



NORTH PARK PLANNING COMMITTEE (NPPC)

Draft Agenda: May 16, 2023, 6:30 p.m.

Meeting Location:

North Park Christian Fellowship 2901 N Park Way San Diego CA 92104

Virtual Meeting Via Zoom Platform

Register online at: <https://tinyurl.com/NPPCzoom>

Or Dial +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 Meeting ID: 987 0091 5525 Password ID: 150923

www.northparkplanning.org

info@northparkplanning.org

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I. Parliamentary Items (6:30-6:45 p.m.)

- A. Call to Order, Roll Call and Attendance Report
- B. Modifications to the NPPC Agenda
- C. Agenda: Adoption of May 16th, 2023 Agenda
- D. Minutes: Approval of April 18th 2023 Minutes
- E. Treasurer's Report

II. Non-Agenda Public Comment (6:45-6:55 p.m.)

Limited to Items not on Agenda; non-debatable. One-minute maximum, Chair can award more time as need but we have a very full agenda this week.

III. Announcements & Event Notices: Limited to One minute each. (6:55-7:00 p.m.)

IV. Elected Official & Planner Reports: Reports are limited to 2 Min Max (7:00-7:10 p.m.)

- A. Welcome Lauren Macdonald!, Hon. Nathan Fletcher, SD Board of Supervisors Dist. 3, (619) 531- 6065, lauren.macdonald@sdcounty.ca.gov
- B. Kohta Zaiser, Hon. Todd Gloria, Mayor of San Diego, ZaiserK@sandiego.gov.
- C. Stopher Vallejo. Toni Atkins, State Senate Dist. 39, 619-645-3133, christopher.vallejo@sen.ca.gov
- D. Logan Braydis, Hon. Stephen Whitburn, City Council Dist. 3, (619) 236-6633 LBraydis@sandiego.gov
- E. Jeffrey Ryan, Planning Department, (619)235-5221 JTRyan@sandiego.gov
- F. Chris Gris, Hon. Chris Ward, State Assemblymember, Christopher.gris@asm.ca.gov

V. Action / Informational Items (7:00-8:00 p.m.)

- A. Informational Item: Huge thank you to Horizon Church for hosting NPPC and Subcommittee meetings every month...Thank you!
- B. Chair to appoint Gregory Horn as Chair of the Urban Design and Project Review subcommittee
- C. Action: Proposed project located 4546-62 Boundary Street
Presenter: Brian Enright & Adrian Deadwyler
- D. PRJ-1071852 Public Service easement Vacation On private Property at 2628 Upas St. This was item was generated when a new sewer lateral was run from the subject property to Upas St. The previous lateral crossed a neighbors property. There is no development project associated with this action.
- E. PRJ-1080517 this is the map waiver for the purpose of selling condominiums at 4085 Utah St. This is where the board voted to deny the map waiver at our March meeting and then voted to approve the map waiver at our April Meeting.
Presenter: Maggie Rowland
- F. Address/support relooking at NPPC's stance on supporting the 30th St bike lanes, per Bob's comment and analysis pointing towards a reduced, year over year, level of ridership. Item was discussed at Public Facilities and Transportation Subcommittee on May 9th 2023. Presenter: Bob LaRose
- G. Propose/support flashing lights in the crosswalks on 30th and Upas. Item was discussed at Public Facilities and Transportation Subcommittee on May 9th 2023.
Presenter: Glenn Todd
- H. Community input into the Mayor's Budget

Budget season is officially upon us. Starting next week, each City department will present their individual budgets to the Council. In mid-May, our office will publish the May Revise (the budget's second draft) and present to the Council for consideration and approval before the end of this fiscal year in June. The time for public input and comment, lobbying and advocacy, is now until the budget is approved by the Council sometime in June.

While funding asks should be directed to your City Councilmember, let me know any questions, comments, and concerns, and I can help track down the info or facilitate a dialogue.

Kohta Zaiser (he/him)

Deputy Director of Community Engagement

VI. Subcommittee Reports (8:00-8:05 p.m.)

- A. Urban Design & Project Review: Chair Gregory Horn, meeting cancelled for May
- B. Public Facilities & Transportation: Chair Glenn Todd
- C. ADHOC Bylaws Subcommittee: Chair Mark Spitzer, meeting cancelled for May
- D. Communications Subcommittee: Chair Carmen Cooley-Graham, meeting cancelled for May

VII. Liaison Reports (8:05-8:15 p.m.)

- A. Balboa Park Committee: Howard Blackson
- B. Maintenance Assessment District: Liz Saba
- C. North Park Main Street: Patrick Garbani
- D. Adams Avenue Business Association: Marty Graham
- E. El Cajon Boulevard Business Improvement Association: VANCANT
- F. University Heights Community Association: Carmen Cooley-Graham
- G. CPC Report: Marty Graham/Steve Oechel

VIII. New Business (8:15-8:20 p.m.)

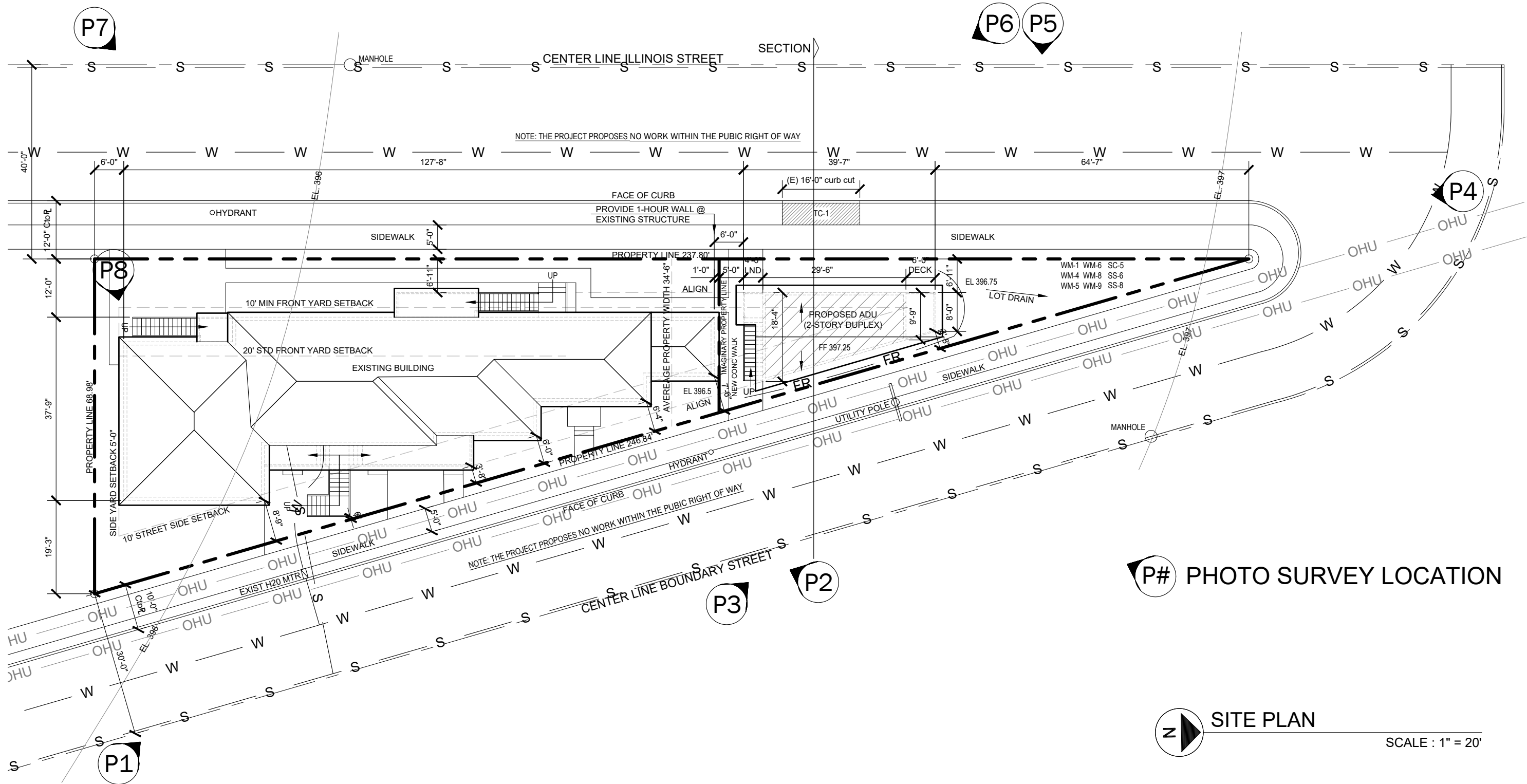
IX. Future NPPC Meeting Date: Next meeting is Tuesday, June 20th, 2023, 6:30 p.m.

