



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

DRAFT MINUTES: Monday, July 5, 2016 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:09 pm)

- A. Call to Order: NPPC Board Members: Codraro, Carlson, Hill, Gebreselassie, Gettinger, Stayner
Community Member: Steppke
- B. Modifications & Adoption of the Agenda: motion to approve: Steppke/Carlson (7/0/0)
- C. Approval of Previous Minutes: June 6, 2016: motion to approve: Gebreselassie/Gettinger (7/0/0)
- D. Announcements: None

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

Luvonne Harms: Regarding Pershing bikeway- thinks it should have gone through the park. Worried about accidents. Should be designed with at least three lanes for cars.

Carlson: AIA wrote a letter to the Mayor voicing concern regarding insufficient members of historical society. Don't have enough members to have a quorum. Slowing down permitting process for developers and slowing down the historical designation.

Vernita Gutierrez requested introduction of the subcommittee board.

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

A. Map Waiver – 2129 El Cajon Blvd. - Action (6:15-6:35pm)

(Process 3) Map Waiver for the creation of 12 residential condominium units (under construction). PTS 491832**. Presenter: Terry Strom. DSD Project Manager: Renee Mezo
Rmezo@sandiego.gov

Summary of presentation: Developer worked with NPPC on a previous project on Indiana Street. Developer wants to continue the good relationship with NPPC. Construction is currently in process. Right now these are designed to be apartments, but they want to keep options open to be able to make them condominiums in the future. The developer presented the board and public with a packet containing elevation renderings and plans.

Comments:

Codraro: Where is Parking?

Response by Jason Corey: Gated parking on first level- accessed through alley.

Carlson: Balcony space for each unit? Will utility appurtenances be located on the street?

Response by Jason Corey: Yes, the majority of outdoor space will be rooftop decks. Utilities will be located onsite, underground.

Hill: Supports the application for map waiver

Motion: Recommend disapproval of the map waver because of inability of board to participate in design input at 2129 El Cajon Blvd. project, PTS 491832, but commend applicant for quality of design.
Carlson/Gebreselassie (5,2,0) Hill, Stayner

B. Draft Program Environmental Impact Report (PEIR) - Info (6:35-7:55pm)

Review draft PEIR issued May 31 for the Draft NP Community Plan. Historic Preservation. 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>

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

Comments:

Carlson: Originally the city said they would implement historic districts concurrently with the community plan. They are not including implementation of historic districts in EIR, but instead say they will change the Municipal Code to include the historical districts. Not specific enough to protect North Park's historic districts. There has to be specific implementation called out in the CPU.

Referencing outdated windshield survey (predates the community plan update process), therefore it's insufficient basis for analysis.

Need further detail on this sentence: The City is proposing to amend the Historical Resources Regulations to include supplemental development regulations to assist in the preservation of specified potential historic districts until they can be intensively surveyed and brought forward for designation.

Recommend additional mitigation measure that the community planning committee input be included in the decision for any historical resources.

All:

General discussion followed on nature of EIR, effectiveness of comments, further discussion of details of proposed regulation.

IV. Information: None

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

VI. Adjournment (7:49 pm)

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

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 July 19, 2016.

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



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