





## NORTH PARK PLANNING COMMITTEE

AGENDA: April 21, 2015– 6:30 PM  
2901 NORTH PARK WAY, 2<sup>ND</sup> FLOOR

[www.northparkplanning.org](http://www.northparkplanning.org)  
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\* Give Public Comment Sheets to NPPC Secretary or Chair

\*\*Times are estimates only

### I. Parliamentary Items

(6:30 pm)

A. Call to Order, Roll Call and Attendance Report

B. Modifications to & Adoption of the April 21, 2015 NPPC Agenda

1. **Urgent Non-Agenda Action Items** – Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee. Items must have come up after the Agenda went out & be of a time sensitive nature.
2. **Consent Agenda Items:** See Below for Supporting Doc \*\*
  - i. **4514-4516 Utah St. – Tentative Map** for a 7 unit project (6 units under construction, 1 existing residence) is to create condominiums. The 7,000 sf site is within the MR-1500 zone of the Mid-City Communities Planned District & the Transit Area Overlay Zone. An affordable Housing Density Bonus allowed a density bonus of 2 units (included one very affordable, one bedroom unit through the SD Housing commission). 8 parking spaces are to be provided, of which 6 are tandem. **MOTION TO DENY the project as presented, due to lack of prior community input. McAlear/ Steppke 10-0-0**
  - ii. **\*\*3537-3547 Indiana St Apartments** 24 units on a 24,326 sf site. The project to keep two historically designated bungalows & relocation 3 other bungalows. Parking to be underground, accessed through the alley, parking for all units, including the existing bungalows included. The site is located within the MR-1000 zone of the Mid-City Communities Planned District, Transit Area Overlay Zone **MOTION TO APPROVE Indiana St Apartments Project #396980 at 3537-3547 Indiana St including a Site Development Permit, Neighborhood Use Permit, Easement Vacation for an existing drain and Deviations for:**
    - 1) required side and rear setbacks from the property lines for an elevator structure on the alley
    - 2) maximum allowable height, for an elevator equipment enclosure and solar panels
    - 3) architectural features required, for roof, window and door treatments
    - 4) providing one pedestrian entry where the code requires two entries  
Steppke/McAlear 10/0/0
  - iii. **\*\*Proposed Zoning Correction for 2011-2197 Haller & Rezoning of 1942 Boundary St** Motion to recommend rezoning of the RS-1-7 at 1942 Boundary St & 2011-2197 Haller St to multifamily medium density (14-29 dwelling units per acre), include a zoning correction on the adjacent 2011-2197 Haller St existing townhouse development to reflect its actual density. The steep hillside is remain RS 1-1 & and to preserve access to Juniper Canyon open space. **Granowitz/Codraro 10-0-0**
  - iv. **\*\*Proposal for Head-in Parking on Alabama Street between Polk and Lincoln:** Residents on Alabama initiated the request for increased parking, circulated and signed the City's required petition in support. 81% support. 4 residents present at the meeting, all in

support of Head-in Parking. Additional signatures gathered after petition submitted to City, increasing level of support. **MOTION: To support the conversion of parallel parking to head in parking, going from 23 to 46 spaces on the east side of Alabama St. between Polk and Lincoln Aves., with the provision that the city explores the possibility of using back-in parking. Vidales/Steppe 8/0/1 (Abstention by R. Morrison – missed item discussion)**

