



NORTH PARK PLANNING COMMITTEE

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URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Monday, March 5, 2018 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items

A. Call to Order (6:06 pm)

NPPC Board: Hill, Stayner, Taylor, Gebreselassie

Community Voting member: Steppke

B. Adoption of the Agenda

Motion to adopt agenda: Gebreselassie/Taylor (5/0/0)

C. Approval of Previous UDPR Minutes

Motion to Approve February 5, 2018 Minutes: Steppke/Gebreselassie (4/0/1 Stayner- absent)

D. Announcements: None

II. Non Agenda Public Comment (2 minutes each). None

III. Action - (6:10 pm)

A. Tentative Map – 4365 Ohio St. - Action (6:10)

Tentative Map for the subdivision of two existing parcels for the creation of six condominium units currently under construction and to waive the requirements to underground existing utilities located at 4365 through 4369 Ohio Street. This project falls under the “Process 4” review requirement and will ultimately be heard by the Planning Commission. The 0.161-acre site is in the RM-3-9 zone of the Greater North Park Community Plan area. Maggie Roland, Project Presenter. Hugo Castaneda, DSD Project Manager HCastaneda@sandiego.gov PTS 564139**

Presentation Summary: Applicant requesting approval of Tentative Map for 6 condominium row home units with 11 parking spaces located on street level. Building will be three stories (including parking) with individual roof decks. This project will include providing new sidewalk in front of property and alley improvements. This project was dual tracked because of time constraints inherent in receiving permits for condominiums. Legally this project currently consists of two parcels. Previously there was a single family home located on the property. This structure is currently in the process of being built, and is almost complete. The mock-ups provided to the

subcommittee to not accurately reflect existing buildings surrounding the project, nor do they reflect the actual parking configuration shown on the plans.

Community Comment:

Randy Wilde: Will there be space for bikes and plug-ins for e-vehicles?

A: Not sure. Up for discussion.

Board Comment:

Steppeke: Will parking be individual garages or open parking?

A: Open parking, no walls separating spaces, and no room for personal storage.

Q: Are those planters in front?

A: Yes, they provide storm water retention.

Gebreselassie: What kind of common areas are included in this project?

A: Landscaping, walkways and parking area.

Taylor: What materials is the facing composed of?

A: Stucco and Stone? Do not know.

Q: What is wall height at deck?

A: 48" parapet

Q: Will parking configuration require people to back all the way out of the garage?

A: Yes.

Comment: Underwhelming in appearance, stark, landscaping is underwhelming, needs color.

Stayner: This project is really bland in appearance. Please ask developer to make some effort to make it special.

Q: The planters are part of a BMP system, so landscaping possibilities are really limited?

A: Yes.

General project summary expressed by all members of the UDPR Subcommittee present at the meeting: UDPR is uncomfortable because the project is past the stage where we can work with a developer to get something that is consistent with Community Plan Design Element, that adds to North Park character, instead of detracting from it, as this building does.

Motion: Move to deny project based on lack of architectural diversity, lack of comprehensive building exterior and landscaping details and lack of input into the design process based on the timing of the tentative map process. This timing does not allow this committee to work with the developer to ensure a product that fits into the community aesthetic. (4-1-0 Stayner).

B. Easement Vacation – 2828 Polk St. - Action (7:00-7:30 pm)

Easement Vacation to vacate a portion of a public service easement at 2828 Polk St. Jason Redditt, Project Presenter. Paul Godwin, DSD Project manager PGodwin@sandiego.gov PTS 593024**

***For more info on any project, enter the SD Development Services PTS number in “Project ID” at <http://www.opensd.sandiego.gov/web/approvals/>*

Jason Redditt- applicant and owner of the 4000 square foot lot.

Presentation Summary: 100 years ago, City granted a 40 x 50-foot utility easement which covers half of the property. The property currently includes a structure and improvement/redevelopment of the existing structure is precluded by the size of the easement. Applicant hopes to either add a bedroom or refurbish it to make it a duplex again. Applicant believes utilities were never installed within the easement and is requesting easement area be reduced to only include the 2 feet of the property from the rear property line. Dimensions of lot: 40 x 100 feet; Current designated easement dimensions: 40 x 50 feet, Requested dimensions of revised easement 40 x 2 feet.

Board Comment:

Q: Bring figure from DSD to help this committee understand where the current utilities are, and where the current sewer lateral is.

A: Main sewer line runs down the alley, and lateral comes off mainline in alley. This has already been submitted to the city, and owner understood the City would provide site plans to this committee for review.

Motion: NPPC recommends supporting the proposed vacation of the service easement except for the two feet along the northern property line. Taylor/Stayner (4-1-0 Steppke).

IV. Information: *None*

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

VI. Adjournment

Move to Adjourn (Hill/Gebreselassie) 5/0/0 (7:33 pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, April 2, 2018

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 Mar. 20, 2018.

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