



# **NORTH PARK PLANNING COMMITTEE**

[northparkplanning.org](http://northparkplanning.org)

## **URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE**

**DRAFT MEETING MINUTES: Monday, April 2, 2018 –  
6:00 p.m.**

**North Park Recreation Center / Adult Center, 2719 Howard Avenue**

### **I. Parliamentary Items**

- A. Call to Order at 6:00 pm

*NPPC Board Members Present: Hill, Stayner, Gould, Doster, Taylor  
Voting Community Members: Steppke, Bonn*

- B. Modifications & Adoption of the Agenda  
*Motion to adopt agenda: Taylor/Stayner (7-0-0)*

- C. Approval of Previous Minutes: March 5, 2018  
*Motion to approve Minutes from March 5, 2018: Stayner/Steppke (4-0-3)*

- D. Announcements:  
*The links for the DSD links in agenda don't work-- must take www out of link for it to work.*

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

### **III. Action**

#### **A. Tentative Map Waiver – 3047 North Park Way - Action (6:05-6:40pm)**

Map Waiver to waive the requirements for Tentative Map for the creation of 6 condominium units currently under construction located at 3047 North Park Way. The 0.14 acre site is located in the RM-3-8 zone within the Greater North Park Community Plan area. Council District 3. Mehran Saberi, Applicant. Anthony Bernal, DSD Project Manager, [AQBernal@sandiego.gov](mailto:AQBernal@sandiego.gov) PTS 593192\*\*

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

*Presentation Summary: Mehran Saberi CEO of Mayfair Communities- The structure is 5 stories, with the first floor devoted to parking. Car lifts will be installed for some of the parking garage units. Project will consist of 6 condominium units, ranging from approx. 1300 square feet, to 2000 square feet. Four units are 2br/2ba; 2 units are 3/2. Expected date of completion in September 2018. Applicant is requesting TM waiver for subdivision of 3047 North Park Way. If the waiver is approved, it will save about 3 months in development processes. The developer has not been in front of NPPC yet because so far, the project has been ministerial.*

Public Comment:

*Carol Danbrook: Q: Why were neighbors not notified about this project before it was built?*

*A: Since it's by right, there is no noticing required by the city. To get the current noticing requirements changed, suggest lobbying the City Council members' offices to require notification of future projects.*

*Danbrook is on neighboring property and extremely concerned about impact to her property, due to parking noise, headlights, and noise from hydraulics of the lifts.*

*A: 9 feet of fencing will be built between the two properties that will cut down noise and eliminate headlights shining from one property to the other.*

*Antoinette Goodbody: By applying for waiver, are you trying to get around fees or regulations?*

*A: No, The TM is necessary to be able to sell them as separate units.*

*Terry Goodbody: Q: Neighbors used to be required by City to provide notice to other neighbors for something as simple as a remodel, why is this kind of noticing not required anymore?*

*No one present has the answer.*

Board Comment:

*Taylor: Q: Clarify the details of the wall between subject property and Danbrook's property.*

*A: Masonry wall 3 ft' then 6 ft fence on top of the masonry wall.*

*Hill:*

*Q: What kind of fence?*

*A: Wood*

*Q: will car lifts provide ability to stack cars in parking area?*

*A: Yes*

*Steppe:*

*Q: Not enough information brought to the board with respect to this project- no landscaping plans, no floorplans, no details on car lifts, etc.*

*A: Here for the map waiver, not to provide details of the project beyond that scope.*

*Bonn:*

*HOA and CC&Rs that will handle HOA matters?*

*A: Yes, must be approved by California Dept of Real Estate*

*Q: How much will these cost?*

*A: Start at \$700k*

*Doster:*

*Q: What are the proposed alley improvements?*

*A: Alley will only be improved on their property*

*Q: What is width of alley?*

*A: Currently 15 feet wide, will be 20 feet by the end of project.*

Where are people going to park bikes?  
A: Common storage closets on each floor

Gould:  
Address is on NPW, but front yard setback is on Grimm.  
A: Yes.

General comments echoed by multiple members: elevated parking is something new for us within the community, it would be nice to have more details about this new solution. Disappointed in lack of community outreach prior to construction, and the developer did not approach NPPC for input prior to construction.

**Motion: Approve Tentative Map waiver due to desirability of home ownership within the community for stability. The NPPC disagrees strongly with practice of “Dual Tracking” which allows projects to initially be permitted as apartments and then be entitled as condominiums. (Hill/Gould: 5-2-0, Steppke and Bonn).**

After the motion was completed, Carol Danbrook (neighbor) stood up again and declared her intent to show the board pictures of the parking area from her property that she had taken on her phone. Hill told her that meetings are run per Robert’s Rules, and the time for public comment was over. Ms. Danbrook proceeded to approach the board yelling that she had come to the meeting to say what she wanted to say. Mr. Hill asked her to respect the order of the meeting, and she became increasingly louder and more combative, yelling at Hill and asking if he was going to make her leave. The project presenter offered to meet her outside after the meeting and talk through her concerns, at which point, she left the building to wait for him.

**IV. Information:** None

**V. Unfinished, New Business & Future Agenda Items:** Add discussion regarding how board will handle future Tentative Map action items

**VI. Adjournment**

Motion to adjourn: (Steppke/Bonn: 7-0-0) (6:50 pm)

**Next Urban Design-Project Review Subcommittee meeting date: Monday, May 7, 2018**

For information about the Urban Design-Project Review Subcommittee please visit [northparkplanning.org](http://northparkplanning.org) or contact the Chair, Peter Hill, at [urbandesign@northparkplanning.org](mailto: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, 2<sup>nd</sup> Floor), on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on April 17, 2018.**

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

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