



NORTH PARK PLANNING COMMITTEE

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URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING AGENDA: Monday, November 6, 2017 – 6:00 p.m. North

Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items (6:03 pm)

A. Call to Order

NPPC Board Members: Hill, Campbell, Stayner, Vidales, Carlson, Gebreselassie,

Community Voting Members: Bonn, Steppke*

B. Modifications & Adoption of the Agenda

No Modifications,

Motion: Move to adopt agenda. Bonn/Gebreselassie 8/0/0

C. Approval of Previous Minutes: Sept. 13, 2017 (*October meeting cancelled*)

Tabled until next meeting

D. Announcements

Valle Vista Terrace Hearing, Nov 16th Downtown at 202 C Street.

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

None

III. Action - (6:15 pm) – Order and timing of items are estimates only; items may be heard earlier than the time shown.

A. Conditional Use Permit & Planned Development Permit – 4220 Arizona St. - Action (6:08-6:35pm)

(Process 4) Conditional Use Permit and Planned Development Permit to allow for a proposed Wireless Communications Facility on a new apartment building currently under construction. The site is in the RS-3-8 zone within the Greater North Park Community Plan Area. Council District 3. Christopher Ward, Project Presenter. Karen Lynch, DSD Project Manager klynch@sandiego.gov PTS 551837

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

This property is the Community Housing Works market-rate development, on the east side of Texas St. It will be a Broadstone company apartment building. Two separate FRP screens are proposed to conceal the two antennas. Antennas and screens will be mounted on the existing elevator shaft penthouse on the southern edge of the roof, and an 8-foot antenna with screens will be placed on the northern edge.

The project is seeking a CUP and PDP. The CUP is necessary because the antennas are above height limit for the zoning. The PDP is required because it is within a residential zone. All related equipment will be in the ground floor parking area.

Q: What is the variance on height?

A: Permitted height is 61 feet, and this structure will be 76 feet.

Q: Is it possible to make it less visible?

A: Yes, once it is built, they can change paint to make it blend in.

Comment echoed by several members of the subcommittee: Not aesthetically pleasing. Think about public art or something creative on the screens, the two screens should match.

Q: Can you move the antennas toward the center of the building to make them less visible on the street?

A: No, the center of the top floor is open because of the pool/courtyard area below. Because the elevator shaft was already planned, that's the location the developer wants the antenna.

Q: Where is temporary location of these antennas?

A: SW corner of Howard and Texas.

Developer is looking to finish the roof, and looking at the middle of January.

The subcommittee did not make a motion on the project, and asked Christopher Ward to come back in January and present a plan detailing improved aesthetics/public art. Vidales will send Christopher emails detailing what AT&T did. Carlson will draft an email with requests presented by subcommittee.

B. Neighborhood Development Permit – 2385 Felton St. - Action (6:41-7:35)

(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@sandiego.gov DSD Project Manager

Presenter- Danny Lam- Designer

Q: What's being done to minimize ESL impact?

A: Landscape plan that retains storm water.

Q: Why is this property an ESL?

A: Partially because of steep of slope, and partially because of biology.

Q: Who pays for the utilities to go into the paper streets?

A: Owner will have to pay for utilities and paving.

Q: How many SF of impervious surface?

A: ~ 2500-3000 sf.

Comment: Must go through full storm water analysis and design.

Q: Are you considering a skylight at the top of stairs?

A: Not yet, but most windows are on the north side. Planning for solar, applying for it on final plans.

The subcommittee did not make a motion on the project, and asked Danny to come back when the plans are more developed, and he has more information on mitigation measures for protection of ESL. He should have a rendering showing how the house is situated relative to the slopes. Vidales will send an email to Danny with all of the requests made by the subcommittee. January 8th will be the next subcommittee meeting, and this will be on that agenda.

C. 11th Update to the Land Development Code: NPPC Focus Items - Info (7:35-7:55pm)

Update on status of updating the LDC. Focus on items relevant / proposed by NPPC.

- Change the transit oriented and pedestrian oriented incentives to be a process 2 instead of a process 4. This allows the timeline to be more predictable for developers. If they are claiming the incentives they will have to come before this board. Request a City Planner to come and explain how this will affect North Park.
- Incentivize retention of historical properties, while increasing density by allowing historical property to be moved on the lot as long as it is retained on the same original property, and will allow setback deviations. It will also provide parking requirement alleviation and FAR deviations. The footprint of the historic building will be excluded from the FAR. This could be a NDP Process 2. Look at HRB June 19th Policy subcommittee agenda to see the redlined version.

IV. Information: None

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

VI. Adjournment Move to adjourn: Bonn/Campbell 8/0/0 (8:00 pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, Jan. 8, 2017

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 Nov. 21, 2017.

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

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