



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Monday, February 2, 2015 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:00 pm)

- A. Call to Order*
- B. Modifications & Adoption of the Agenda
- C. Approval of Previous Minutes: Feb. 5, 2015
- D. Announcements

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

III. Action/Discussion

A. Neighborhood Development Permit - 4642-44 Boundary St. – Action

(Process 2) Neighborhood Development Permit *to count tandem parking spaces as two parking spaces towards the off-street parking requirement* for the construction of two attached residential duplex buildings for a total of 5,079 sq ft. The 0.092 acre site is located at 4642-4644 Boundary St in the MR-800B Zone of the Mid-City Community Planned District and within the Greater North Park Community Plan Area.

B. Letter of Support – North Park Historical Society – Action

North Park Historical Society will be applying for a FY 2015-16 County of San Diego Community Enhancement Grant program to cover initial conceptual development of an educational monument for the University Heights/North Park Water Tower. The NPHS is requesting the NPPC support this effort.

C. Presentation – Substantial Conformance Review of BLVD Project – Discussion

Informational presentation of Substantial Conformance Review in progress for BLVD project. The 1.54 acre site is located on the northern side of El Cajon Blvd., between Florida and Alabama Streets, in the CL-1 and MR-800B zones.

IV. Information: None

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

VI. Adjournment (8:00 pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, March 2, 2015

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Peter Hill, at 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.*

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North Park Planning Committee meetings are held on the second floor of the North Park Christian Fellowship (2901 North Park Way, 2nd Floor), on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on January 20, 2015.

For additional information about the North Park Planning Committee, please like our Facebook page and follow our Twitter feed:



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Minimum Required Parking Spaces for Multiple Dwelling Units and Related Accessory Uses

	Transit Area	# of proposed	Total
Studio up to 400 sf	1	1	1
2 bedrooms	1.25	3	5.25
			6.25

Rounds down to = 6

Legend

- — — — — Property Line
- — — — — Setback Line
- — — — — Visible Edge of Building
- — — — — Edge of Building
- S — Sewer Line
- W — Water Line
- G — Gas Line
- e/ph/tv — Electrical/ Telephone/ Cable TV Service

Notes:
 1) Provide building address numbers, visible and legible from the street or road fronting the property per FHPS Policy P-00-6 (UFC 901.4.4)
 2) Roof gutters shall be provided with a means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials.

FAR in Front 40%

§ 1512.0303 (F)(5)
 In the MR-800B zone, the FAR in the front 40 percent of a lot shall be limited to 0.75:1

Lot size: 4,038 sf
 front 40% of lot: 1,615sf
 FAR in front 40%: 1,615sf x .75 = 1211sf

Proposed FAR in front 40%: 1210sf
 First Floor in front 40%: 561 sf
 Second Floor in front 40%: 649 sf

