



## NORTH PARK PLANNING COMMITTEE

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

### URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE MEETING AGENDA:

Tuesday, September 8, 2020 – 6:00 p.m.

Zoom Meeting

**Link:** [https://zoom.us/meeting/register/tJlvdO6upjovGtzn1cN76s\\_wO0ab7Ln07gEj](https://zoom.us/meeting/register/tJlvdO6upjovGtzn1cN76s_wO0ab7Ln07gEj)

#### I. Parliamentary Items

##### A. Call to Order

Present: Tim Taylor, Melissa Stayner, Peter Hill, Aria Pounaki, Pat Sexton (voting member), Jen Spencer

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

Motion to adopt agenda – Taylor/Pounaki (6-0-0)

##### C. Approval of Previous Minutes: August 3, 2020

Motion to approve previous minutes – Hill/Taylor (6-0-0)

##### D. Announcements

#### II. Non-Agenda Public Comment (2 minutes each)

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

Process 3 Site Development Permit to construct a 2 story 2,952 sf single family residence on a 17,994 sf. ft. vacant lot at 2626 Vancouver in the RS 1-1 and RS 1-7 zones within the North Park Community Plan, Brush Management, Very High Fire Hazard Severity, Geologic Hazard Category 52, FAA Height Notification, and SDIA - Airport Influence Area-Lindbergh Field Overlay Zones. Council District 3. Presenters: Shaw-Chin Chiu & Zachary Alan

Presented project: undeveloped parcel of land at the end of Vancouver Ave, canyon site. From the street views as a one-story and drops down into canyon. Goal is to be among the landscape, part of it, not destroy it. Materials are not to be distracting, muted colors. Retaining wall – wood plank and steel beam retaining wall. Concrete piers. Gently nestling into the canyon.

Board Comments:

Tim Taylor: Brush Management Plan? Is there one? Zachary: Lot has been cleaned up, fire rating, on

materials for windows, doors, etc. Mitigating fire risk. Tim: area you asking for any exceptions to code?  
Zachary: No.

Peter Hill: What are you here for-specifically what permit do you need to have approved? Is this a neighborhood use permit? Zachary Alan: Yes. Peter: What stormwater management practices are you using? Zachary Alan: Storm drain - Civil engineer suggested a flat space. Storm drain runs around the house to the left.

Pat Sexton: Conditional Use permit? Starting process? Aria: Site Development Permit.

Aria Pounaki: Is there a wood barrier around the structure? Zachary Alan: That is the retaining wall. Decided to use this material vs. having more canyon disturbance. This was less invasive.

Jen Spencer: asked about brush management plan and wood retaining walls – rating of wood? Drainage.

Melissa: You are doing a lot of drilling – what is happening to all the dirt/material from the footings?  
Zachary Alan: Right now it's being hauled away.

**SUBCOMMITTEE MOTION: To approve the Process 3 Site Development Permit for 2626 Vancouver. Stayner/Taylor (5-0-0) (Pat Sexton left before the vote but signaled her support ahead of the vote)**

#### **IV. Adjournment (6:30)**

Motion to adjourn (Spencer/Stayner) (5-0-0)

**Next Urban Design-Project Review Subcommittee meeting date: October 5, 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 September 15, 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. For additional information about the North Park Planning Committee, please like our Facebook page and follow our Twitter feed*