X. Adjournment (8:30 p.m.)

**For more info on any project, enter the SD Development Services PTS number in "Project ID" at <https://opensd.sandiego.gov/Web/Maps/ApprovalsDiscretionary>

To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.

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P# PHOTO SURVEY LOCATION

SITE PLAN SCALE : 1" = 20'

PS

PHOTO SURVEY

SHEET TITLE

| NO. | DATE | DESCRIPTION |
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| | | |
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SUBMIT DATE: 02.12.2023

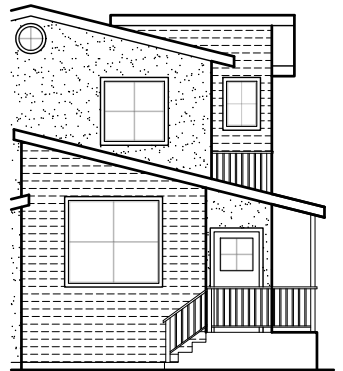
Boundary Street Apartments
Proposed Duplex w/(2) ADUs
4546-4562 Boundary Street
San Diego, CA 92116

PROJECT TITLE

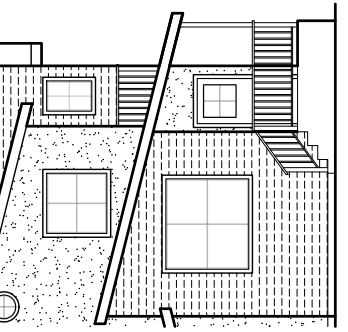
DESIGNER



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Adrian Deadwyler
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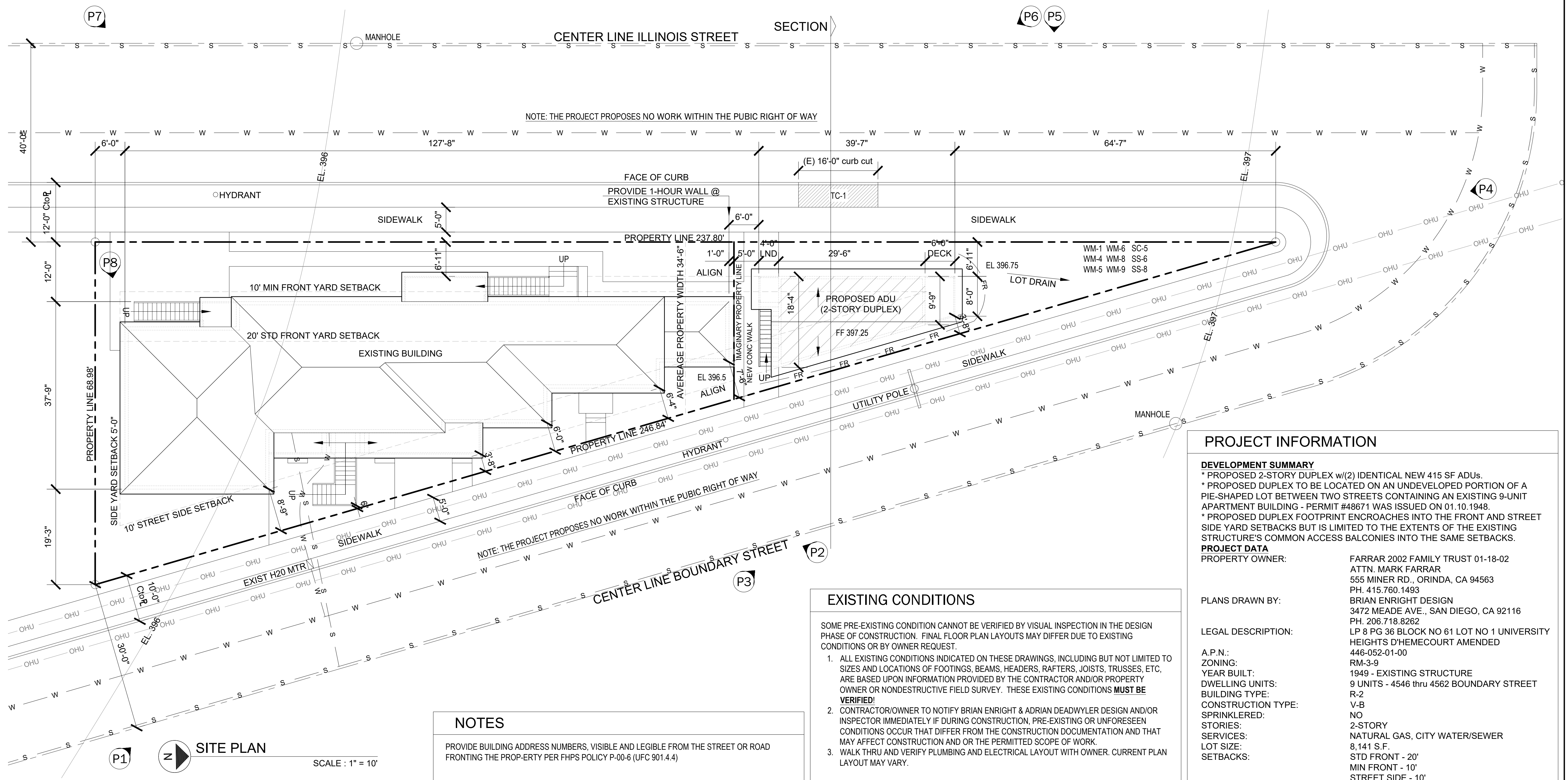
SUBMIT DATE 02.12.2023

