



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

DRAFT MINUTES: Monday, June 6, 2016 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:05 pm)

A. Call to Order*

Present: NPPC Board Members: Codraro, Granowitz, Hill, Stayner, Carlson, Gettinger, Gebreselassie

Present: Community Members: Steppke

B. Modifications & Adoption of the Agenda

Motion to approve: Gebreselassie/Carlson (8/0/0)

C. Approval of Previous Minutes: May 2, 2016

Motion to approve last month's minutes.

Gebreselassie/Granowitz (5/0/3) Carlson, Gettinger and Codraro abstained (absent)

D. Announcements

Hill: Tamarindo Mexican Grill going in the location of Claire de Lune on University. License 47. Same owners as Moose McGillycuddy's in PB

Hill: Next UD/PR meeting will be July 5th, 6pm at NP Rec Center.

Codraro: Clarification on time of upcoming PEIR meeting? **Granowitz:** Wed 6/8/2016, 6pm at NP Rec Center. Ad hoc PEIR meeting will replace normal Facilities subcommittee meeting.

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

Luvonne Harms: Requests the NPPC Board promote uniform review and correction of community sidewalks. They are dangerous- especially to older single people. The City patches are slippery and look tacky. Requesting a yearly review of the most dangerous sidewalks.

III. Action/Information - (6:15 pm)

A. Neighborhood Development Permit (NDP) – 4586 Hamilton St. - Action (6:15pm)

NDP for construction of four, 2-story over carport, residential town houses totaling 6,870 sq ft. Applicant will present project revisions made in response to UD/PR input at May 2 meeting. PTS 465625**. Presenter: John Allen. DSD Project Manager: Pancho Mendoza Fmendoza@sandiego.gov

Presenter: John Allen, DSD Project Manager

Discussion:

Went back to team and made design changes in effort to conform to community character as requested by UD/PR during the last meeting- creating more of a contemporary modern design. Lowered fence height to seem more pedestrian oriented- now a 3-foot garden wall. Also added first unit front door entry along sidewalk-facing wall to improve pedestrian orientation. Added articulation as suggested by committee last time. Reduced building height by 3 feet to reduce impact to neighbors.

Q & A by UD/PR members

Codraro: On 2nd and 3rd floors, having such a variety of window types, sizes and shapes looks odd.

Warning: having garden wall set back from the sidewalk will create a place public will use as a dog bathroom.

Response: The fence is at the property line, and the City code dictates how much area has to be between the street and the fence.

Gebreselassie: Building still dwarfs neighbors.

Neighbors have fences that go to the street. It would be better to have the building forward on lot.

Responses: Can't move building because of code.

In terms of dwarfing neighbors- while adjacent neighbors are presently single family residences, there are a lot of multifamily buildings in the surrounding area.

Granowitz: This is zoned as multifamily and is in conformance with CPU, so Committee has to be reasonable on what they request in terms of dwarfing neighbors.

Developer made a lot of effort in improving, but it is still ugly.

Last meeting asked for fence to be lowered and more windows, and Developer did as requested.

Steppke: Appreciates the effort, but not there yet. Different sizes of windows looks odd.

Carlson: Ask the city for a variance in the position of the front wall. This committee will most-likely support it.

Sees improved articulation and improved roof height, but requests protection with respect to shadowing for the residence on the side that will remain zoned as residential.

Stayner: The third story color and windows look strange compared to the rest of the building.

Carlson: For windows- go horizontal with windows in the center of the second floor- it will increase cabinet space and improve building aesthetics.

Codraro: Why the shed looking thing on the first floor?

Response: It's a mandatory turn-around for parking space on ground floor.

Hill: Since the last meeting, Developer improved pedestrian orientation, considered community character, brought down height of building. Hill is in support front yard garden wall variance. NPPC can give conditional support without John coming back to another meeting.

Motion to approve: Motion to approve neighborhood development permit for 4586 Hamilton St. PTS 465625 including deviation to 1-foot interior setback from the southern lot line. Also request applicant seeks an EMRA (encroachment maintenance and removal agreement) from the City so as to allow location of garden wall to be consistent with street-side garden walls at adjacent properties. Committee is supporting the project as presented in renderings in June 6, 2016 UD/PR meeting.

Granowitz/Codraro (8/0/0)

B. Draft Program Environmental Impact Report (PEIR) - Info (6:55)

Discuss plan for NPPC review of Draft PEIR issued May 31 for the Draft NP Community Plan. The Draft PEIR and the Draft NP Community Plan are available at

<http://www.sandiego.gov/planning/programs/ceqa>

<http://www.sandiego.gov/planning/community/profiles/greaternorthpark>

Granowitz/Hill: In the past NPPC has used subcommittees to go through sections of similar documents and comment on assigned sections. Project that is being assessed by CEQA in the EIR is the Community Plan Update (CPU). There is concern that the City hasn't provided enough information on how historical districts will be treated within the CPU. That section needs to be looked at in-depth.

The project was found to have five areas of significant impacts. We have 90 days from issue date to comment on sections the Committee is concerned about.

Codraro: it's the public's job to make sure they are ok with this, given that Committee has been made aware of the areas of significant impacts while developing CPU.

Hill/Granowitz: Important part of PEIR review is making sure everything we requested made it into CPU.

***For more info on any project, enter the SD Development Services PTS number in "Project ID" at <http://www.opensd.sandiego.gov/web/approvals/>*

IV. Information: None

V. Unfinished, New Business & Future Agenda Items:

VI. Adjournment (7:35 pm)

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.

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 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 June 21, 2016.

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



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