



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Monday, January 6, 2020 – 6:00 p.m. North

Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items

- A. Call to Order (6:00pm)
- B. Modifications & Adoption of the Agenda
- C. Approval of Previous Minutes: November 4, 2019
- D. Approval of October 7, 2019 Minutes
- E. Announcements

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

III. Items - (6:10 pm) – *Order and timing of items are estimates only; items may be heard earlier than the time shown.*

A. **Action Item: North Park Community Plan Amendment - Florida Street** (6:10 – 6:30)

Planning Department is seeking the recommendation of the North Park Community Planning Committee on a community plan amendment / rezone of about 4 acres along the east side Florida Street from Upas Street to Cyprus Street – note that the focus area DOES NOT include parcels abutting Alabama Street. The 2016 North Park Community Plan Update unintentionally changed the plan land use designation from Residential – Medium-High (30 – 45 DU / acre) to Residential – Low (up to 9 DU / acre). The proposed amendment will change the plan land use designation back to Residential – Medium-High (30 – 44 DU / acre) and the zoning to RM-3-7. Presenter has provided a figure summarizing the amended change (final page of agenda).

Presenter: Nathen Causman, Associate Planner, City of San Diego

IV. Unfinished, New Business & Future Agenda Items

V. Adjournment

Next Urban Design-Project Review Subcommittee meeting date: Monday, February 3, 2020

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Melissa Stayner, at urbandesign@northparkplanning.org or (949) 357-7688

** 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.

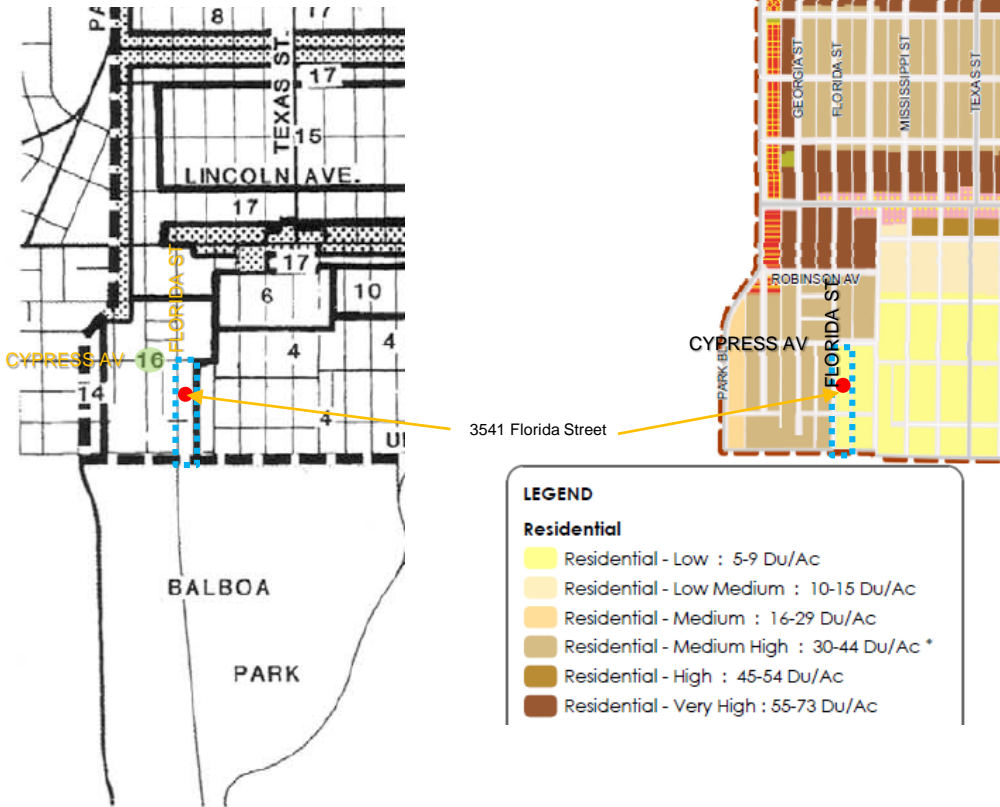
North Park Planning Committee meetings are held on the second floor of the North Park Christian Fellowship (2901 North Park Way, 2nd Floor), on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on November 19, 2019.

NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.

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

1986 North Park Community Plan

2016 North Park Community Plan



AREA	DESIGNATION	RANGE *
1 - 2	Very Low	0 - 5
3a, 3b, 4	Low	5 - 10
5 - 7	Low - Medium	10 - 15
8	Low - medium (+)	10 - 20
9 - 11	Medium (-)	15 - 25
13 - 14	Medium	15 - 30
15	Medium High/8	30 - 35
16	Medium High	30 - 45
17	High/Very High	45 - 55

	1986 North Park Community Plan (previous plan)	2016 North Park Community Plan (current plan)	Proposed
Land Use Designation	Residential Medium High 30-45 du/acre	Residential – Low: 5-9 du/acre	Residential Medium High 30-44 du/acre
Zoning	MCCPD-MR 1000 (up to 44 du/acre)	RS-1-7 (up to 9 du/acre)	RM-3-7 (up to 44 du/acre)
Existing Uses	Mix of multifamily and single family development		

With the recent community plan update these two blocks were:

- Re-designated from Residential Medium High to Residential Low.
- Re-zoned from MCCPD-MR 1000 to RS-1-7

Architects have expressed interest in CPA/Rezone of these properties to:

- Re-designate back to Residential Medium High (immediately adjacent to the west)
- Re-zone to RM-3-7 (immediately adjacent to the west)