



NORTH PARK PLANNING COMMITTEE

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URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

DRAFT MINUTES: Monday, January 6, 2014 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items

A. Call to Order* 6:09 pm

NPPC Board Members seated: Barry, Hill, Gebreselassie, Granowitz (left 6:15), Morrison (left 7:40), Pyles, Vidales (left 7:30)

Community Members seated: Bonn, Callen (arr.6:15), Steppke

B. Modifications & Adoption of the Agenda

No modifications; **Motion** to adopt: Barry/Vidales, 9-0-0

C. Approval of Previous Minutes: October 7, 2013; December 2, 2013

Tabled to February

D. Announcements

Granowitz: asked city to delay Community Plan Update EIR scoping meeting

Bonn: special Uptown Planners meeting tomorrow night on community plan update.

Liz Studebaker: City workshops on draft economic development

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

None.

III. Discussion-Action

- A. **Bella Vida Tentative Map (TM) – 4329-4337 Idaho Street (Project No. 339752)**: Project proposes a Tentative Final Map to allow creation of 12 residential condominium units (under construction), and the consolidation of lots. The 0.32-acre site is located at 4329-4337 Idaho Street in the Mid-City Communities Planned District MR-800 zone, Transit Overlay Zone, with existing overhead facilities that are required to be undergrounded.

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

Mehran Saberi, Project Rep. Gave overview of project. 12 townhomes, shared driveway.

Callen: undergrounding? May be requesting, not certain.

Pyles: doesn't like that buildings disconnected from street.

Gebreselassie: why requested now, when finished? City told us to follow this process.

Bonn: would undergrounding change project? Project built.

Morrison: functional shutters? No, decorative. Access from interior to garage? Yes.

Steppe: explained that more meaningful way to do project is to engage community first. Finds building ugly. More discussion about process.

Vidales: questions about alley renovation. Lighting in front of building? Unknown number of lanterns. Vidales lives near similar building; concerns about street lighting. Explained board concern about process not involving community.

Barry: Multi-family design is typical of 1980's North Park: auto-oriented, garage/driveway courtyard, no balconies facing street, no pedestrian connections to street frontage, design does not reflect current community character.

Callen: lighting on street? Yes – clarified on picture.

Audience: concerns about process not involving community.

Audience: question about trees. Discussion.

Motion: To deny request for tentative map approval due to negative impact on community character and lack of community input in the process. Barry / Vidales 9-0-0

- B. Bicycle Corral in Public Right-of-Way – 4327 Alabama Street:** . Request by El Cajon Blvd Business Improvement Association to install a bike corral in the street (public right of way) at 4327 Alabama Street, abandoned curb cut, in front of Mama's Lebanese Bakery. The bike corral will be located to the immediate south of a proposed public street parklet.

Jorge Michios, project rep. / Liz Studebaker, city of SD econ dev.

LS: Overview of broader program of parklets and bike corrals. Background of project. Corral is recent addition to adjacent parklet project. Addresses use of abandoned curb cut. Discussion: BID is responsible for maintenance and any ultimate removal of corral.

Pyle: requested more color than standard gray.

Gebreselassie: conflicted: gives public space to private use; decreases parking space. JM: San Francisco model being followed. Business benefits from parklets. LS: Lost parking revenue important limit. Parklets are open to public, not limited to sponsor's customers. Private benefit model also exists, where lost parking revenue & rental fee charged. Pilot effort. 75% of adjacent property / business owners must support new parklet.

Bonn: due to parking impacted status, parklets have high impact.

Morrison: likes parklet idea. Who repairs damage? LS: city.

Steppe: likes idea. Area may be moved to Uptown Planners area; suggested visiting them.

Barry: important to identify parklets as a public amenity, not private café in ROW. JM: will have signs. LS: requirement that parklet be designed to be welcoming to public. Morrison: Little Italy has.

Hill: dimensions of corral? 15'8" wide, 8' deep from curb. Soft-tip posts with parking bumper will be installed on south end.

Vidales: parklet will come to committee? LS: no, not required. Discussion. Program for parklets being developed. Bonn: what type of noticing on parklets? LS: doesn't know.

Motion: To support bike corral at 4327 Alabama Street to be located south of a proposed parklet. Vidales / Steppe 9-0-0

- C. North Park Community Plan Update – Draft Program Environmental Impact Report (PEIR) January 9th Scoping Meeting:** The City has announced that a scoping meeting for the preparation of a Program Environmental Impact Report (PEIR) will be held from 6-8 pm on January 9, 2014 at the Santa Fe Room in Balboa Park (2150 Pan American Road). The City notice stated that the proposed Community Plan Update may result in potentially significant impacts to: Land Use, Visual Quality and Neighborhood Character, Resources, Biological Resources, Geologic Conditions, Paleontological Resources, Hydrology/Water Quality, Public Services, Public Utilities, and Health and Safety. These categories and any other areas of concern will be discussed.

City of San Diego Project Mgr: Marlon Pangilinan, (619) 235-5293, mpangilinan@sandiego.gov

Barry: overview. Explanation of Scoping meeting for EIR. Issue: *does NPPC think areas City proposes to study are the correct ones?* Difficult to give input without a draft document. Feedback will be given as individuals, not as a group.

Morrison: draft documents often won't be changed. Vidales: drafts are circulated for comments; final draft must include response to comments on drafts. Discussion of EIR scope, process.

Bonn: concerned about no draft of Transportation, Historic elements. No info on water supply. Discussion.

Audience: University Heights border should be item to study. How does a letter commenting on an EIR need to be structured? Barry: need to show data behind comment. Vidales: explained different ways to give input. Barry: work backwards from CEQA categories. Hill: term "environmental" more comprehensive in daily language. Barry: significant impact thresholds critical.

Morrison: how to determine thresholds? Barry / Vidales: CEQA guidelines.

Bonn: concern re: considering cumulative impacts. Discussion.

Steppe: intent is for NPPC to have designated speaker? Barry: first, NPPC wants schedule pushed back for lack of adequate time for comment. Second, North Park needs to present its concerns.

Review and discussion of city memo about scoping meeting, by element.

Discussion about future steps in community plan update process beyond scoping meeting.

IV. Unfinished, New Business & Future Agenda Items

None

V. Adjournment

Adjourned 7:55PM; **Motion:** Hill / Barry 7-0-0

Next Urban Design-Project Review Subcommittee meeting date: Monday, February 3, 2014

*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.*

** **Subcommittee Membership & Quorum:** To constitute a quorum, a majority of the seated (voting) UD-PR Subcommittee members must be elected NPPC Board Members. When all 15 elected NPPC Board Member seats are filled, the maximum total of seated UD-PR Subcommittee members is 13, including up to 7 elected NPPC Board Members and up to 6 seated North Park community 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 at 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 January 21, 2014.*

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