REVISIONS NO. DATE DESCRIPTION

STAMP

PROJECT INFO
SITE PLAN

A1.0



PROJECT INFORMATION

DEVELOPMENT SUMMARY

* PROPOSED 2-STORY DUPLEX w/(2) IDENTICAL NEW 415 SF ADUS.
* PROPOSED DUPLEX TO BE LOCATED ON AN UNDEVELOPED PORTION OF A PIE-SHAPED LOT BETWEEN TWO STREETS CONTAINING AN EXISTING 9-UNIT APARTMENT BUILDING - PERMIT #48671 WAS ISSUED ON 01.10.1948.
* PROPOSED DUPLEX FOOTPRINT ENCROACHES INTO THE FRONT AND STREET SIDE YARD SETBACKS BUT IS LIMITED TO THE EXTENTS OF THE EXISTING STRUCTURE'S COMMON ACCESS BALCONIES INTO THE SAME SETBACKS.

PROJECT DATA

PROPERTY OWNER: FARRAR 2002 FAMILY TRUST 01-18-02
ATTN. MARK FARRAR
555 MINER RD., ORINDA, CA 94563
PH. 415.760.1493
BRIAN ENRIGHT DESIGN
3472 MEADE AVE., SAN DIEGO, CA 92116
PH. 206.718.8262
LP 8 PG 36 BLOCK NO 61 LOT NO 1 UNIVERSITY HEIGHTS D'HEMECOURT AMENDED 446-052-01-00
RM-3-9
1949 - EXISTING STRUCTURE
9 UNITS - 4546 thru 4562 BOUNDARY STREET
R-2
V-B
NO
2-STORY
NATURAL GAS, CITY WATER/SEWER
8,141 S.F.
STD FRONT - 20'
MIN FRONT - 10'
STREET SIDE - 10'
MIN SIDE - 5'

EXISTING PARKING: 0 EXISTING - 0 PROPOSED
EXISTING BUILDING AREA: 5,900SF - NO CHANGE
EXISTING LOT COVERAGE: 2,985 SF + 526 SF = 3,511 SF
EXISTING F.A.R. 5,900 SF / 8,141 SF = 72.5%
MAXIMUM LOT COVERAGE: 7,000 SF
ALLOWABLE F.A.R. 8,141 SF x 2.70 = 21,981 SF
PROPOSED DUPLEX: (2) 415 SF ADUs = 830 SF
PROPOSED LOT COVERAGE: 3,511 SF + 830 SF + 125 SF = 4,353 SF
PROPOSED F.A.R. 5,900 SF + 830 SF = 6,730 SF / 8,141 SF = 82.7%

OVERLAY DISTRICTS
TRANSIT AREA OVERLAY (TAOZ)
MONTGOMERY FIELD - AIRPORT LAND USE COMPATIBILITY OVERLAY (ALUCOZ)
TRANSIT PRIORITY AREA (TPA)
MONTGOMERY FIELD - AIRPORT INFLUENCE AREA (AIA)
FAA HEIGHT NOTIFICATION
COMMUNITY PLAN - GREATER NORTH PARK
GEOLOGY & LANDSCAPING
GEOLOGIC HAZARD CATEGORY - 52
NO PROPOSED LANDSCAPING
ASSOCIATED REVIEWS
PRELIMINARY REVIEW PROJECT NUMBER: 701534

GOVERNING CODE

CALIFORNIA RESIDENTIAL CODE 2022 EDITION
CALIFORNIA GREEN BUILDING CODE 2022 EDITION
TITLE 24 ENERGY CONSERVATION 2022 EDITION
CALIFORNIA ELECTRICAL CODE 2022 EDITION
CALIFORNIA PLUMBING CODE 2022 EDITION
CALIFORNIA MECHANICAL CODE 2022 EDITION
CALIFORNIA FIRE CODE 2022 EDITION
INTERNATIONAL WUI CODE 2022 EDITION

SHEET INDEX

A1.0 SITE PLAN / PROJECT INFO
A2.0 PLANS/ELEVATIONS/SECTION
A3.0 PHOTO SURVEY

EXISTING CONDITIONS

SOME PRE-EXISTING CONDITION CANNOT BE VERIFIED BY VISUAL INSPECTION IN THE DESIGN PHASE OF CONSTRUCTION. FINAL FLOOR PLAN LAYOUTS MAY DIFFER DUE TO EXISTING CONDITIONS OR BY OWNER REQUEST.

- ALL EXISTING CONDITIONS INDICATED ON THESE DRAWINGS, INCLUDING BUT NOT LIMITED TO SIZES AND LOCATIONS OF FOOTINGS, BEAMS, HEADERS, RAFTERS, JOISTS, TRUSSES, ETC, ARE BASED UPON INFORMATION PROVIDED BY THE CONTRACTOR AND/OR PROPERTY OWNER OR NONDESTRUCTIVE FIELD SURVEY. THESE EXISTING CONDITIONS **MUST BE VERIFIED!**
- CONTRACTOR/OWNER TO NOTIFY BRIAN ENRIGHT & ADRIAN DEADWYLER DESIGN AND/OR INSPECTOR IMMEDIATELY IF DURING CONSTRUCTION, PRE-EXISTING OR UNFORESEEN CONDITIONS OCCUR THAT DIFFER FROM THE CONSTRUCTION DOCUMENTATION AND THAT MAY AFFECT CONSTRUCTION AND OR THE PERMITTED SCOPE OF WORK.
- WALK THRU AND VERIFY PLUMBING AND ELECTRICAL LAYOUT WITH OWNER. CURRENT PLAN LAYOUT MAY VARY.

GRADING INFORMATION

- ALL STORM WATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PREVIOUS SURFACE OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM
- THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
- IMPERVIOUS AREA SHALL INCLUDE: ROOF, SIDEWALK, PARKING AREA, WALKWAYS, POOL DECKS, ETC.

- EXISTING IMPERVIOUS AREA:
 - LANDINGS 335 SF NO CHANGE
 - BALCONIES 191 SF NO CHANGE
 - SIDEWALKS 1,035 SF NO CHANGE
 - STRUCTURE 2,985 SF NO CHANGE
- NEW IMPERVIOUS AREA:
 - LANDINGS/BALCONIES 125 SF
 - SIDEWALKS 138 SF
 - STRUCTURE 415 SF

- TOTALS:
 - EXISTING TO REMAIN 4,546 SF
 - PROPOSED 678 SF
 - TOTAL IMPERVIOUS AREA 5,224 SF

- THE PROJECT PROPOSES TO EXPORT 0 (ZERO) CUBIC YARDS FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.
- FIVE FEET OR MORE OF CUT/FILL MEASURED VERTICALLY UNDER THE FOOTPRINT/ ENVELOPE OF THE PROPOSED STRUCTURE REQUIRES A SEPARATE PERMIT.

