



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Monday, October 1, 2012 – 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: June 4, 2012 and August 6, 2012
- 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. Adams & Idaho Map Waiver - 2767 Adams Avenue (Project No. 291263):** Process 3 Map Waiver for 12 condominium units currently under construction (PTS# 272633) on a 0.32-acre site located at 2767 Adams Avenue in the CV-3 zone of the Greater North Park Community Planning area. Process 3 decisions are made by the Hearing Officer and may be appealed to the Planning Commission.

City of San Diego Project Mgr: Patrick Hooper, (619) 557-7992, phooper@sandiego.gov

- B. 4212 Texas Street - Easement Vacation (Project No. 291363):** Project proposes to summarily vacate two unused sewer easements on an undeveloped parcel located at 4212 Texas Street, in the MCCPD-MR-800B zone. The subject parcel is currently used as a parking lot and future development is anticipated. The sewer easements are each approximately 35' x 87.5' and were recorded on October 9, 1923. The applicant states that the easements are no longer necessary as the sewer lines are no longer in place. The easement vacation is a Process 5 decision that is made by the City Council.

City of San Diego Project Mgr: Sandra Teasley, (619) 446-5271, steasley@sandiego.gov

- C. North Park Community Plan Update:** The City has released a draft Land Use map for North Park. The draft land use map will be discussed in relation to the designated areas in the existing North Park Community Plan.

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

- D. City of San Diego Housing Element:** The City has released its updated Housing Element for public review. The updated Housing element will be discussed in relation to the North Park Community Planning Area. <http://www.sandiego.gov/planning/heu/adequatesitesmap.shtml>

City of San Diego Project Mgr: Brian Schoenfisch, (619) 533-6457, bschoenfisch@sandiego.gov

IV. Information

- A. **Iowa Street Senior Housing - 3937 Iowa Street**: Proposed 120-unit senior housing development located at 3937 Iowa Street in the CN-1 and MR-800B zones. Existing zoning would allow up to 108 residential units and up to 130 units if 20% density bonus is applied. The project applicant will present preliminary designs for public comment and design feedback.

City of San Diego Project Mgr: N/A

- B. **Louisiana Pharmacy Mixed-Use - 2035 University Avenue (Project No. 264931)**: Site Development Permit (SDP) (Process 3) to construct a three-story mixed use structure, with 8 residential for-rent units and 2,467 sq. ft. of commercial space, on a vacant 0.24-acre site at 2305 University Avenue in the CL-2 Zone of the Mid City Communities District within the Greater North Park Community Plan. The project is requesting a 0' setback on the east side. Process 3 decisions are made by the Hearing Officer and may be appealed to the Planning Commission.

City of San Diego Project Mgr: Sandra Teasley, (619) 446-5271, steasley@sandiego.gov

V. Unfinished, New Business & Future Agenda Items

None

Next scheduled meeting date: **Monday, November 5, 2012**

VI. Adjournment (8:00 pm)

The next meeting of the North Park Planning Committee is October 16, 2012, 6:30 pm, at the North Park Christian Fellowship, 2901 North Park Way, 2nd floor (across from the North Park parking garage).

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

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