



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

**MEETING MINUTES: Monday, October 7, 2019 – 6:00 p.m. North
Park Recreation Center / Adult Center, 2719 Howard Avenue**

I. Parliamentary Items

A. Call to Order (6:01pm) NPPC Members: Aria Pounaki, Melissa Stayner, Daniel Gebreselassie, Tim Taylor, Jen Spencer Voting Community Members: Peter Hill & Ernie Bonn

B. Modifications & Adoption of the Agenda

Motion to adopt the agenda: Gebreselasie/Taylor(7-0-0)

C. Approval of Previous Minutes: July 1, 2019

Motion to approve the 7/1/19 minutes: Gebreselasie/Hill(4-0-3) (3 abstentions due to absences)

D. Announcements

Taste of University Heights- Sunday November 10th with 17 restaurants participating along Park & Adams. – Ernie Bonn

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

Tim Taylor – Request for the NPPC to consider requesting a change to the code to get rid of the map waiver exemption. Request to have it agendized either at Design Committee or at the board.

III. Items - (6:06 pm) – *Order and timing of items are estimates only; items may be heard earlier than the time shown.*

A. **Informational Item: New 8-Story Mixed-Use Midrise Located at 4135 Park Blvd** (6:10 – 6:40)

Project consists of redevelopment of 14,375 sq ft lot. Planned construction consists of 8-story mid-rise mixed-use building with one floor of underground parking. This property is zoned CC 3-8; however, this project can be submitted through the City with a Site Development Permit for a density of 145 units/acre. Affordable housing will be provided (affordability level TBD). Unit mix to comply with the micro-unit ordinance within the affordable housing guidelines. Base unit count will be 48, with 100% density bonus, for 96 total units.

Presenter: John Allen, Streamlined Development Group

John Allen from Streamlined Development Group presented on a prospective project at 4135 Park

Blvd. They are in escrow and want to get the community's input before closing on property. He went through the prospective plan and received questions from the audience. Some of the important information that was shared by John with residents and community members were:

- Unit mix of 1 BR, Some 2 BR, and studios.
- 85 feet above the street.
- Internal courtyard. Communal balconies.
- Affordable units would be provided on site. Equal mix of Affordable units as market rate units.
- Less than one parking space per unit will be provided because of the project's proximity to transit. Mechanical lifts to provide between 28 and 56 spaces. Some ground floor spaces may be reserved for commercial use.
- The set back from Park will be in line with the Sprouts next door.
- Sidewalk improvements would be provided as well as landscaping (request for shade trees).
- Prospective designs include a 60° terrace design to account for shade provided by the 8-story project.
- Commercial space would be provided on the ground floor to help activate the street.
- Developer may be requesting variations in the form of increased FAR and personal storage exemption.
- Multiple board members expressed the strong wish for shade trees to be planted to beautify Park Blvd.

Additional information can be provided by request to Aria Pounaki (Vice Chair of Urban Design Committee).

IV. Unfinished, New Business & Future Agenda Items

Brer Marsh has requested to present on specific plans and will be notified of the next meeting to present.

V. Adjournment 6:58pm

Motion to adjourn: Gebreselasie/Spencer (7-0-0)

Next Urban Design-Project Review Subcommittee meeting date: Monday, November 4, 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 October 15, 2019.

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