

North Park Planning Committee (NPPC)
Urban Design-Project Review Subcommittee Meeting
Minutes: April 1, 2025 – 6:00 pm
www.northparkplanning.org info@northparkplanning.org

Attendance: Mark Spitzer, Lynn Elliott, Jay Robinson-Duff, Bob LaRose, Roger McClish
Members of community, in-person: Joshua Logsdon
Warrior Foundation, in person: Andrew Gasper, Sandy Lehmkuhler, Stan Getchman, Povas, Anthony
Members of community, on Zoom: 1

I. Meeting Called to order: 6:21

Agenda should have “State fo California” changed to “State of California” in section V.
Agenda approved as amended (Elliott/LaRose/5-0-0).

March 4, 2025 minutes should have bracketed text from template removed from section III heading.

March 4, 2025 minutes approved as amended (LaRose/Spitzer/5-0-0).

Announcements:

Lynn: Egg Hunt on the 12th.

Roger: San Diego Mid-City Parking Study released. Two of the zones looked at are in North Park, but limited in scope. Not sure how much actionable information there is for us, but might still be worth a look.

Lynn: Heard at CPC meeting: don’t expect funding for transportation projects soon.

II. Non-Agenda Public Comment

Kathleen Lippitt: Smoke shops continue to sell items that are banned by the state of California. Enforcement is too dependent on public reporting, too light-handed on the smoke shops. Also brought up trash fee issue, which will be discussed later.

III. Project Review

- A. PRJ-1126395: 4072 Hamilton. Renovation of 12 units and a fence/wall in the public right of way. Presenter Nathan Dean, architect.

Project part of Warrior Foundation Freedom Station project. Program provides housing for wounded veterans. Up for review here is the front fence, which is proposed to be moved toward the sidewalk to create more space within the fence and improve aesthetics. The area in question is part of the public right-of-way that includes the sidewalk. Area appears as a front yard, other residents on the street are using it as such. New wall is important for security, sanitation (barrier to animal waste, especially given wounded residents). Roof above gate is to protect the powered gate from weather, improve the aesthetics, and would exceed the

six-foot limit for the right-of way. Current views, mockups, and other similar facilities shown to meeting.

Asked whether if the city in the future planned to use that right-of-way, organization would be ok with that—answer was yes. Asked whether organization would be compensating city for part of public right-of-way used—answer was no, given that most properties don't actually extend all the way to the sidewalk, but are used as part of it, often without official city approval.

Original plan was to have wall directly at sidewalk, but has been moved back a bit to compromise with neighborhood aesthetic. Ideally, wall would be placed as close to the sidewalk as possible to provide more space inside. Request submitted as of now has fence moving six feet into the right-of-way, five feet seven inches away from the sidewalk. Organization would love to move fence up to the point where it is 12 feet from the face of the curb, three feet from the sidewalk.

Motion to approve six-foot high fence and columns 12 feet from face of the curb (to observe parkway clearance requirement) with up to ten-foot tall gated covered entrance also 12 feet from face of the curb passes (McClish/LaRose/5-0-0).

IV. Action Items

- A. Proposal for a San Diego City accounting of affordable units provided by new projects since 2020.

At general meeting Logan advised us to have specific questions, so those have been added to draft of letter. Reiterated that the purpose of this letter is to make sure that affordable housing units that were promised as part of new developments are being provided.

Proposal to add question: "What is the occupancy rate of the affordable housing built, and what is the occupancy rate of the market-rate housing built?" City may or may not have data on this, but could ask question specifically about affordable units.

Language added to ensure that we are asking for data on "Greater North Park." Discussion in room about what difference is between "North Park" and "Greater North Park"—"Greater North Park" includes areas like University Heights that aren't included in the community plan but are represented by the NPPC.

Proposal to add question on what fines are being levied. Will be followed up on later once first questions are answered.

For numbers 4 and 5, "will" will be replaced with "is."

Motion to approve letter with additions and modifications passes (McClish/LaRose/5-0-0).

V. Discussion Items

- A. City proposal to charge single family homes for trash pick up.

City council will be voting on this shortly before full board meeting. Unclear whether city council will be able to pass proposal as it currently is, given all the confusion. Question of what committee can do—could take a position on issue to

let city know what we think. Without specifics, not much to comment on currently. Board members should send Lynn thoughts to communicate to CPC. Can ask Logan for a presentation to full board meeting. One thing we can do is encourage everyone to engage with city's survey to go out next month.

B. Discussion of limiting ADUs to the State of California recommendations.

CPC has ad-hoc group discussing ADUs. CPC has sent request to the city to limit number of ADUs on lots. Various ideas will be discussed further at CPC group meeting, such as sending ADU approval back to the planning boards, charging for building ADUs. State of California recommendations are one ADU and one Jr. ADU per lot, no parking requirement within half mile of a bus stop. Current city requirements allow for more units, no parking farther away from bus stops.

VI. New Business - 0

VII. Adjournment

Motion to add 30 minutes (McClish).

Motion to add 20 minutes (McClish).

Meeting adjourned at 7:41 (LaRose/Elliott/5-0-0).

Next Urban Design-Project Review Subcommittee meeting date: May 6, 2025

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Acting Chair, Jay Robinson-Duff, at urbandesign@northparkplanning.org or 619 602-7851

*** 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 UDPR Subcommittee voting rights by attending three UDPR 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.*

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