- A. **Agenda:** Adoption of the April 21, 2015 NPPC Agenda
  - B. **Minutes:** Approval of the March 17, 2015 Minutes Sarah McAlear
  - C. **Treasurer's Report** – Current balance \$739.77 Brandon Hilpert
- II. **Information Item** (7 pm)
- A. **Community Plan Update:**
    - 1. **Planner's Report** – Marlon Pangilinan, 619-235-5293; [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)
    - 2. **Historic Preservation Element** – Kelly Stanko
  - B. **West Coast Tavern/The Observatory Presentation** (7:30 pm)  
Paris Landon & Ryan Blank General Mangers
  - C. **St. Augustine High School, update on previously approved project** – Steve Chipp (8 pm)
- III. **Action Items:** (2 Min Max per Speaker-Chair can award more time) (8:10 pm)
- A. **Election of Officers**
    - 1. Chair
    - 2. Vice-Chair
    - 3. Secretary
    - 4. Treasurer
  - B. **Appointment of Subcommittee Chairs/Vice Chair**
    - 1. Public Facilities/Public Art - Chair & Vice Chair
    - 2. Urban Design Project Review - Chair & Vice Chair
  - C. **Update on the LGTB North Park Senior Arizona St Apartments** (8:20 pm)  
Sylvia Martinez CHW \*\* See Below for Supporting Doc  
**Request for letter of support for CHW application to the San Diego Housing Commission (SDHC) for a loan in conjunction with the financing of the 76 unit affordable senior portion of the development.**  
CHW has made a request to SDHC for a loan to assist in the funding the 53 apartments that are not affordable pursuant to the entitlement approval. (The density bonus entitlement requires that 23 of the 76 be affordable). Pursuant to the Mayor's and SDHC's initiative on homelessness, we are further proposing that eight of the funded units be reserved for homeless/formerly homeless individuals. Official support of the Community Planning Group is something that SDHC requires for its consideration of the request.
- IV. **Non Agenda Public Comment (2 min. max each)** (8:30 pm)  
Limited to items not on the Agenda & non-debatable.
- V. **Announcements & Event Notices:** Limited to **One minute** each.
- VI. **Elected Official Reports & contact Info:** Reports are limited to 2 Min Max
- A. Jessica Poole District Director Susan Davis, US Congressional Dist. 53, 619-208-5353
  - B. Jason Wiesz, Hon. Toni Atkins, State Assembly District 76, 619-645-3090 [jason.weisz@asm.ca.gov](mailto:jason.weisz@asm.ca.gov)
  - C. Hilary Nemchik, Hon. Marty Block State Senate District 39, 619-645-3133 [hilary.nemchik@sen.ca.gov](mailto:hilary.nemchik@sen.ca.gov)
  - D. Adrian Granda, Hon. Todd Gloria, City Councilmember District 3, 619-236-6633 [AGranda@sandiego.gov](mailto:AGranda@sandiego.gov)
- VII. **NPPC Reports**
- A. Chair's Report
    - 1. **CPC – Tuesday, April 28, 2015, 7-9 pm.** 9192 Topaz Way, Kearny Mesa Auditorium. Agenda Items include: (For more info: <http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml>)
    - 2. **Water Tower Update**
    - 3. **COW & Roster**
    - 4. **I 805 Off-ramp**
  - B. **Social Media** – Brandon Hilpert
  - C. **Subcommittee Reports:** Limited to Items Not on the Agenda & 5 Min. Max. each)



1. Urban Design/Project Review: Peter Hill Chair Rachel Levin Vice Chair – NP Rec Center Social Room, 6:00 pm 1<sup>st</sup> Monday. Next meeting May 4, 2015
2. Public Facilities/Public Art: Chair,– NP Adult Center, 6:00 pm, 2nd Wednesday. Next meeting May, 2015

**D. Liaisons Reports:** Limited to 1 Min. Max per Report

- |  |                 |
|--|-----------------|
| 1. Balboa Park Committee               | Rob Steppke     |
| 2. Maintenance Assessment District     | Peter Hill      |
| 3. North Park Main St                  | Dang Nguyen     |
| 4. NP Mid-City Regional Bike Corridors | Dionne Carlson  |
| 5. Adams Ave BIA                       | Dionne Carlson  |
| 6. El Cajon Blvd BIA                   | Vicki Granowitz |