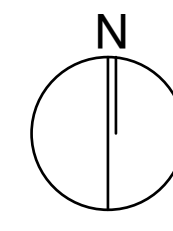
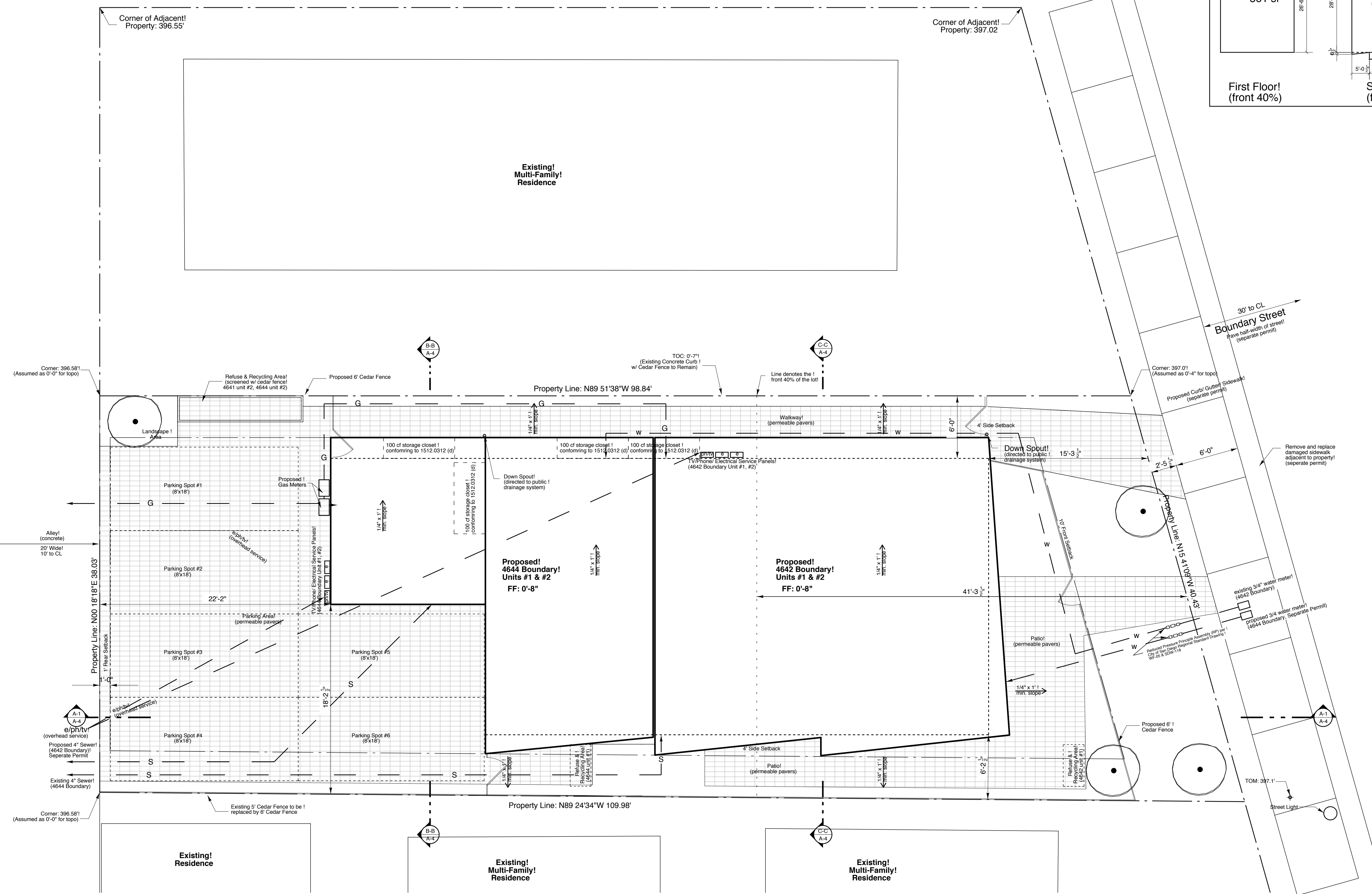
Tyler Hanson!
 Building Workshop!
 2684 Broadway!
 San Diego, CA 92102!
 ph: 619.786.4686!
 e: thbuildingworkshop@gmail.com

applicant:
 Tyler Hanson!
 2684 Broadway!
 San Diego, CA!
 92102

Site!:
 4642-4644 Boundary!
 San Diego CA, 92116

sheet title:

Boundary Lofts
 4642-4644 Boundary San Diego CA, 92116



Site Plan/ Roof Plan
 Scale: 3/16" = 1'

8/19/14
 12/4/14

C-1
 sheet 2 of 9



NORTH PARK PLANNING COMMITTEE

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URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

DRAFT MINUTES: Monday, January 5, 2015 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items

- A. Called to Order 6:05 PM
Seated NPPC Board Members: Peter Hill, Daniel Gebreselassie, Howard Blackson, Sarah McAlear, Roger Morrison, Vicki (6:09 pm)
Seated General Members: Rob Steppke, Kitty Callen
- B. Modifications & Adoption of the Agenda
No modifications. Motion to adopt. Morrison/Blackson, 7-0-0
- C. Approval of Previous Minutes: November 3, 2014
Corrections: No corrections/mods. Motion to approve as amended. Gebreselassie/Steppke, 6-0-1 (Morrison abstain).
- D. Announcements
Kitty Callen:
 - University Heights Library is hosting a meeting to get to know the new Public Library Director, Misty Jones. January 21, 6:30 pm.
 - 4110 Louisiana townhomes are having an open house. This project was previously heard by the board.

