



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

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

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:00 pm)

- A. Call to Order* (6:03) NPPC Members: Hill, Stayner, Wild,
Vidales (late)
Community members: Bonn, Steppke
- B. Modifications & Adoption of the Agenda: Propose to table the tentative map approval request.
Hill: Motion to adopt agenda with tabling of Discussion Item B until next month
Approved 5-0-0
- C. Approval of Previous Minutes: May 7, 2018: Motion to approve minutes from May 7, 2018.
Steppke/Hill 4-0-2 (Bonn- insufficient time to review, Wilde-absent)
- D. Announcements: Hill: Different time and meeting location for next month:
Next UD/PR meeting Tuesday, Sept. 4; NP Rec Center main building.

Bonn: Re: Normal Street SD Unified School District HQ, and proposed school bond: Resolution has been included in school bond along with project recommendations included annex 1 and annex 2 buildings. Got some green space allotment and mural restoration included in the annex. Working on task force including NPPC member to work with Cindy Martin and dept heads to see that funding is appropriately spent regarding recommendations. Had support of SDUSD Board member Barrera and State Senator Toni Atkins.

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

III. Action - (6:15 pm)

A. Discussion – 12th Land Development Code (LDC) Update - Action (6:15-7:00pm)

Review of proposed amendments to LDC relevant to North Park

Presenter: Hill

Every year the city considers updates to LDC. The CMT (Code Monitoring Team) is a City review board made of industry professionals, weighing in on proposed amendments.

Item 3: Planning groups can appeal to City Council for free. Grounds need to be further tightened. NPPC should look into this one further. Need to understand what “tightening grounds of appeal” means. Specifically, within historic districts.

Steppe Item 5: Concern: The attic could be using up FAR that a structure has. Could provide barrier to affordability. Steppe will look into the municipal code language. Follow-up in September.

Hill Item 13: Concern: why allow the second two story structures to encroach in setbacks? Hill will research this one.

Item 14: Definition of ‘Finding’- reasons to approve or reject a project. Language is very unclear. Contact David Moty for help with clarification. Rene Vidales to follow-up.

Item 24: Possible concern, Recommend for further consideration later.

Item 26: Recommend for further consideration later.

Item 39: Hill: Recommend for further research and consideration later.

Item 64: Vidales strongly supports. More permeable surfacing solutions should be encouraged.

Item 65: Steppe: street trees can get in the way of a bus stop. The distance and type of tree is important. Who pays for these trees? Steppe to call Moty for more info.

Item 67: Hill will look into this item to find more info.

Item 71: Previously conforming (non-conforming). Right now small businesses are

required to do street improvements, but this item is proposing hardship requirements that will allow business owners to avoid delivering these improvements. Vidales- be more specific about the definition of “reasonable exemption”. Steppke- suggests changing wording to use “reduction” instead of “exemption”:

Item 9: We broadly support the proposal to give planning committees more time to review.

Item 53: Trying to increase number of affordable units. We don’t support it because it reduces the amount of Affordable housing and may allow eviction of tenants.

Item 6 was recently heavily discussed at the joint subcommittee between NP and Uptown.

B. Discussion: NPPC & Tentative Map Approval Requests- Info

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.

Tabled until next month.

IV. Information: Hill- Next meeting in Rec Center main building on Idaho Street, to the right of crafts room.

Bonn- Christian Chaffee’s property at Florida and Adams will be going into construction.

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

VI. Adjournment: Motion to adjourn: Bonne/Vidales 6/0/0 (7:24)

Next Urban Design-Project Review Subcommittee meeting date: Tuesday, September 4, 2018

4044 Idaho St. – Craft Room, facing Idaho St.

PLEASE NOTE TUESDAY MEETING AND NEW LOCATION DUE TO LABOR DAY HOLIDAY

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 August 21, 2018.

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

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