- EARTHWORK QUANTITIES:
 - CUT QUANTITIES: 4 cy
 - FILL QUANTITIES: 0 cy
 - IMPORT/EXPORT: REDISTRIBUTE ON SITE
 - MAX CUT DEPTH: 12"
 - MAX FILL DEPTH: 0"
 - TOTAL GROUND DISTURBANCE AREA: 700 SF

NOTES

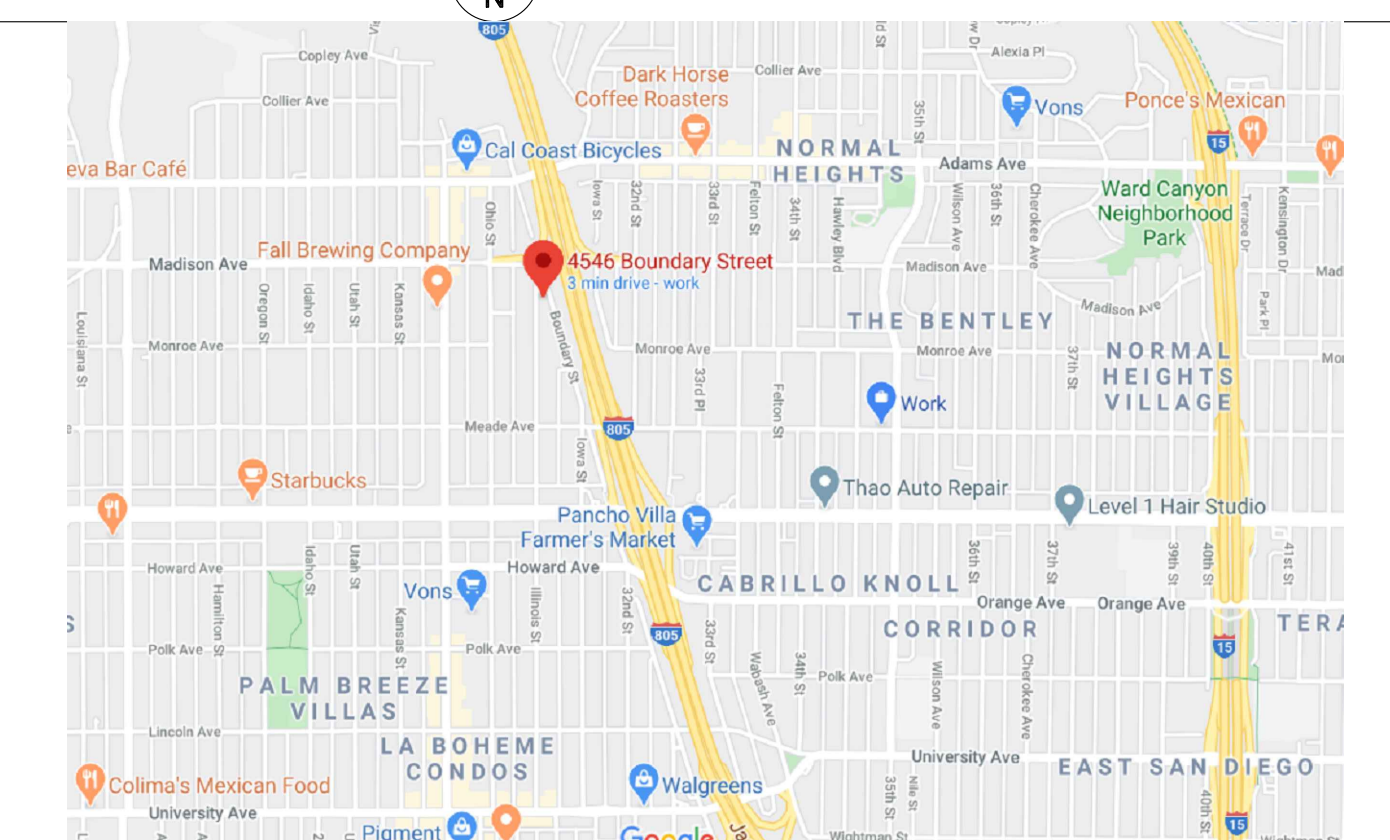
PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROP-ERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

UNDERGROUND SERVICE ALERT



TWO WORKING DAYS BEFORE YOU DIG
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DIG ALERT IDENTIFICATION NUMBER CALL
**call: TOLL FREE
1-800-442-4133
(Southern California)**

VICINITY MAP

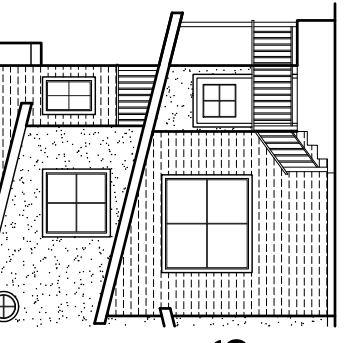


SITE LEGEND

- CENTER LINE RIGHT OF WAY
- PROPERTY LINE
- SETBACKS
- SANITARY SEWER
- WATER SUPPLY
- OHU OVER HEAD UTILITIES
- ⊙ PHOTO SURVEY LOCATION