**VIII. Unfinished & Future Agenda Items**

**IX. Future Meeting Date:** May 19, 2015, 6:30 pm

**X. Adjournment** (9:10 pm)

- NPPC Agendas are posted in the North Park Main St Window at 3076 University Ave
- To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.
- To Contact the Chair of NPPC, call Vicki Granowitz 619-884-0008 or [info@northparkplanning.org](mailto:info@northparkplanning.org)
- To Contact Urban Design/ Project Review, call Peter Hill 619-846-2689 or [hillpeter@hotmail.com](mailto:hillpeter@hotmail.com)
- To contact Public Facilities call Dionne Carlson at (619) 584-2496 or [dionneleighcarlson@cox.net](mailto:dionneleighcarlson@cox.net)
- For information about North Park Activities or to have an event posted go to NPCA website at [www.northparksd.org](http://www.northparksd.org);
- Adams Ave Business Improvement Association: [www.adamsAvebusiness.com/](http://www.adamsAvebusiness.com/)
- North Park Main St: [northparkmainSt.com/](http://northparkmainSt.com/)
- “The Boulevard” El Cajon Boulevard Improvement Association: [www.theboulevard.org](http://www.theboulevard.org)
- University Heights Community Association (UHCA): [uhsd.org/](http://uhsd.org/)
- City of San Diego’s “Open DSD” Site: <http://www.sandiego.gov/development-services/opendsd/>  
Includes permit information dating back to 2003, Includes Code Enforcement case activity  
**Search by Map:** This data is for current or recent activity. **See related map tips. (PDF)**  
Discretionary Approvals Map \* Ministerial Approvals Map \* Code Enforcement Case Map

**SUPPORTING DOCUMENTATION**

**Consent Agenda Item. ii: 3537-3547 Indiana St Apartments**



**INDIANA STREET APARTMENTS**  
DESIGN REVIEW PACKAGE  
3525-3535 INDIANA STREET  
SAN DIEGO, CA 92103  
APRIL 6, 2015

**THE IRVING GROUP**

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## Indiana Street Apartments

The Indiana Street Apartment project is an iconic apartment community located near the intersection of Indiana Street and Myrtle Avenue. It is comprised of two 1920's historically designated American colonial bungalows, and 21 new apartment units on a magnificent 1/2 acre canyon lot. The constraints of the canyon on the south end of the property, and the historic bungalows on the north end of the property make this project special in many ways. Below is a summary of elements which we believe will prove that it will not only add character to the neighborhood, but provide affordable lifestyle living for the residents of North Park:

- 1) Canyon Preservation – the project site is located adjacent to Florida Canyon and the design of the project maintains approximately 40% of the site for preservation of the natural canyon landscape.
- 2) Historical Preservation – through the course of the project we worked closely with the community to understand the historical elements of the 1920's homes that currently reside at the property. Two American Colonial bungalows have been designated for historical preservation and have been incorporated into the design as part of the overall project. We also consulted with the Save Our Heritage Organization to identify the best practices in preservation and paint colors to bring the bungalows back to their original style dating back to the 1920's.
- 3) Sustainability – the project has been designed using the latest technology in LED lighting, solar photovoltaic energy generation, and water reducing systems. We anticipate that 100% of the common area energy consumption will be generated by roof mounted solar panels, and excess energy generation will be applied toward apartment unit power as opposed to being fed back into the SOG&E grid.
- 4) Density – the density allowance for the property is 32 units with affordable housing bonuses incorporated into the project and 24 units without affordable housing bonuses. Given the constraints of the canyon and preservation of the two historical bungalows we chose to reduce the overall density to 23 units. We believe this provides the most creative and thoughtful design for the property and the community.
- 5) Height and Massing – the project was designed to incorporate the new structures into the surrounding existing buildings on the block. The north and south neighboring buildings are limited to two stories, however just across the street there are two 4 story multifamily structures. Our massing design includes only two story units at the immediate frontage to Indiana Street, and a 4 story building at the back alley side of the property. This effort reduced the scale of the project at Indiana Street.
- 6) Parking – in an effort to reduce the parking impact of the project 100% of the new units will have parking spaces in the parking garages which are accessible only from the alley. The net effect is to add 4 on-street parking spaces by replacing existing units without off-street parking with new units that have off-street parking. In addition, the project will add a vehicular turnaround area at the end of the alley.
- 7) Public Facilities Upgrades – the project includes the upgrade of the 90 year old storm sewer system in the alley, the undergrounding of the power lines, and the re-paving of the aging

concrete alley. We believe this provides a tremendous public benefit to the surrounding properties.

- 8) Preservation of other Homes – in addition to the two historically preserved bungalows, there are three other homes on the property. We are just finalizing our plans to relocate these three homes to other properties within San Diego County, thereby reducing the demolition waste that would normally be routed to local landfills.
- 9) Walkability and Canyon – for 90 years the property has provided a visible connection to the canyon for the community. The design of our project preserved the existing view corridor from the sidewalk down into the canyon. Rather than fencing off this view corridor, we will be utilizing low profile landscaping to maintain the views of the canyon to the passers by.
- 10) On-site Security – during the construction of the project on-site security will be provided 24 hours per day. This will reduce the potential harm and disruption that can be caused by vandals and graffiti artists. We've also implemented a policy to remove all graffiti within 24 hours to keep the site clean and appealing during construction and once the project is operational.

