



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING MINUTES: Monday, May 7, 2018 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:08 pm)

- A. Call to Order* NPPC Members: Hill, Stayner, Vidales, Sparti, Gould, Gebreselassie;
Community Members: Steppke, Bonn,
- B. Adoption of the Agenda: Gebreselassie/Steppke 8/0/0
- C. Approval of Previous Minutes: April 2, 2018. Revise the minutes to say Minutes instead of Agenda in title.
Motion: Approve minutes as amended: Steppke/Bonn (5/0/3 abstentions were absences).
- D. Announcements: Chelsi and Randy are now uploading minutes to NPPC website. Send them minutes as soon as they are finalized. When sending final, remove the word “draft”

II. Non Agenda Public Comment (2 minutes each). Gary Webber: On the water tower it currently says “North Park”, speaker requests that Normal Heights also be recognized on the sign.

Vidales response: There were a long series of meetings deciding design and signage on the water tower. This will be a good discussion to have when this situation is encountered in the future.

III. Action - (6:15 pm)

A. Early Project Presentation – 3770 Alabama St. – Info only (6:15-6:45pm)

Voluntary presentation on planned multi-family apartment building currently in early design. Will discuss project goals and fit with recent Community Plan update. The client, Alex Ruezga, will apply for a Neighborhood Development Permit. The design will incorporate some low-income housing and utilize some of the incentives associated with the City's effort to increase affordable housing. There are no plans to convert the project into condominiums. The tentative project name is "The Lincoln." Presenter: Francisco Garcia

Summary of presentation: Property owner Alex Ruezga: Purchased property in 2010 with foresight of where the neighborhood was headed. Now he wants to build a project where more people can live.

Garcia: Collaboration will make for a better project. Even though this is NDP, they still want CPG support if it goes in front of Planning Commission. It will include a very low income unit. Property is zoned at Very High Density: 55-73 du/ac. Existing development is high density on the west and low density on the east side of Alabama. A variety of unit sizes is planned for this building. Park 8-9 cars with lift system shown in handout. Proposing 4 stories, though only three are shown in the plan. Garden lofts, studio, 1 bedroom, and 2 bedroom units proposed. Stoop access to the apartments will help enhance the urban feel. There are two entries: via stoop, and on first floor for ADA and access to lower floors.

Bonn: Q: How many units?

A: Up to 13 is allowed with density bonus, but final count is still being discussed.

Q: ? Alley access?

No. Everything has to come off Alabama.

Gebresselassie Q: How big is this building?

A: 4950 square feet. The height of the neighbors is the same, if it stays three stories.

Q: What is height limit?

A: City allows lowest proposed grade up to 50-foot height. From the street grade it is approximately 30 feet high.

Q: Are you asking for any variances?

No, planning to use density incentives for unit count.

Steppe: Q: What does the existing building consist of?

A: Currently home is duplex, 3 bdrm at the top and 1 bdrm on the bottom.

Gould: What are the setbacks?

A: Setbacks are 15-20 feet.

Comment: Low income is needed, so consider building them, because NP needs more of these.

Q: What kinds of development are to the rear and south of this property?

Condos are behind the property. Neighbor to south is single family residence.

Hill: Comment: this building needs work on transition from high density to low. See the community plan for guidelines. We would like to see more street engagement.

Vidales: Q: How many cars can be stacked on each lift?

A: Max height of 3 cars.

Q: Any intention to turn this into condos?

A: No, renting these units is owner's retirement plan. Also, you can't sell condo w/o 2 parking spaces/unit, and there isn't a way to park that on this property.

Chelsi: Q: Good job with ADA; will there be space for bikes?

A: Bike storage area will be on the side of the building.

Garcia: May be back in 2 months with more details.

B. Neighborhood Development Permit – 2385 Felton St. - Action (6:45-7:15pm)

Neighborhood Development Permit to construct a 2,635 sq. ft. two story single family residence with attached garage on a vacant lot at 2385 Felton Street. The 0.12-acre site contains Environmentally Sensitive Lands in the RS-1-1 zone of the Greater North Park Community Plan within Council District 3. Presenter: Barbara Lam. Hugo Castaneda, DSD Project Manager, Hcastaneda@sandiego.gov PTS 557456**

Presentation will be rescheduled at a later date.

C. Discussion: NPPC & Tentative Map Approval Requests- Info (7:15-7:55pm)

Standing agenda item: how can NPPC best address both its concerns about lack of community input in projects under construction and seeking a Tentative Map (Waiver), and also City feedback requesting a decision and explanation on the Tentative Map (Waiver) issue.

Presenter: Peter Hill

Brought handout created by Howard Blackson a few years ago summarizing the problems, and three possible routes to move forward with addressing this issue.

Bonn- why bother hearing a TM? It's too late.

Daniel: it's not important for us to make decisions about rental versus market, because we need both.

Stayner: The public is very frustrated because they think they can show up to these meetings and have their voices heard with respect to the project development/approval, but by the time we hear these items, those decisions have already been finalized, causing a great deal of frustration and confusion on the part of the public.

Steppeke: We are eyes and ears of community. Therefore, we can't rubber stamp every TM that comes through this committee. Choice B will be more arduous.

Other general discussion:
The City will likely not do B.

This problem is being caused by the City because the timeline is longer for condo entitlement than apartment entitlement. The City should fix this issue.

Other option: we can ask for the city to require only light review by NPPC.

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

IV. Information: None

V. Unfinished, New Business & Future Agenda Items:

VI. Adjournment (7:28 pm) Motion to adjourn: Hill/Gebreselassie

Next Urban Design-Project Review Subcommittee meeting date: Monday, June 4, 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 May 15, 2018.

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

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