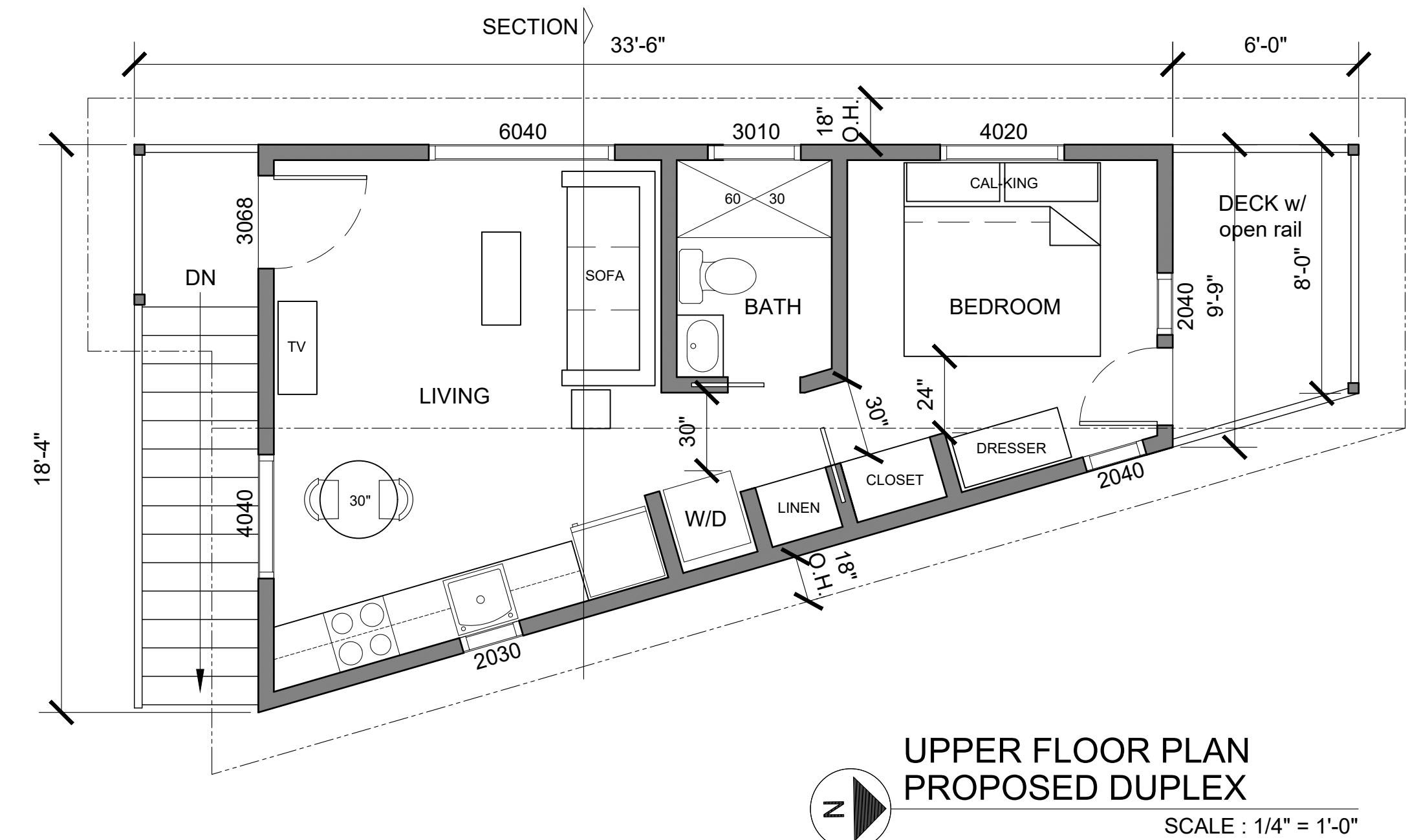
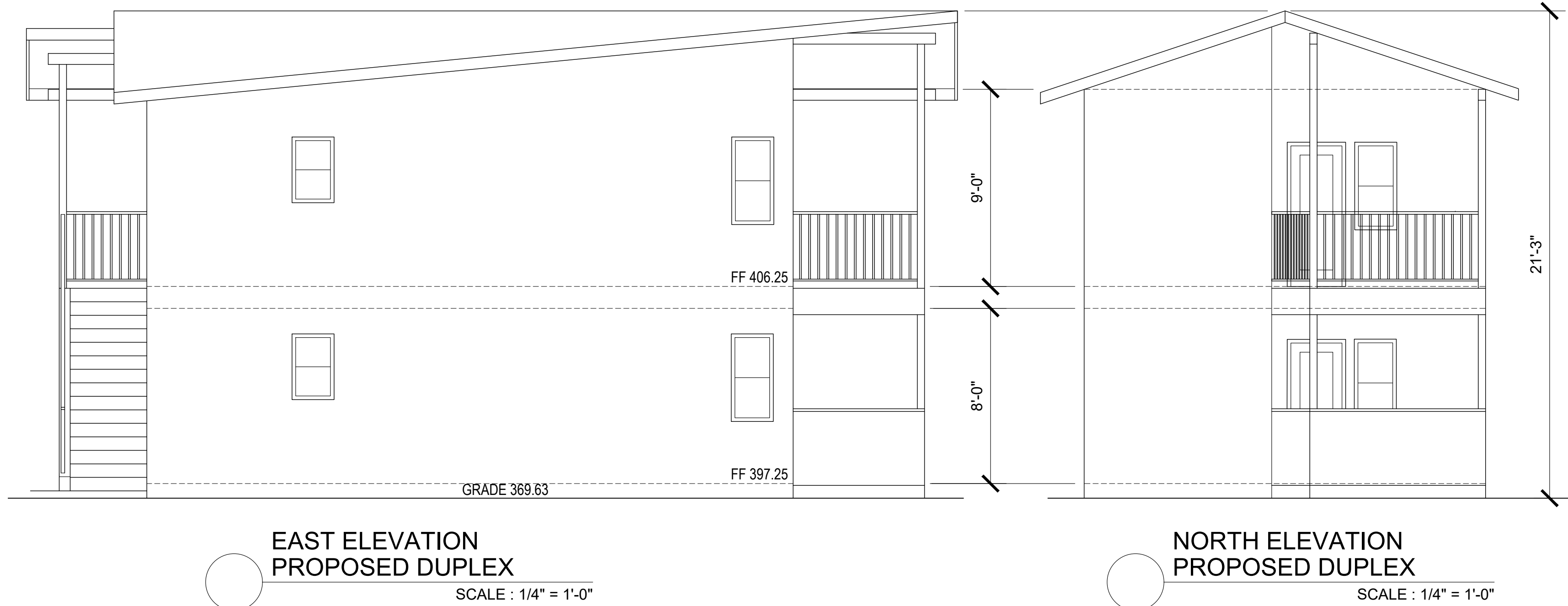
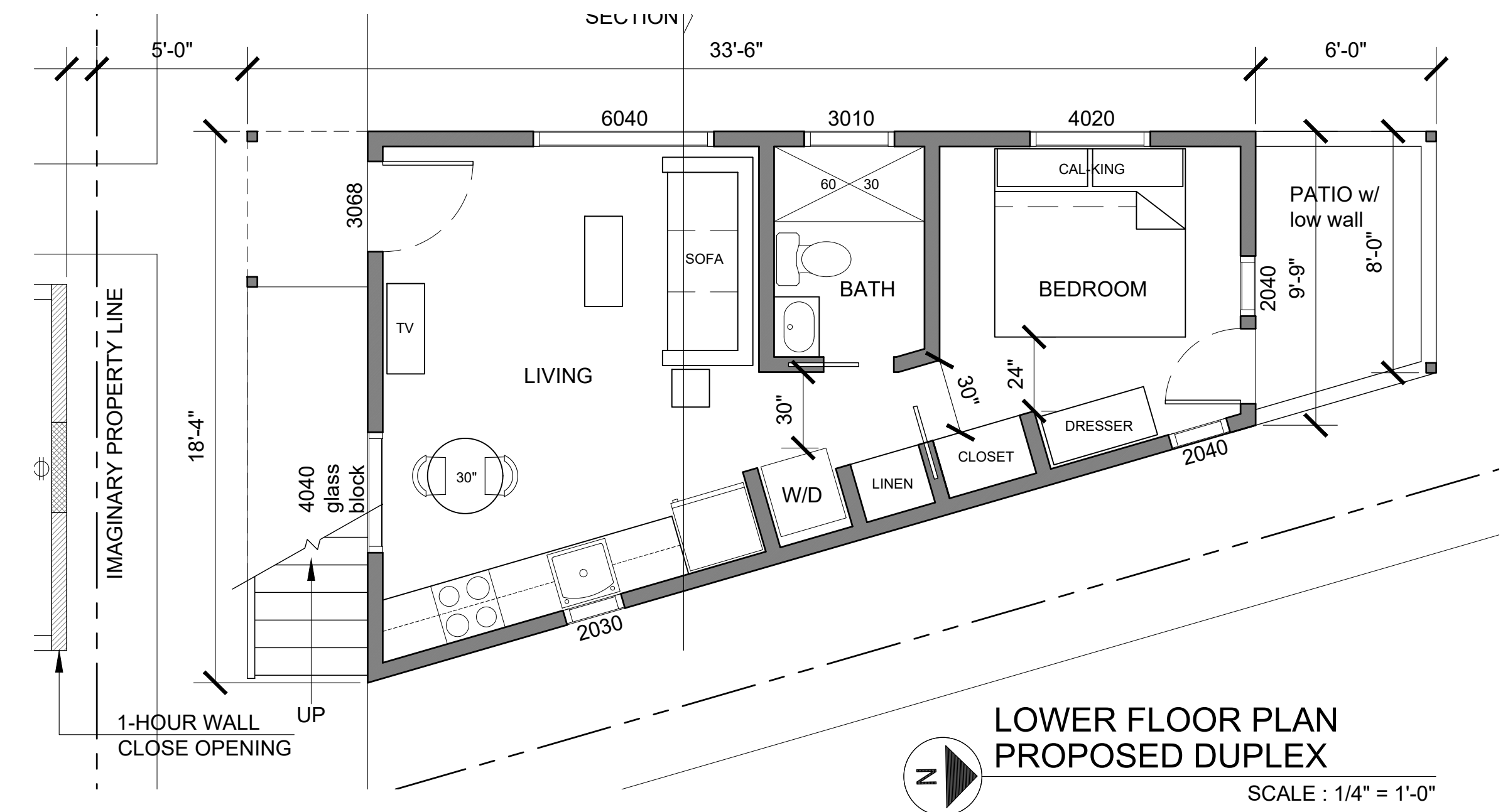
