinctive mid-century architecture, but has been added onto many times, impacting the historic value. The developer indicated the existing building is in bad shape and cost prohibitive to renovate. They plan to pay homage to the building by incorporating a similar curved wall along the new retail space on Iowa, as well as the same window pattern. They may add metal signage on commercial tenants' canopies. The building's façade will be "broken up" vertically and horizontally, with varying colors and textures. They will install canopy trees and other landscaping per our preference. Barry noted that George Frank is monitoring the Historic review process and share his findings. Vidales noted he had been a dental patient on the second floor until 2007 which was in good shape at that time.

IH indicated it will integrate numerous green features, and use the California Build Green standards. The building will support solar but solar panels are not being installed. IH will provide garden plots for tenants and liked the committee's suggestion to incorporate both a roof deck and a green roof. Vidales suggested that IH consider a traffic assessment, and coordinate plans with efforts such as

the University Ave. Mobility Plan. Although planning to comply with City parking standards, IH feels they are excessive, noting that 50% of Renaissance senior parking spaces go unused. The project will receive subsidized tax credits and loans but has to make up for lost Redevelopment funds. Per funding regulations, tenant income levels will be limited to 60% of the Area Median Income (AMI) i.e. "Low Income". Children facilities are prohibited by the tax credit regulations.

Vidales leaves and Pyles is seated at 7:25.

B. Louisiana Pharmacy Mixed Use, 2305 Univ. Ave (Project No. 264931)

No representatives were present. Barry noted that there were several confusing issues and significant concerns noted in the current Assessment Letter. Proponents will come before the subcommittee following receipt of their next Assessment letter. Hill noted that the site is still for sale on LoopNet. Per Hill's request, Barry will convey to the developer that we request they provide us an initial briefing prior to coming to us for a vote.

III. Action Items, continued

A. Community Plan Update Draft Land Use Map

Barry proposed that the Subcommittee review the Draft North Park Land Use Map vis a vis the existing North Park Community Plan Housing Element Plan/Map. The Draft Land Use Map shows North Park divided into areas 1-17, based on 17 density categories. The Draft Map has eliminated the density bonuses provided for in the existing Community Plan. It appears that the City decreased the number of Density Categories in the Draft Plan to be consistent with the new City of San Diego General Plan. Barry suggested that we review the Draft North Park Land Use Map against the existing North Park Community Plan to see if these two local documents are still consistent. The group agreed to set aside time at every future meeting to focus on one or more specific geographic areas - i.e. density category areas.

Carlson discussed an approach taken in University Heights to assess the Uptown and North Park Draft Land Use Maps by examining what is built versus what is proposed *on a parcel by parcel basis*. In addition, Census Tract data was assigned to each of the parcels. Carlson proposed to do this for her BEHI neighborhood. The need to look at compatibility of Density designations between Planning Areas was also discussed. *It was agreed that Residential Density Areas 1-4, pgs 37-39 of the existing NP Community Plan Housing Element, would be the focus of the next UDPR meeting.*

B. City Of SD Housing Element

Barry reported that the City must show 88,000 of available housing units in the GNPCP Housing Element. The 88,000 number is based on the amount of sites determined to be adequate for housing development per the *Adequate Sites Inventory*. The minimum density threshold for a site to qualify is an allowance of 30 units/acre or more. We can expect the City to want to put a lot of its affordable housing units in North Park. We need to review the Adequate Sites Inventory (on line; see pages 420 -650) in relation to our existing Community Plan Housing Element and to proposed units. Morrison, referencing PDOs/ page 116 of the Sites Inventory, wants to know if MidCity & Uptown are the only areas with 109 units/acre density. Dye suggested we resurrect our request to the City for a comparison of San Diego communities' respective share of affordable housing by type (e.g. senior, low income, targeted treatment groups) using appropriate measures such as per capita. This data would help us assess our current level of support and determine our position on future densities and developments. Steppke noted that the Draft Land Use map and the existing Community Plan density designations are not much different. However, there is an inconsistency between the treatment of high density areas on the north and south sides of Mead Ave versus Lincoln Ave. There is some buffering of the high density property on the south side of Mead in contrast with Lincoln where there is no buffering at all. Barry reported that comments on the City's Draft Housing Element are due this week but that we will not meet the deadline.

V. Unfinished, New Business and Future Agenda Items None

VI. Next scheduled meeting date: Monday, Nov 5, 2012

VII. Adjournment: Motion to adjourn (8:00 p.m.) Dye/Barry 9-0-0