



# **NORTH PARK PLANNING COMMITTEE**

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

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

**MEETING MINUTES: Tuesday, September 4, 2018 – 6:00 p.m. North**

**Park Recreation Center / Craft Room, 4044 Idaho St., 92104**

*Date and location changed due to Labor Day holiday*

### **I. Parliamentary Items**

A. Call to Order (6:07 pm)

NPPC Members: Hill, Stayner, Gebreselassie, Vidales (arrived late and left early)

Voting members of the public: Steppke, Bonn

B. Motion to adopt agenda: Bonn/Gebreselassie 5/0/0

C. Motion to Approve Minutes from August 6, 2018: Bonn/Steppke 4/0/1 (Gebreselassie absent)

D. Announcements: Bonn: Chris Chaffe Florida and Adams project. Owner is working with City Traffic Engineer on sidewalk bump-outs.

Hill: Thursday 6:45 University Heights Community Association Meets Alice Birney Elementary School Auditorium: Steven Russel guest speaker and topic is “All things housing”.

Vidales: Target on University was scheduled to open in November 2018, but now looking at opening in March 2019.

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

### **III. Items -**

#### **A. Map Waiver -1935 Polk Avenue - Action (6:13-6:35pm)**

Map Waiver to create six residential condominiums on a single lot at 1935 Polk Avenue. The 0.18 acre site is located in the RM-3-7 zone in the Greater North Park Community Plan area.

Presenter: Jose Perez – Architect from ArkitDesigns.

Six units on Polk and Florida

Currently under final inspection.

Within 300 feet of nearest streetlight, so they don't have to put a new one in.

Utilities are undergrounded.

Discretionary permit needed for tentative map waiver.

Six units is the cutoff for tentative map waiver. Over six units would require a TM.

These will be condos and will be sold individually.

Not attached units.

Establish HOA requirements come later on the Condominium Map.

The subcommittee's responsibility here is to determine if ownership is acceptable or rental units are preferred.

Steppeke: This project came in front of the committee years ago, and this final product does look better than what was initially shown. When it came in front of the committee the first time, it was presented as condominiums.

There is 12 feet of landscape on each unit along Polk.

Along Florida 20 feet of landscaping with 6 street trees.

Bonn: Consider covering it up the blank wall facing Florida with tall landscaping.

Vidales: Trees look like they are dying. Response: A sprinkler system is being installed.

Hill: What are the pipes that are currently exposed on the alley side? Response: Future gas meters, which will be protected by posts. SDGE chose the location.

**Motion;** Approve the Map Waiver for the 1935 Polk Ave. due to desirability of home ownership within the community for stability. The NPPC disagrees strongly with the practice of "Dual Tracking" which allows projects to initially be permitted as apartments and then be entitled as condominiums. This is a loss of opportunity for the input from the Community at a time when it could have made a difference. Vidales/Hill 4/2/0 (Gebreselassie and Bonn).

**B. Discussion – 12<sup>th</sup> Land Development Code (LDC) Update - Action** (6:35-8:02 pm)

Follow-up to August work. Review of proposed amendments to LDC relevant to North Park Presented by Hill: Proposed amendments to LDC and these are still 'in flux'. Must go through CMT. Reforming some regulations and clarifies language.

Item 14: Language is very unclear. Vidales followed-up with David Moty. Moty did not understand the language either.

Moty does not know when this LDC update will be coming to CPC.  
Red comments are from CPC rep of CMT.

Item 65: Steppeke spoke to Moty, who said that Item 65 is off the list of revisions.

Item 5: Steppeke: not able to find out much online, brought it up to Moty: He doesn't have concern with this because this is addressing SD as a whole and most buildable areas within SD are much larger houses than what we have in our urban environment here. Our zoning is much denser, and he thinks our denser scale will supersede this FAR restriction. Steppeke will continue to investigate.

Item 71: Randy Wilde followed up. This is consistent with prior update. If a small business expands building area or parking places, they become subject to the new more expensive landscape requirements. Although it seems consistent, it will reduce the number of street trees, and the threshold may be taken advantage of by larger businesses that can afford it.

Wilde: If there is a hardship, the City should be asked to provide financial support for the landscape requirements.

Steppeke: Change the word exemption to reduction. Something should still be done to improve the street.

Incentivize street trees because it supports the Tree Planting Initiative that helps to meet

climate action plan goals.

**Motion:** The proposed revision would benefit from consideration of the following points.

- 1) Replace the term “exemption” with “reduction” in item 71.
- 2) There is concern that exempting small projects will impair street tree planting which is critical element of CAP. Stayner/Hill 5/0/0

Item 67: Hill: You need to get a minimum amount of trees for each project per the City. You get different points based on landscaping you choose. Currently the code applies to multi-family units with min of 1000 sf floor area. Multi-family development must have 50% of street yard area planted. What level of density does this kick-in at? How will it affect different kinds of development? Need more info on thresholds. Hill to follow-up again.

Item 39: Hill: Retail alcohol. Currently decisions to allow new alcohol retailers are based on requirements about crime rates and number of existing stores selling retail alcohol. Consideration of nearby residential areas factor into the decision. A store cannot have more than 10% of area dedicated to selling alcohol.

It seems Item 39 is addressing situations that are at a larger scale than what North Park typically sees.

**Motion:** We do not support lowering the 15,000 sf alcohol regulation exemption limit. Due to not knowing what the new limit will be, we do not know what the impact to North Park will be. Hill/Gebreselassie 5/0/0

Item 13: Concern with item: “Allow two story structures to encroach in setbacks.” Hill will research this one further for next meeting.

#### **C. 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.

Will be addressed in a future meeting

**IV. Information:** None

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

**VI. Adjournment:** (8:04 pm) Motion to Adjourn: Gebreselassie/Steppe 5/0/0

**Next Urban Design-Project Review Subcommittee meeting date: Monday, October 1, 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 September 18, 2018.

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:



[NorthParkPlanning](https://www.facebook.com/NorthParkPlanning)



[@NPPlanning](https://twitter.com/NPPlanning)