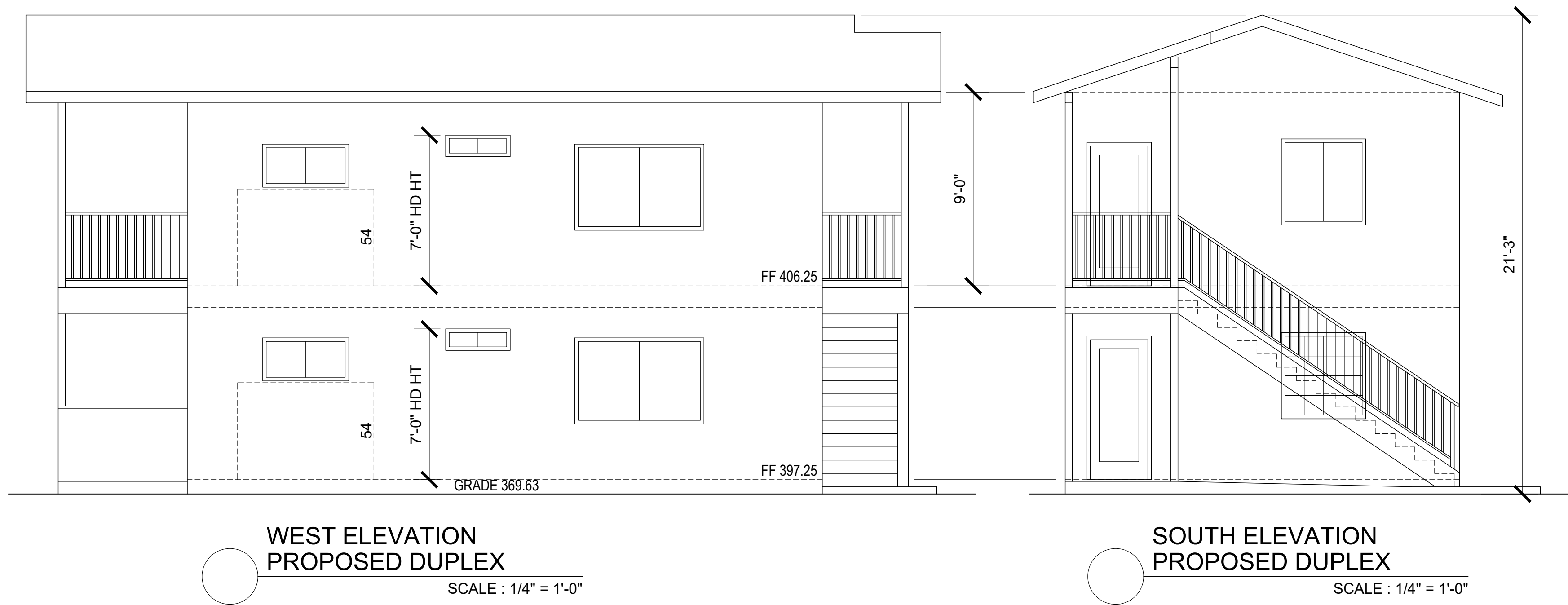
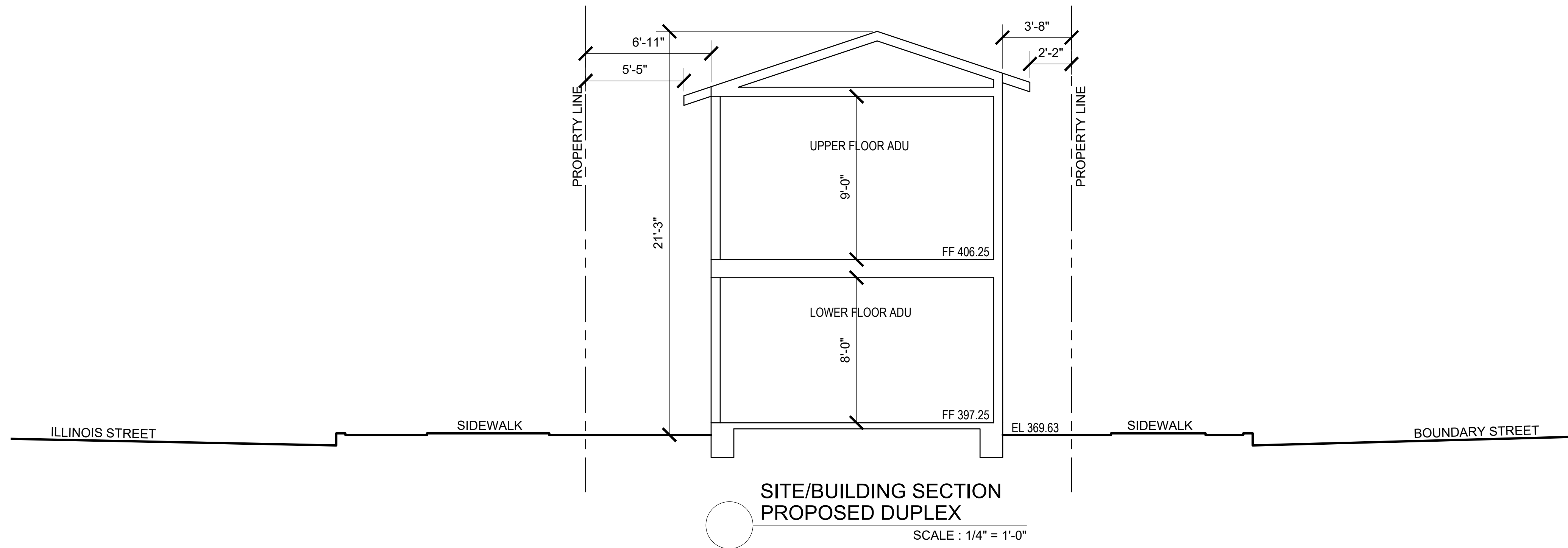
BMP LEGEND

