



# NORTH PARK PLANNING COMMITTEE

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

## URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

**MEETING MINUTES: Monday, July 6, 2020 – 6:00 p.m.**

### **Zoom Meeting**

**Link:** <https://zoom.us/j/96237681508?pwd=YmF4eFRrU2xtOXMwZzNTUjhxNmMxZz09>

#### **I. Parliamentary Items**

##### **A. Call to Order (6:03pm)**

**Board Members:** Pounaki, Tucker, Stayner, Vidales, Spencer

**Community Members:** Hill

##### **B. Modifications & Adoption of the Agenda**

##### **C. Approval of Previous Minutes: March 2, 2020**

**MOTION:** To approve the March 2, 2020 Minutes. **Tucker/Stayner (4-0-2)**

Spencer & Hill abstain since they did not see the minutes.

##### **D. Announcements (none)**

#### **II. Non-Agenda Public Comment (none)**

#### **III. Items - (6:05 pm) – Order and timing of items are estimates only; items may be heard earlier than the time shown.**

##### **A. Action Item: Map Waiver Application at 2828 Polk Ave (Process 3) Project Number 662123**

(6:05 – 6:34)

Polk 4 Map Waiver application to waive the requirements of a Parcel Map to create 4 residential condominium units in buildings under construction on a .092 acre site at 2828 Polk Ave in the RM-3-7 Zone within the North Park Community Plan, Transit Area Overlay and Transit Priority Area. Council District 3. Presenter: Maggie Roland.

Public Comment:

**Ross Lopez: Q:** Is there a unit for disabled people? **A:** Although there isn't a lift in any unit, there is a bathroom on the ground floor of one of the units, qualifying it for ADA status.

Board Comment:

**Rene Vidales:** Confirmed that the garages face the alley. **Q:** Will there be landscaping on Polk Ave? **A:** Yes. **Q:** Will the common area be the responsibility of the HOA? **A:** The unit adjacent to the sidewalk will be responsible for landscaping.

**Aria Pounaki: Q:** Where are the entrances to each of the units? **A:** There is a walkway that runs the length of the building where the entrances are. They face the adjacent building. The unit that faces the street sidewalk will have an entrance that somewhat faces the street.

**Jen Spencer: Q:** Is there a fence along the south side of the property? **A:** Not currently in the budget.

**Comment from Spencer:** Fence should be considered since the building goes up to the property line of an adjacent development. **Q:** Is there a rooftop aspect of this development? **A:** There is not, the illustration is not up to date. **Comment from Spencer:** It would have been good to have input earlier in the project, it's disappointing to see the developer use the dual tracking mechanism to avoid input.

**Peter Hill:** No Comment

**Marissa Tucker:** Generally supportive of multi-family development. **Comment:** Ideal to have native plants incorporated into the landscaping. **Comment:** Ideal to have bicycle parking especially in proximity to nearby rapid transit. **Response:** The list of trees the developers choose from is decided by the city. Bicycle parking could be accommodated in the garages.

**Melissa Stayner: Comment:** Doesn't see the reason to have to continue hearing these Map Waiver projects in Community Planning Groups since there is little the board can do or influence at this point.

**MOTION:** Approve the Map Waiver for 2828 Polk Ave. because increasing access to opportunities to home ownership increases neighborhood stability and desirability. However, the NPPC strongly believes that the often-used "dual tracking" method of initially permitting a building as apartments, to later change to condominiums, deliberately circumvents neighborhood input into the design process. NPPC would like to work with city staff to improve upon this process. **Pounaki/Tucker (6-0-0)**

**B. Action Item: Diversionary Theatre Right of Way Neighborhood Development Permit at 4545 Park Blvd (Process 2) Project Number 662938 (6:34 – 7:02)**

NDP to install a new 6 ft. high fence with sliding gate encroaching 1.5 ft into the public right-of-way, and new planting in front of the gate (2.5 ft high max), located at 4545 Park Boulevard. The site is located in the CN-1-3 zone, Transit Priority Area within the North Park Community Plan area, Council District 3 Presenters: Matthew Paola, Architect; and Matthew Morrow, Owner.

Presenters showed their plans to build a barrier/fence/gate to add security to their building and create better circulation within their building due to the existing design feature that forces people to walk into the street to go from floor to floor. This project proposes enhancements to the façade of the building, along with realignment of the staircase as part of the project.

Public Comment:

**Ross Lopez:** Owns a property a few doors down from the Diversionary Theater. **Q:** Asked where the fence/gate would fall, onto the sidewalk? Or elsewhere? **A:** The fence would fall where current shrubbery and staircase is. The line of the sidewalk would be unobstructed and be less obtrusive than that of neighboring properties. **Comment:** In the absence of a security system, this gate is unlikely to deter people from breaking in. **Response:** The current design allows for hiding spots, by making these changes, they hope to mitigate some aspects of the current design. A new security system will be implemented. There are some people who have set up defacto residence in the nooks that exist.

Board Comment:

**Marissa Tucker:** Initial concerns that putting fences up as a way to prevent "people we wish

weren't there" as a solution. **Q:** What is the current encroachment? Future? **A:** Existing guardrails will stay; stairs will change in orientation as well as landscaping. The idea is that the gate will create an indoor/outdoor relationship with the street that helps define the event space. The encroachment is actually 2'10" into the 14' sidewalk. The fence would be in line with neighboring property fences.

**Peter Hill:** Clarified that the encroachment of the staircase will be where the extent of the future gate would be.

**Aria Pounaki:** Supportive of the façade improvements, not supportive of a fence creating a rigid blockade with the streetscape. Felt that this is an inappropriate use of public space and a targeted move against the homeless. If this design strategy is repeated throughout North Park, it would create a frigid and inequitable streetscape. **Response:** The connection with the community is very important to the center and for that reason that the barrier is really only deployed at night and would be 50% open allowing for a feeling that is more open than would be the case with a normal barrier. There is a risk to employees currently who pick up human waste and garbage and has created a large cost on a small non-profit.

**Jen Spencer:** Enjoys the colors and ingenious design of the barrier. **Comment:** Use of street trees could help reduce heat-island effect and make a better alternative to sparse shrubbery.

**Rene Vidales:** Feels like as welcoming a fence as one could make. As a patron of the theater, he enjoys the direction of the design. **Q:** Will the gate close during functions? **A:** When the building is in use, the gate will be completely open due to access to the ramp being cut off otherwise.

**Melissa Stayner:** Stated we want open and interactive streets in North Park. Understanding of the ordeal of workers that need to pick up human waste and garbage. Overall supportive. **Q:** From a maintenance perspective who will be taking care of things? **A:** There is an EMRA (encroachment maintenance repair agreement) when there is encroachment.

**MOTION:** To recommend approval of the 6ft high fence with 2'10" encroachment into the public right of way as presented. **Vidales/Spencer** (5-1-0) Pounaki against

#### **IV. Adjournment (7:03)**

**Next Urban Design-Project Review Subcommittee meeting date: August 3, 2020**

*For information about the Urban Design-Project Review Subcommittee please visit [northparkplanning.org](http://northparkplanning.org) or contact the Chair, Melissa Stayner, at [urbandesign@northparkplanning.org](mailto:urbandesign@northparkplanning.org) or (949) 357-7688*

*\* 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 Due to COVID19 meeting restrictions, meetings are currently being held online via Zoom on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on July 21, 2020. For details and information, see <http://www.northparkplanning.org/>*

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

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