### Deviations Requested:

SDMC 1512.0304(b)(1), Architectural Features, requires the building provide 5 items from a list of ten.

- (A) *Multiple Pitched Roofs*: Project provides multiple steps in the roof resulting in an architecturally interesting form
- (C) *A minimum one clerestory window per 50 ft. of street elevation*: Project provides full height windows rather than standard height with a clerestory above.
- (E) *A minimum of one transom window*: Project provides 8' tall doors with an integral lite rather than a standard height door with a transom above.

Project complies with (F) Entry porch and (H) Planted wall mounted lattice.

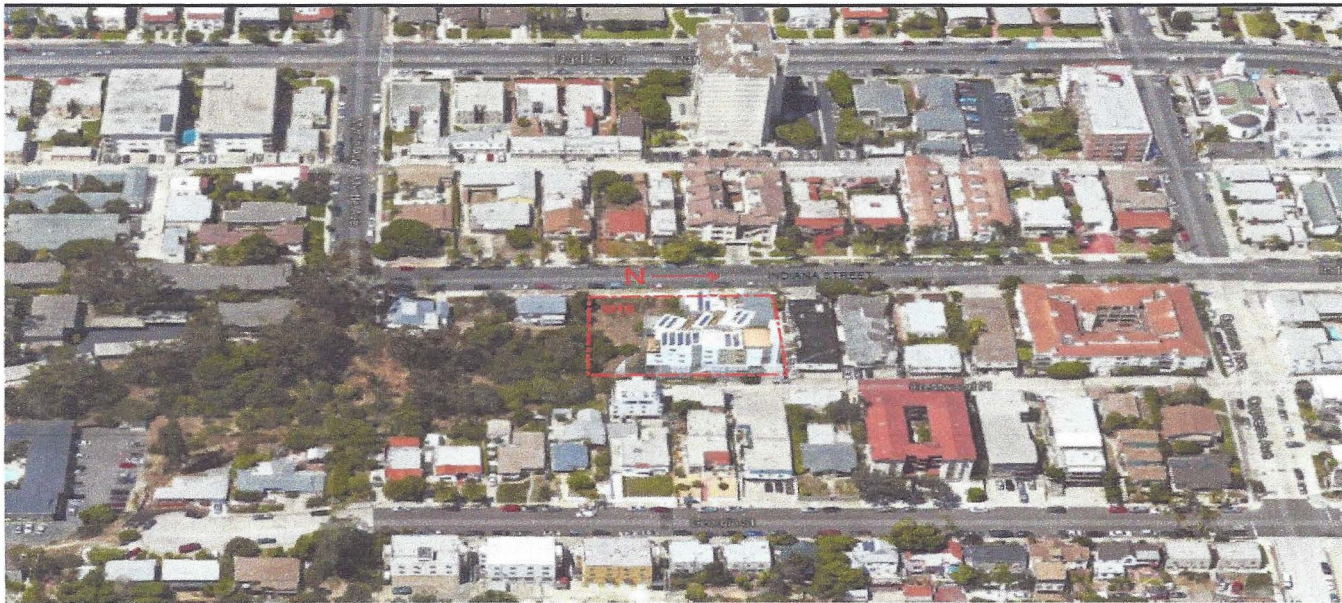
SDMC 1512.0303(h) requires at least one pedestrian entry per 50 linear feet of wall. Site topography allows only one pedestrian entry along Indiana Street at the northwest.

The project requests to deviate from the additional setbacks required on the north (side) and east (rear) elevations above the second story.

The project requests to deviate from the max. 50' height requirements in the SDMC. The elevator/stair tower is approx. 8' above the allowed height. PV panels and mechanical screening will exceed the height slightly.