| DIRECTION OF LOT DRAINAGE → | | TEMPORARY RUNOFF CONTROL BMPs: | |
|---|-----------------------------------|--|----------------------------------|
| MATERIALS & WASTE MANAGEMENT BMPs: | | PRESERVATION OF EXISTING VEGETATION | |
| WM-1 MATERIAL DELIVERY & STORAGE | WM-4 SPILL PREVENTION AND CONTROL | SS-2 | PEV~PEV~PEV |
| WM-8 CONCRETE WASTE MANAGEMENT | WM-5 SOLID WASTE MANAGEMENT | SS-6 | SS-8 STRAW OR WOOD MULCH |
| WM-9 SANITARY WASTE MANAGEMENT | WM-6 HAZARDOUS WASTE MANAGEMENT | SS-10 | ENERGY DISSIPATOR |
| | | SC-1 | SILT FENCE |
| | | SC-5 | FIBER ROLLS |
| | | SC-6 | SC-8 GRAVEL OR SAND BAGS |
| | | TC-1 | STABILIZED CONSTRUCTION ENTRANCE |



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**FLOOR PLANS
ELEVATIONS
SECTION
A2.0**



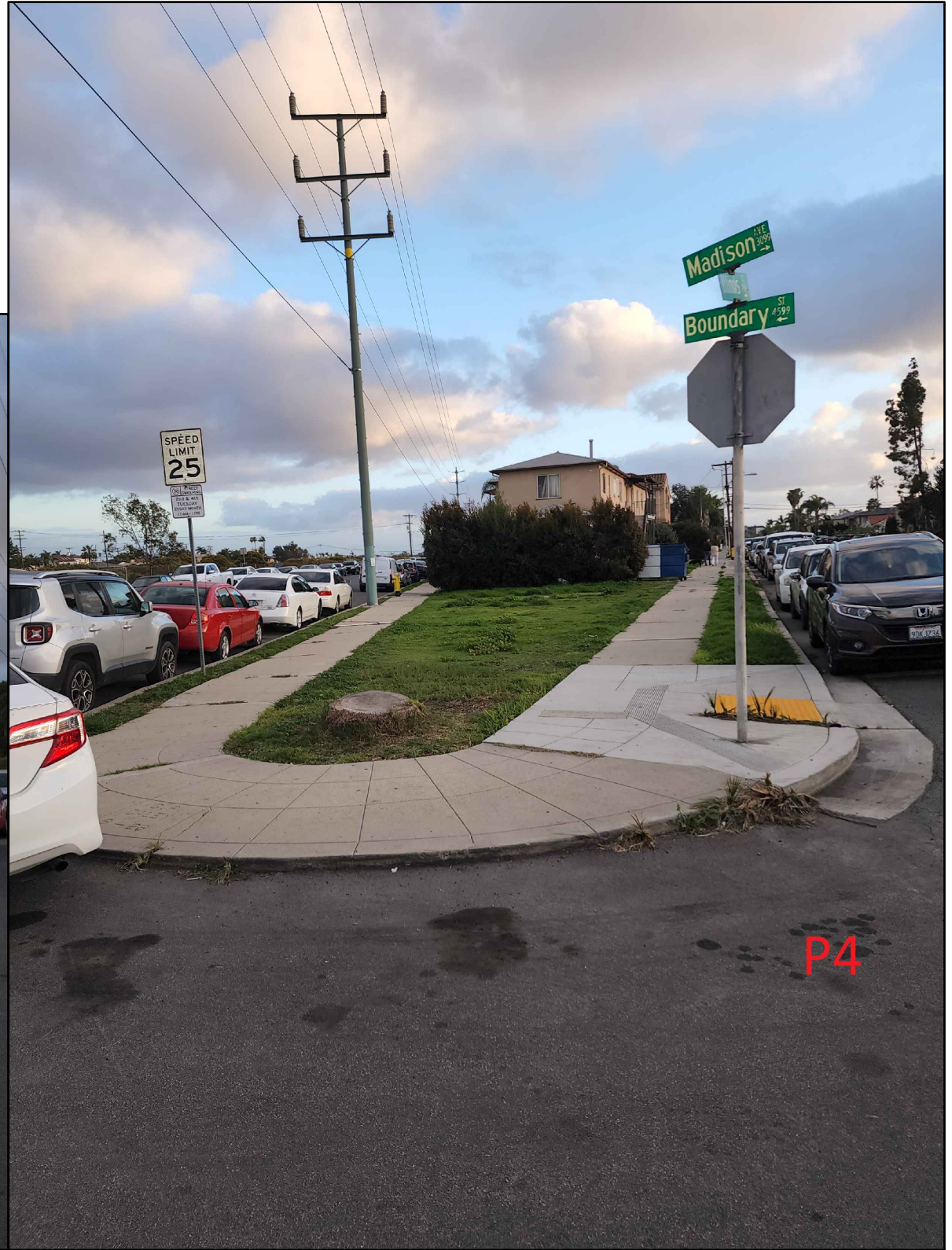
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P2



