



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING MINUTES: Monday, June 3, 2019 – 6:00 p.m. North Park

Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items

A. Call to Order (6:00pm) NPPC Members: Melissa Stayner, Aria Pounaki, Rene Vidales, Tim Taylor (late), Daniel Gebreselassie (late); Voting Community Members: Peter Hill, Rob Steppke

B. Modifications & Adoption of the Agenda

Motion to adopt the agenda: Steppke/Stayner (5-0-0)

C. Approval of Previous Minutes: May 6, 2019

Misspelling and duplication of surname Cahall in previous minutes.

Action A needs to remove the final sentence as it is not what went to the full board

Motion to approve the May 6th minutes with corrections listed above: Vidales/Steppke (6-0-0)

D. Announcements

No announcements

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

No non-agenda public comment

III. Items - (6:05 pm) – Order and timing of items are estimates only; items may be heard earlier than the time shown.

A. Action Item: Map Waiver at the Miss 3 Project (Process 3) (6:15 – 6:45)

PTS. 630433 Map Waiver to create three (3) residential condominium units for a property currently under construction at 3718-3722 Mississippi Street. The site is located in the RM-1-1 Base Zone of the North Park Community Planning Area. Presented by Lars Fredrik Gullberg (applicant).

- Lars Frederik Gullberg presented on the project. 3 single family homes will be placed on a previously empty lot at 3718, 3720, & 3722 Mississippi Street. There will be a cumulative 10 parking spaces provided in the process and the structures will be placed

together on the same lot. Lars Gullberg presented in hopes to receive approval from the subcommittee for a map waiver to be able to subdivide the property as condominiums as opposed to apartments.

- Questions and comments from community members on the zoning, parking, design, and permitting were addressed by Mr. Gullberg.
- The board's comments were generally positive. Questions regarding the definition of "storage", who pays HOA's, deviations, landscaping, permeable surfaces, and storm water treatment were answered satisfactorily by Mr. Gullberg.

Motion to approve the map waiver for the properties on 3718, 3720, 3722 Mississippi Street due to the desirability of homeownership within the community for stability. The NPPC disagrees strongly with the practice of "Duel Tracking" which allows projects to initially be permitted as apartments and then entitled as condominium. This is a loss of opportunity for the input from the community at a time when it could have made a difference." Stayner/Steppe (6-1-0)

Gebreselassie dissented due to the use of dual tracking.

IV. Information

No new information

V. Unfinished, New Business & Future Agenda Items

No future action items at this time.

VI. Adjournment 6:33pm

Motion to adjourn: Gebieselassie/Pounaki (7-0-0)

Next Urban Design-Project Review Subcommittee meeting date: Monday, July 1, 2019

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Melissa Stayner, at urbandesign@northparkplanning.org or (949) 357-7688

** 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 17, 2019.

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

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