For additional information please contact:

Tim Wright, PE  
The Irving Group  
(619) 222-8084  
tim@theirvinggroup.com



NEIGHBORHOOD CONTEXT





VIEW LOOKING SSE ALONG

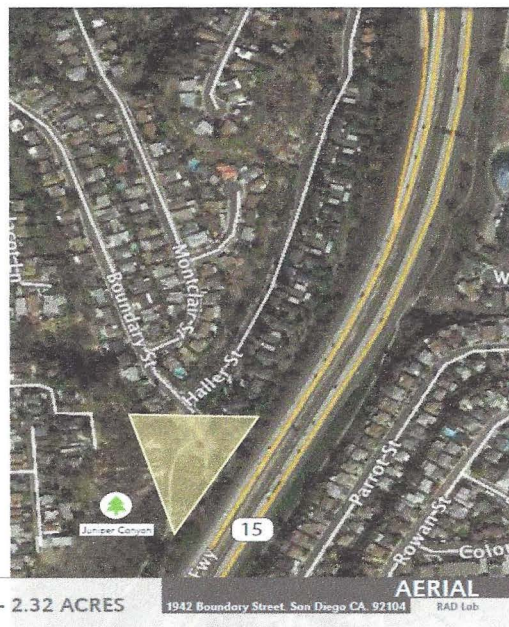


VIEW LOOKING WEST TOWARD ADJACENT DEVELOPMENT ACROSS INDIANA STREET

**Consent Agenda Item. iii: Proposed Zoning Correction - 2011-2197 Haller/ Rezoning of 1942 Boundary St**

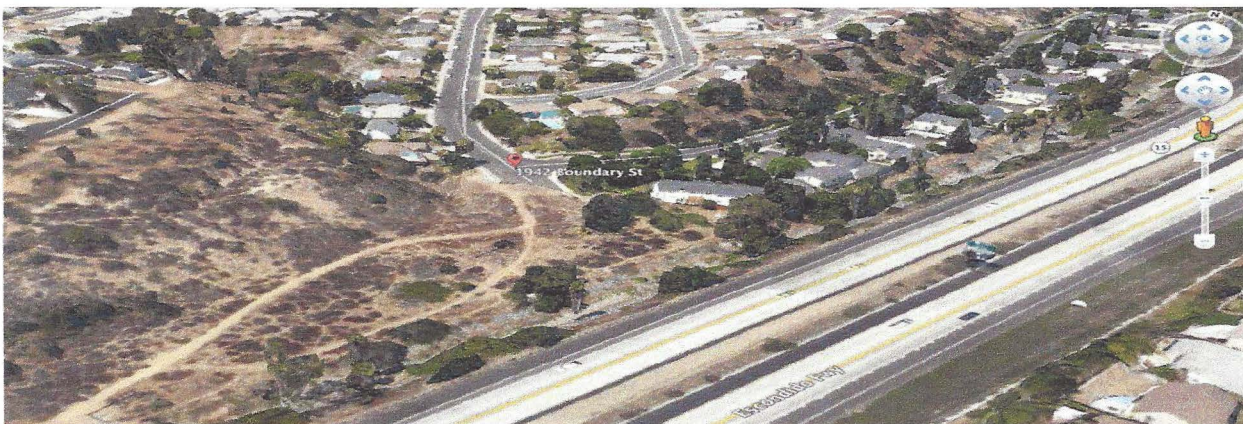
**TO DO LIST:**

- Build 40 new attainable homes
- Build 3 bed homes under \$500K
- Preserve the hillside
- Create access to Juniper Canyon
- Match the existing multi family density next of the property