P3



P4



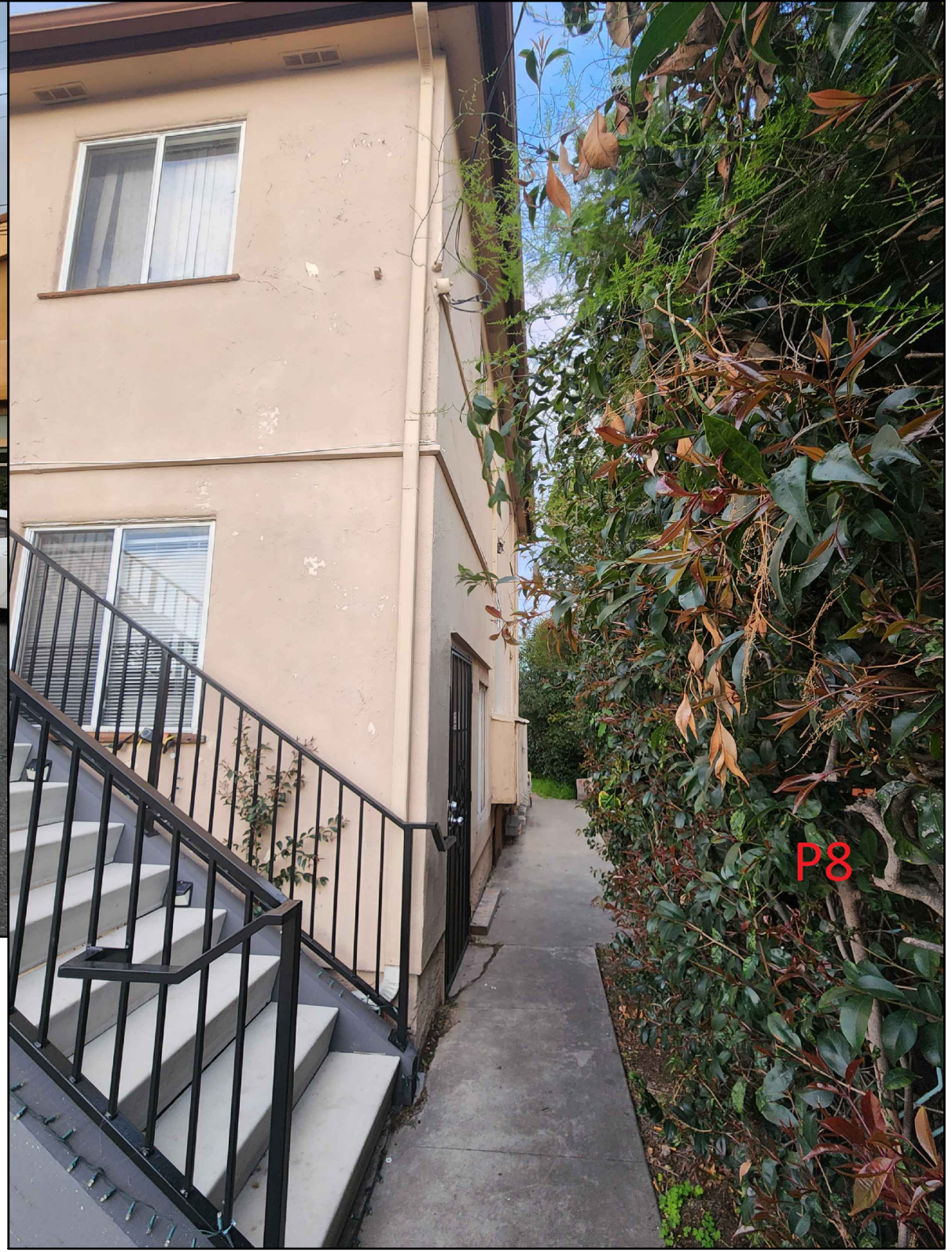
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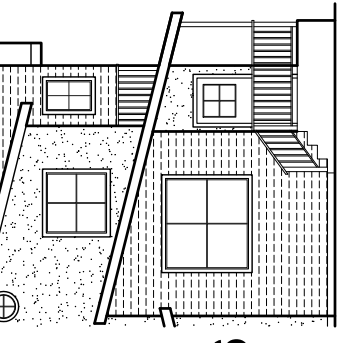
P6



P7



P8



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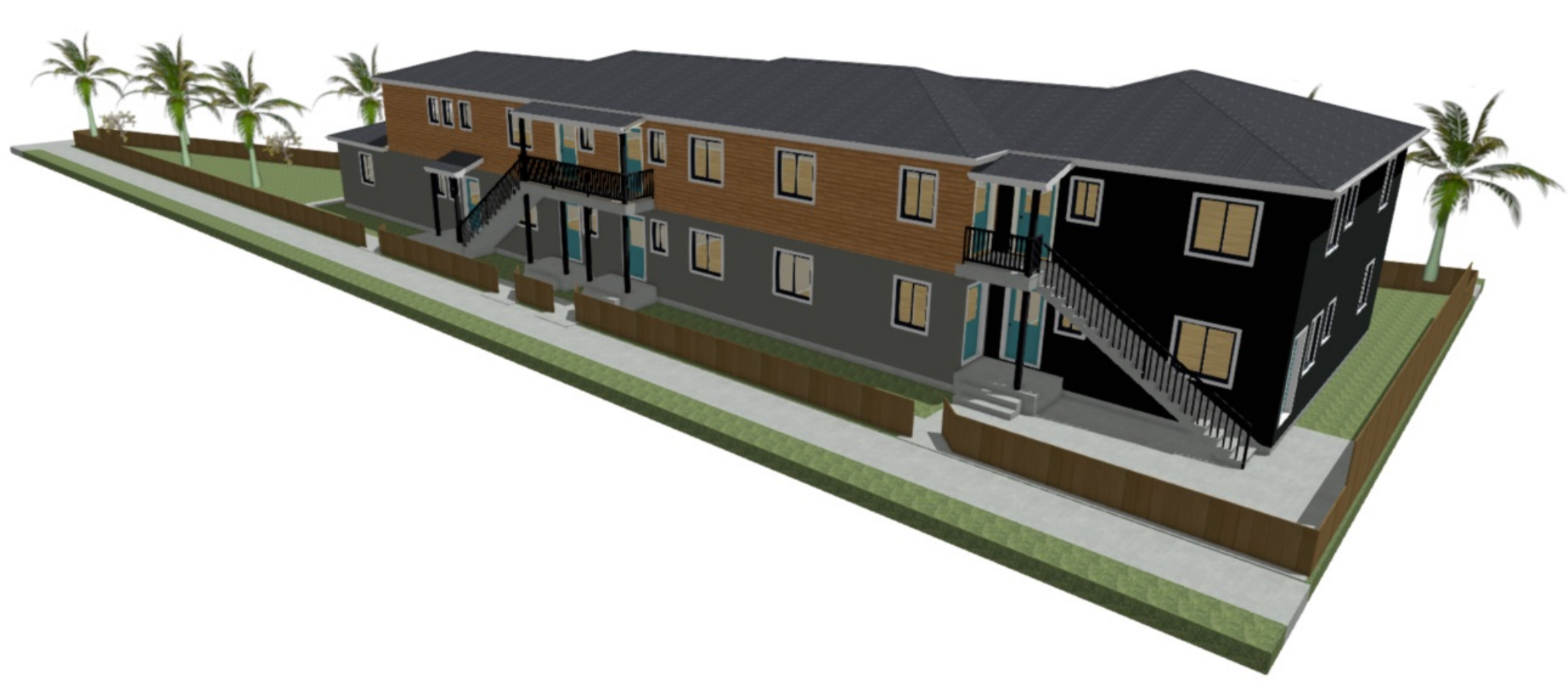
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PHOTO SURVEY

A3.0





[Community Orientation Workshop \(E-COW\)](#)

[Community Planning Group Resources](#)

[Governing Documents](#)

[Council Policy 600-24](#)

[NPPC Bylaws](#)

[North Park Community Plan](#)

[Council Policy 600-09](#)