

North Park Planning Committee (NPPC)
Urban Design-Project Review Subcommittee Meeting
Minutes: Tuesday August 6, 2024– 6:00PM
www.northparkplanning.org ~ Info@northparkplanning.org

Attendance: Mark Spitzer, Lynn Elliott, Jay Robinson Duff, Bob LaRose, Roger McClish
Members of community, in-person: Sam Regucci, Robert Lee
Members of community, on Zoom: 1
MRoland Associates, in person: Maggie Roland (Maggie@MRolandSD.com)

- I. Meeting called to order: 6:07 pm
 - Agenda approved
 - July minutes approved: LaRose/McClish/5-0-0
 - Issue with labeling on website for April 2, 2024 minutes, so will be revisited next meeting.
 - Announcements: Cargo Bike Disaster Relief Trials event this weekend, reminder to submit CIP suggestions

II. Non-Agenda Public Comment

III. Project Review

- A. 4374 Georgia St, PRJ-1115535 Map Waiver to convert 3 units to Condominiums
Presented by Maggie Roland of MRoland Associates

Discussion of how SB 684 changes permitting process and requirements for new construction. Does not apply to this project as it was not filed under SB 684 process.

Questions on why it is being requested to change from apartments to condominiums. Concern expressed by board members on the use of process by developers to avoid approval process for condo development. Roland asserted that the apartment approval process is not necessarily easier, but that it is faster, and as a result is used by all developers.

Discussion of design for project. Conversion will divide the property into three condo units, two new units along with the existing building. Each of the new units will have an ADU attached, which could be rented out by the owner of the condo. The existing permit would have these rentable as separate apartments. Overall, 4 new housing units are being added, for a total of 5. Explanation of structural plans, land partitions, and shared spaces.

Explanation by Roland that project is intended to provide an opportunity for people to own homes who otherwise might not be able to afford to. Inclusion of ADUs is intended to lessen cost burden, as homeowners can rent them out.

Question before board was not about building being built, but about being designated for condos rather than apartment. Building was already approved as apartments and is

currently under construction. Roland stated that changing market conditions make it more attractive to sell the unit's as condos instead of renting as apartments.

Motion to recommend that the full board approve the conversion passes (LaRose/Spitzer/3-1-1).

Question from Roland concerning why this was on the agenda and who referred it to the board. Mark clarified that the city referred it to us.

B. 825 Johnson Ave. PRJ-1117069 Map Waiver to convert 2 units to Condominiums

Tabled, no representative was present and not clear whether project is in North Park.

IV. Discussion Item - 0

V. New Business - 0

VI. Adjournment

Meeting adjourned 6:45 pm

Next Urban Design-Project Review Subcommittee meeting date: Tuesday Sept. 3, 2024

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Acting Chair, Mark Spitzer, at urbandesign@northparkplanning.org or 619 602-7851

** **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 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.*