**NORTH PARK - MULTI FAMILY RESIDENTIAL - 2.32 ACRES**

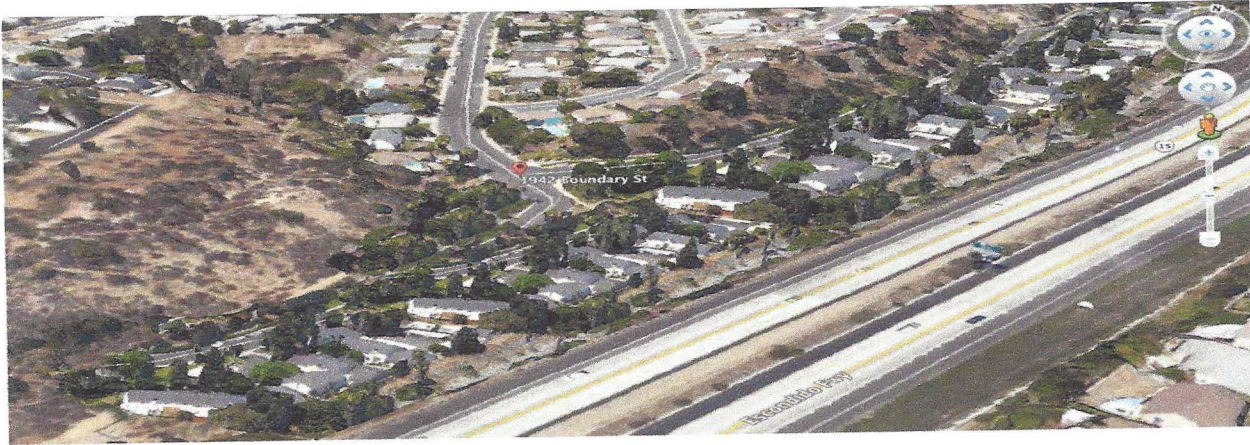
1942 Boundary Street, San Diego CA, 92104  
RAD Lab



**NORTH PARK - MULTI FAMILY RESIDENTIAL - 2.32 ACRES**

**BEFORE**  
1942 Boundary Street, San Diego CA, 92104  
RAD Lab





**NORTH PARK - MULTI FAMILY RESIDENTIAL - 2.32 ACRES**

1942 Boundary Street, San Diego CA, 92104 **AFTER**  
RAD Lab

**NORTH PARK PLANNED LAND USE MAP**

PROPOSED DENSITIES:  
RESIDENTIAL MEDIUM (14 - 29 DU/AC)

EXISTING MULTI-FAMILY

CORRECTION OF MEDIUM DENSITY

SUBJECT PROPERTY

CORRECTION OF MEDIUM DENSITY

PRESERVE OPEN SPACE

ACCESS TO CANYON



**NORTH PARK PLANNED LAND USE MAP**

EXISTING DENSITIES:  
RESIDENTIAL LOW (5 - 9 DU/AC)

EXISTING MULTI-FAMILY

INCORRECTLY DESIGNATED AS LOW DENSITY

SUBJECT PROPERTY

DESIGNATED AS LOW DENSITY



**NORTH PARK - MULTI FAMILY RESIDENTIAL - 2.32 ACRES**

1942 Boundary Street, San Diego CA, 92104 **NPCM DENSITY MAP**  
RAD Lab

**Consent Agenda Item. iv:** Letter from City of SD Transportation & Storm Water Dept.:

This is regarding a proposal to install head-in parking on the east side of Alabama Street between Polk Avenue and Lincoln Avenue. Based on the street width and number of driveways, the east side of Alabama Street is best suited for head-in parking. Our evaluation determined that we will gain a total of 23 additional parking spaces by installing head-in parking at this location.

The residents have signed the petition with 81% in favor of the proposed head in parking. It is our practice to seek input from community planning groups prior to making a final decision on head-in parking. Please review this location for the proposed head-in parking and provide a recommendation from your group within 30 days. If you have any questions regarding this proposal, please contact M. G. ...