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

Kitty Callen noted that the board has not had any information about the construction on the south east corner of Ray and North Park Way. Apparently project is ministerial.

III.

3503-3517 Indiana St. – Site Development Permit (Project No. 388089) – Action

Paul De Bartolo presenting. Process 3 project. Site Development Permit to deviate from minimum setbacks and vehicular access and construct seven detached single dwelling units for a total of 16,920 sq. ft. at 3503-3517 Indiana St. The 0.517 acre site is in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area.

Cycle report contains concerns including possible environmentally sensitive lands and density *below* minimum for this area. Multi-family residential zoning allows for 23 units. Unique topography of site would require substantial cut into canyon to create this amount of density. Currently one house on each

site. Current plan proposes three homes on north property, four on south. 6 3-bed and 1 1-bed. All buildings will be three levels, due to the drop in the canyon.

Requesting three deviations from current zoning:

- *Vehicular access: can't create a street behind the property due to canyon, instead creating curb cuts in the front.*
- *Vehicles off Indiana Street: allowing vehicle access from the street*
- *Side yard setback of less than 6 feet in order to separate the properties*

Additional notes mentioned: designed elevated structure to not infiltrate canyon, allowing natural topography to remain as is. Keeping natural vegetation (55% of trees). Pedestrian friendly drives (grasscrete).

Audience statements:

Joel Wingelman. Opposed to development for many reasons. Against demolition of homes built in 1920s; Disruption of natural habitat; Out of town developers; Removal of affordable single dwelling housing; Loss of views; Increasing parking issues. Noise, pollution. The uniqueness, charm, and character of the area will be lost to cookie cutter housing. Also states that 3547 Indiana will also be torn down for apartment complex.

Audience questions:

Eileen Mason. Opposed. Blocking view of canyon with garages.

Joe Mason. Opposed. Architect for 50 years. Look at project and see a wall in front of us. Difficult to see beyond it. Wonder if you can continue to push it back so it breaks up the street profile. Understand you have a right to build, but is there a way to build so that your floors go out more? Is it possible with the shotgun approach to move the top floor down, so that it becomes part of the canyon and still allows the view across the building?

A: We studied several options. Because of way height limit works, we have stepped back from canyon edge to attempt to reduce bulk and scale. Intentional layering of building to try to mitigate . The original 23 unit design submitted was completely insensitive to place.

Since the topo changes, it would only be possible for 1, and isn't really in step with intention to protect canyon as much as possible. Planner wanted them to build up.

Bill Detweiler. Separation of homes, smallest is 3 feet? You wanted to get light and air between, that's really tight! Why isn't it achievable to have uniform gap?

A: Yes, the gap is small but we're maximizing space between the structures. Asking for deviation to internal side yard, to get space between each one. Consistent space was impossible due to the complexities of client wanting to keep as two separate sites instead of consolidating the lots into one.

Lisa Hamel. How far is it across canyon to other side? How far in does the building go? You'll have driveways for each unit? How much of the canyon will you dig out to build?

A: From rear of building to paper alley is 56 feet. The buildings will go about 50% into property. The two homes at the moment sit at the front of the property line, compared to the 24 ft we're going back. Regarding driveways, the curb cut on each property will be widened (total of two). City is asking us to abandon paper alley and the 5 parking spaces at the southern end. Motorcycle spaces and bike spaces are planned in addition to minimum garage spaces. Will not be digging out much of the canyon; the only major plan for removal is so a retaining wall can be built for the driveways.

Joel Wingelman. You tossed out percentages, who created them? There's a very large tree on Myrtle and Indiana, is it remaining?

A: For mature trees the percentage was the 55%. The property was surveyed, and all trees with 6" diameter trunks or above were counted to calculate that figure. There is also intention to go back in with about 12 new trees including street trees. Yes, the large tree on Myrtle and Indiana will remain.

Elizabeth Craulis. Why would they not want the five parking spaces?

A: We don't know why. We're assuming they want us to clean up the curb.

