



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Monday, November 3, 2014 – 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: Oct. 6, 2014
- D. Announcements

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

III. Action/Discussion

A. 4162, 4164, 4166 Mississippi St. – Vesting Tentative Map - Action

(Process 3) Map Waiver to convert 3 existing residential dwelling units into condominiums on a 0.121 acre site. The site is located at 4162 Mississippi St. in the MCCPD-MR-1250B zone of the Greater North Park Community Plan area. *Tabled from Oct. 6 meeting.*

B. North Park Community Plan Update (CPU) – Urban Design Element – Discussion

Continued from October: discussion of draft Urban Design Element

C. Proposed NPPC letter to DSD – Action

Regarding concerns with draft Urban Design Element

IV. Information: None

V. Unfinished, New Business & Future Agenda Items: None

VI. Adjournment (8:00 pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, January 5, 2015

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Peter Hill, at urbandesign@northparkplanning.org or (619) 846-2689.

* **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 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 on the second floor of 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 October 21, 2014.

For additional information about the North Park Planning Committee, please like our Facebook page and follow our Twitter feed:



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URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

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

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:00 pm)

A. Called to order 6:00PM

Seated NPPC Board Members:

Peter Hill, Rachel Levin, Daniel Gebreselassie, Steve Codraro, Dionne Carlson, Roger Morrison, Robert Barry

Seated General Members: Robb Steppke, Ernie Bonn, Kitty Callen (6:30pm)

Nonvoting Board Members in Audience: Sarah McAlear

B. Modifications & Adoption of the Agenda – Motion Dionne/Steve 9-0-0

C. Approval of Previous Minutes: Aug. 4, 2014 Motion to approve Dionne/Daniel 7-0-2 and Sept. 8, 2014 - Rob has one “b” Second board comment under Rob – Second sentence is the answer. - Motion to approve as amended Rob/Dionne 6-0-3

D. Announcements

Ernie Bonn – Taste of University Heights

Dionne – Nextdoor.com will be holding a seminar Oct 29 on how to better use this community resource. More info on the website

Rob – BRT line becomes active this Sunday Oct 12. Media event at University and Park Oct 9th / October 11th celebration

II. Non Agenda Public Comment (2 minutes each)

None

III. Action/Discussion

A. 4162, 4164, 4166 Mississippi St. – Vesting Tentative Map - Action

(Process 3) Map Waiver to convert 3 existing residential dwelling units into condominiums on a 0.121 acre site. The site is located at 4162 Mississippi St. in the MCCPD-MR-1250B zone of the Greater North Park Community Plan area. **(Moved to November 3rd)**

B. North Park Community Plan Update (CPU) – Urban Design Element – Discussion

Brief presentation of draft Urban Design Element by City’s consultants; discussion

Marlin and Beth from KTU&A

Beth – Introduction of the design element, general walk-through. Guidelines identified by the icons on page 11, those guidelines can be found throughout the community. Page 43 explains CIPOZ. Reference guide on page 46.

Marlin – Urban Form chapter is existing conditions. Made general explanations of the layout.

Board comments:

Roger – page 32, 33 – does everything apply across the board (ie: streets that are highlighted) – (Marlin) we see which ones are consistent and then apply them where they work.

Peter – page 5 – objective 4 action 15 – SPA's - is this opening up another idea of a further tool? – (Yes but it hasn't been specified yet). Map of the bicycle corridors page 31 – does this plan integrate the SANDAG project next year? (Yes, it does). Howard Blackson comments – page 9 1.1 – Community plan should drive that, not the LDC (updated in 2000) and MCCPD. The PDO should convert to the Mid-City Community plan district. In the cases where they don't match up, planning can create their own new special zones.

Dionne – does the PDO supersede the LDC currently – (Yes)

Rob – page 20 & 21 – likes how things are laid out, pictures are good, easy to follow. Confused on page 44 the graphic is not clear what you are trying to express,

Daniel – Asks that the element spell out the abbreviations LDC, MCCPD, etc. / North Park specific? Yes, but they can be applied citywide. / page 16 map Upas seems to be a stronger street to highlight than Thorn. / Very interested in urban parks, forests. Page 30 Liked the ideas of urban forests and would like that to be focused on.

Ernie: Page 20 where is the retention of paper (undeveloped) streets (paper streets are usually in canyons – we could but something in about trying to retain public space). Neighborhoods were not mentioned (that will be in the beginning of the section). Could we but something in about the second units in the back, height limits? (the city ordinance already specifies that already) fire retardants on the edge.

Robert Barry – the document seems thin, the narrative is thin. The 1986 plan is very elegant, that's missing here. Implementation section is not acceptable. Monclair isn't even on the map. A better representation of North Park is needed. Timeline? (the rest of the document is coming out in November – 2 months for the final)

Dionne and Steve – the plan needs to be able to be read and understood very well. Appendix is needed

Rob – page 23 top left green space – unknown space.

Peter – the language and concept on page 23 is not familiar.

Rachel – for inspiration, look at Lynch's 1974 plan, an introduction with a greater sense of North Park would be nice to see.

Peter – page 16 Park Blvd should be outlined as a major connection

Daniel – would be good to see how North Park fits into the greater San Diego area

Steve – overall design and layout should be clearer.

Robert – Proposed bike streets – the bike network and green streets, the connection should be clear in the plan (Oregon is a safe streets)

Rob – page 16 typos

Dionne – can we meet to discuss our thoughts more in depth? Yes – at the next meeting we can discuss board comments.

7:25pm end of discussion

C. Public Review & Comment: 9th Update to Land Development Code

<http://www.sandiego.gov/development-services/industry/landdevcode/index.shtml#projectsOpen>

Robert – should look at more clearly (what was there before vs. now). We have been focused on the remodel sections.

Peter – let’s looks at previously conforming elements and understand it.

Ernie – is there a strikeout version, yes Peter will send out again

Dionne – LDC and municipal code difference? Municipal code is the over-arching code that LDC is a part of.

(Steve leaves)

Peter – walking us through the LDC update.

General Comments:

Proposed changes, bullet point 2 and 3 are of interest, point 2 is a big change..

Point 6 – needs findings for the permit.

Point 8 – very troubling, talking about expanding uses (commercial into residential).

Concept of the light industrial / artisanal spaces – look into getting some language for that.

Ernie – Park Blvd artwork, cabinet building only took up 20% of the building so it was allowed

Rob - #27 is about the drive through

IV. Information: None

V. Unfinished, New Business & Future Agenda Items: None

VI. Adjournment (8:00 pm) Daniel/Rob 8-0-0

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