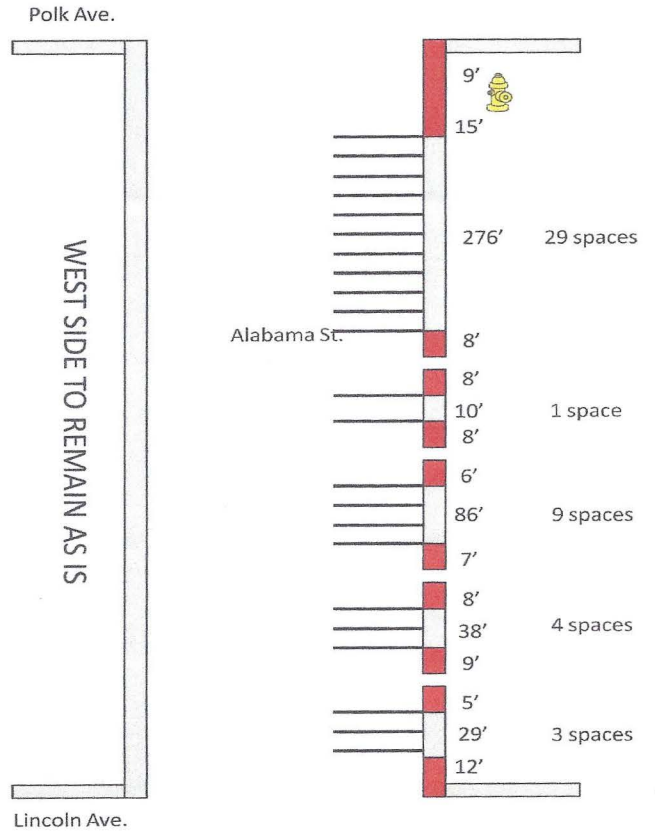
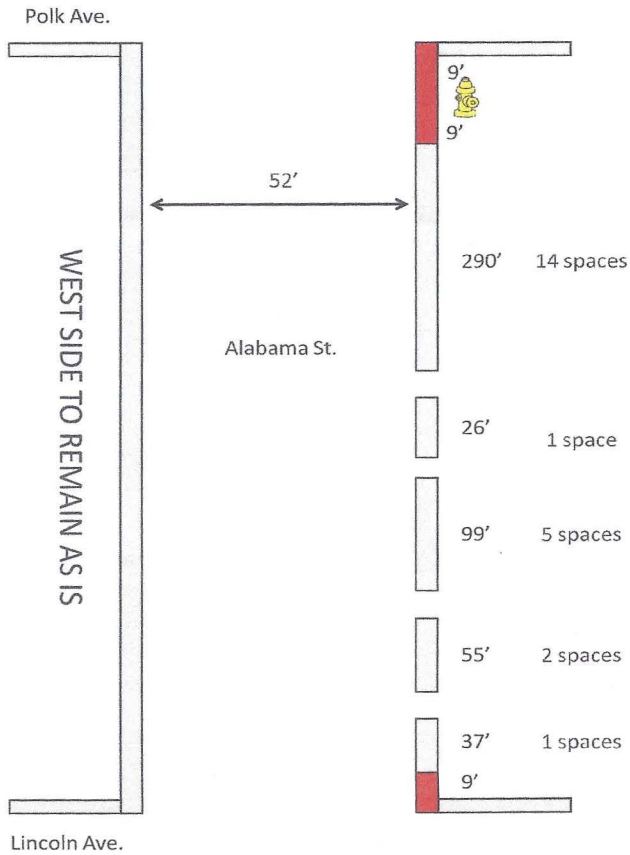


# Petition Support 81% approval



Existing Conditions  
23 parallel spaces (east side only)

Proposed Changes  
46 head-in spaces (east side only)  
GAIN OF 23 SPACES



### **Action Item III. C. Update on the LGTB North Park Senior Arizona St Apartments**



LGBT North Park Senior Apartments:

Community HousingWorks and the LGBT Center of San Diego have made a request to the San Diego Housing Commission (SDHC) for a loan to assist in the funding the 53 apartments that are not affordable pursuant to the entitlement approval. (The density bonus entitlement requires that 23 of the 76 be affordable). Pursuant to the Mayor's and SDHC's initiative on homelessness, the developer is further proposing that eight of the funded units be reserved for homeless/formerly homeless individuals. Official support of the Community Planning Group is a requirement for SDHC to consider our funding request.

As background, here are some further details on our public funding request:

- A loan for eight supportive housing units for households meeting the state definition of homelessness
- Eight project based Section 8 vouchers for the permanent supportive housing units
- A loan from general affordable housing funds to support the additional 45 units of senior affordable housing.
- The Center, which is an experienced service provider to homeless individuals, will provide targeted services to the eight supportive housing residents to ensure housing success and extended tenure.
- All residents of the complex will continue to meet the age criteria of 62+.

The benefits of this funding request:

- The developer's goal has always been to construct this lot as 100% affordable, and this financing helps meet that goal.
- Deeper affordability will be provided to a vulnerable sector of the community that need supportive housing
- Local financing support will allow us to compete more effectively for state and federal resources to complete the project
- Local financing support now will allow us to avoid delay in starting the construction of this complex.

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