Board Q&A summary:

Roger Morrison. You have curb cuts, but haven't really diagrammed how the drive will work.

A: Single curb cut and drive for multiple homes.

Daniel. Part of homeowner association? Any affordable housing assigned?

A: No, intent is to sell individually. No affordable housing.

Rob. Has the City cleared this or are there outstanding issues?

A: There are still outstanding issues; half of the cycle letter comments were dealing with ESL and the review staff not understanding that we're keeping two separate sites.

Kitty. Will your project have an effect on street parking?

A: With current plan we are losing one space. If City pushes, there could be a loss of 5 spaces.

Vicki. 9 deviations, the City is OK with some, but 5 and 8 they are not ok with. 8 is minimum transparency, and they have issues with your setback which will affect the units (may be internal, but still has an effect). Lots of issues related to ESL and steep hillsides. Also the City is recommending that you get a CPU to deal with lack of required units. I don't see you as being ready for us to vote on. Cycles report is typical, but sort of a mess.

Howard. You have a front yard setback of 24' where there is a minimum of 10'. Why did you do that? Also surprised that you're asking for so much less density. The City requiring a plan amendment to do less is a travesty.

A: The setback is greater to accommodate vehicular access from the single driveway.

Sarah. Square footage and width?

A: 2400 and 1800. At widest 19.5'

Peter. I understand you're trying to do tentative vesting map, but can't sell these as condos yet. Very unique project. Grasscrete is what Jon Segal uses. Idea here was that it would be wrong to put a bunch of concrete out, so the Grasscrete could help it feel more residential and park-like. But what you're creating is simultaneously a front yard and a driveway...can someone park on the Grasscrete? Will we discover residents basically parking their cars in the front yards here?

Seeing that the City hasn't completed Cycles and there is still some negotiating going on, we don't have a clear idea of where this will land. We shouldn't make a decision without all the information. I'd like to see this come back to us once some of these issues get resolved.

MOTION: Recommend the density as proposed by applicant (8 units vs City zoning requirement for 16-23 units); support for applicant due to the fact that the existing density range is inappropriate for the site. This "Motion" is NOT to be construed as approval of the project. Blackson/McAlear 8-0-0

North Park Community Plan Update – Draft Urban Design Element:

Per Howard: After our request to take over the CPU from KTU&A a meeting was held and KTU&A requested time to work on our suggestions. Howard attended this meeting with Steve Codraro, Vicki Granowitz, Peter Hill, Marlon Pangilinan, Tate Galloway, Bernie Turgen, and representatives from KTU&A.

They did quite a few of the edits and major changes, including clearing up the mess of “background and today”, regulatory processes, icons, objectives, and actions and statements). You didn’t even know where to start. They did a great job of cleaning up and simplifying. You can now find your site on a map and easily determine your core in order to find out the details—the document is clearer for staff, community, and potential applicants

KTU&A is going to give originals to Marlon. Then our ad hoc committee will meet with Marlon in next two weeks to clean up further. Then we will review again. Determine that it clearly takes care of our goals from 2 + years ago.

The term CPIOZ has been replaced by Core, but the idea remains the same. Then they told us CPIOZ is replacing the PDO. So it will be LDC, then CPIOZ zones (extra standards and rules that make the zoning fit north park). The draft is coming out next month. The draft of the implementing rules have been written before the plan was close to finalized.

Vicki: we did matrixes with goals for each elements, previously. Then the City changed the numbering, but Marlon has said if we’re interested we still can still do that.

Also, there was progress on the drive-thru language in the 9th land development code (LDC) update. The language involving queuing at the order window instead of pick-up wasn’t included, but we can ask for it again in the next update. There are still lots of issues with previously conforming rights. We’ve asked for the City to separate out rebuilds/major renovations, but that is not happening at this time. Also, we’ve been working with people in Kensington to create language to help work around the issue of rebuilding Huffmans (parking, landscaping, curbcuts, frontages). We’re hoping that we can get some of this included in the 10th update to the LDC.

IV. Information: None

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

VI. Adjournment 7:30 pm Adjourned *Mcalear/Callen; 8-0-0*

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