



# **NORTH PARK PLANNING COMMITTEE**

[northparkplanning.org](http://northparkplanning.org)

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

**DRAFT MINUTES: Wednesday, January 3, 2018 – 6:00 p.m.**

*Date changed due to Monday, Jan. 1 holiday*

**North Park Recreation Center / Adult Center, 2719 Howard Avenue**

**I. Parliamentary Items (6:20 pm) A. Call to Order:**

*NPPC Board Members Present: Taylor, Vidales, Hill, Stayner*

**B. Modifications & Adoption of the Agenda:**

***Last two items on agenda will be rescheduled for February meeting.***

*Motion to approve the modified agenda: Taylor/Vidales (4-0-0)*

**C. Approval of Previous Minutes: September 13, Nov. 6, 2017 (No December meeting)**

*Motion to approve November minutes: Vidales/Stayner (3-0-1 Taylor)*

*Motion to approve September minutes: Vidales/Hill (2-0-2 Taylor/Stayner)*

**D. Announcements: None**

**II. Non Agenda Public Comment (2 minutes each). None**

**III. Action - (6:22 pm)**

**A. Neighborhood Development Permit – 2135 Felton St. - Action (6:22-6:40pm)**

(Process 2) Neighborhood Development Permit to construct a new one-story single-family dwelling over basement totaling 2,947-sqft which includes 1,998-sqft of habitable area, a 259- sqft attached garage & 690-sqft of covered patio & deck within ESL. The 0.11 acre vacant lot is located on the east side of Felton St, south of Ivy St & north of Hawthorn St, and is in the RS-1-1 & RS-1-7 zones of the Greater North Park Community Plan area. Andrew Greer, Project Presenter. Hugo Castaneda, DSD Project Manager [HCastaneda@sandiego.gov](mailto:HCastaneda@sandiego.gov) PTS 572795

*Presenter Andrew Greer:*

*The presenter is requesting the NDP because the lot is within ESL, and they are requesting deviation that allows tandem parking and deviation of front yard setback from 15 to 9 feet.*

*Site is covered by undocumented fill. The proposed structure will be on piles.*

*There is a designed BMP at top of slope.*

*All drainage is toward the street.*

***Motion to approve the NDP for the project as presented, and recommend approval of***

*deviation that allows tandem parking and deviation of front yard setback from 15 to 9 feet at 2135 Felton St. Stayner/Hill (4-0-0).*

**B. Neighborhood Use Permit – T-Mobile - 2828 University Ave. - Action (6:40-7:10pm)**

*Resubmittal of project originally approved at June 5, 2017 UD/PR. Resubmittal due to design change. A Neighborhood Use Permit (Process 2) application, to continue the use of an existing Wireless Communication Facility (WCF) located at 2828 University Avenue in the CC-3-9 zone of the North Park Planning area. The WCF supports nine facade mounted panel antennas with side and bottom skirts, painted to match the surface of the building and rooftop equipment. Dail Richard, Project Presenter. Karen Lynch, DSD Project Manager [klynchash@sandiego.gov](mailto:klynchash@sandiego.gov) PTS 544682*

*Presenter: Dail Richard-T Mobile*

*The NUP for this project was already approved by this sub-committee in June, but there have been design changes since then that required the project to come back in front of the subcommittee.*

*The existing facility has 9 antennas on rooftop. The City requested that the antennas be hidden behind the walls. Height of existing sign on the building is the same as that of the antennas. The new proposed design gets antennas off the building façade. T-Mobile would like to add an additional antenna, bringing the total number to 10. This will allow for better service and better 360 coverage, which will hopefully avoid the need for future antenna placement on a different building along University Ave.*

*Vidales: Suggests adding a decorative element that identifies the building as Palisades and matches the design from the Palisades sign (this would be facing Utah Street).*

*Hill: Supports idea of community art/decorative element brought up by Vidales. Q: How would this affect T-Mobile's construction schedule? Applicant answer: T-Mobile can come up with proposed decorative element before they submit to city planning again, however; planner did ask to keep bands as currently designed, but he thinks it may be possible to fit the requested design between bands.*

*Hill requests follow up with Hill and Vidales with final design presented to City Planner.*

***Motion: To support the proposal for Neighborhood Use Permit (NUP) for T-Mobile at 2828 University Ave. with the addition of a decorative element facing Utah St. that complements the Palisades sign on University Ave. in relation to the former roller skating rink. Vidales/Hill (4-0-0)***

*These items were rescheduled to February; motion to amend agenda above.*

**C. Conditional Use Permit – T-Mobile - 4220 Arizona St. - Action**

*Previously presented at Nov. 6, 2017 UD/PR. Presenter asked to return and address board concerns with project as shown. CUP Process 3 to install a WCF on a new apartment building. Christopher Ward, Project Presenter. Karen Lynch, DSD Project Manager [klynchash@san Diego.gov](mailto:klynchash@san Diego.gov) PTS 551837*

**D. Neighborhood Development Permit – 2385 Felton St. - Action**

*Previously presented at Nov. 6, 2017 UD/PR. Presenter asked to return and address board concerns with project as shown. (Process 2) Neighborhood Development Permit to construct a 2,635 sq. ft. two story single family residence with attached garage on a vacant lot at 2385 Felton Street. The 0.12-acre site contains Environmentally Sensitive Lands in the RS-1-1 zone of the Greater North Park Community Plan within Council District 3. PTS 557456 Patricia Pichardo, Project Presenter. Hugo Castaneda, [hcastaneda@san Diego.gov](mailto:hcastaneda@san Diego.gov) DSD Project Manager*

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

**IV. Information:** *None*

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

**VI. Adjournment** *(7:15 pm) Motion to adjourn: Taylor/Hill (4-0-0)*

**Next Urban Design-Project Review Subcommittee meeting date: Monday, Feb. 5, 2017**

*For information about the Urban Design-Project Review Subcommittee please visit [northparkplanning.org](http://northparkplanning.org) or contact the Chair, Peter Hill, at [urbandesign@northparkplanning.org](mailto: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, 2<sup>nd</sup> Floor), on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on Jan. 16, 2018.*

*NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.*

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