



## **NORTH PARK PLANNING COMMITTEE**

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### **URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE**

**Draft Minutes: January 4, 2015**

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

- A. Call to Order: 6 pm  
In Attendance Board Members: Hill, Granowitz, Gebreselassie, Vidales, Codraro, Carlson (arrives 6:10pm); Committee Members: Bonn, Steppke
- B. MOTION: Adoption of the January 4, 2016 Agenda Codraro/Bonn 7-0-0
- C. MOTION: Approval of November 2, 2015 Minutes Bonn/ Gebreselassie 6-0-1 (Steppke abstains)
- D. Announcements - none

#### **II. Non Agenda Public Comment**

Vidales – Request for a potential agenda item regarding the need for the establishment of standards for the placement of bike racks.

#### **III. Action/Information**

- A. **3316 Laurel St. –Gerald Home Variance / Neighborhood Development Permit, PTS 437621**–for encroachment into Public Right of Way: to re-construct an entry deck, maintain landscaping within the street side yard setback that homeowners installed over the last 20 yrs & an Encroachment Maintenance Removal Agreement within unimproved portion of Felton street located east of 3316 Laurel St. Presenter: Linas Naujokaitis, consultant.

House was built in 1976 before Felton Street was built. The 2 residents adjacent to the Gerald Home already have encroachment permits. Prior owners built the illegal deck being proposed for replacement. This action would bring property into compliance & make it consistent with the 2 adjacent prosperities that already have encroachment permits. This is still public land and City could still take the land back for a street if it wanted to.

Public Comment: Hal Simon - a neighbor has one of 2 existing encroachments, reported everyone on the block is in support including the other property owners who couldn't be there.

**MOTION: To approve the Variance & Neighborhood Development Permit, PTS 437621 for 3316 Laurel St. - Gerald Home –for an encroachment into Public Right of Way: to re-construct an entry deck, maintain landscaping within the street side yard setback & an Encroachment Maintenance Removal Agreement. Granowitz/Vidales 7-0-0**

- A. **4411 Kansas St. Tentative Map Waiver PTS 426399** for 5 residential condominium units currently under construction. Presenter: Allen Didonato, developer representative. Units are separated, scale is consistent with neighborhood. General comments were appreciation of the design

**MOTION: Move denial of the project due to lack of community input on the design of the project prior to construction. Granowitz/Vidales 7-1-0** (Codraro votes no)

- B. **3571 Nile St.** – Between Myrtle & Dwight, includes a flat lot with a steep slope at the rear of the property, adjacent to I 805 zoning RS 1-7

14000 sq ft lot, 4 individual units, 2 face Nile, 2 face inside. All have single car garages. Would be a Process 3 related to the adjacent MSCP lands

Voluntary presentation by developer to get community feedback on design alternatives. Laurie Madigan presenting.

Two options presented:

Option 1 – would require a height deviation of approximately 11 ft but would allow units to have parking internally.

Option 2 – would require parking to be in front of the property) (similar to Huffman's)

Committee Comment –Did they consider: 1) putting garage in front? Yes could look at. 2) using alley as access garages from behind.? Yes, slope of paper street/alley too steep and would impact Environmentally Sensitive Lands. 3) Can the findings be made to support the permit if the NPPC supported a height deviation? Yes, we believe so. 4) Will be subject to storm water rule, permeable pavement and trees. 5) Members don't want to push parking close to the MSCP area. Design element is important. When comeback emphasis the delta of 11 ft and the height of the adjacent structure. The adjacent structure would be consistent with the height of the project with the deviation.

**MOTION: To support in concept, a height deviation of approximately 11 ft allowing units to be closer to the street (further from the MSCP lands), and to allow for internal parking. Carlson/Codraro 8-0-0**

**IV. Information Items: None**

**V. Unfinished, New Business & Future Agenda Items:**

Mississippi & El Cajon Blvd – A ministerial apartment project but developer is willing to present to us.

**VI. Adjournment 7 pm**

**Next Urban Design-Project Review Subcommittee meeting date: Monday, Feb. 1, 2016**

**Submitted by Vicki Granowitz**