



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

**MEETING MINUTES: Monday, January 6, 2020 – 6:00 p.m. North
Park Recreation Center / Adult Center, 2719 Howard Avenue**

I. Parliamentary Items

A. Call to Order (6:00pm) NPPC Board Members present: Melissa Stayner, Tim Taylor, Rene Vidales, Marissa Tucker, Voting Community Member: Pat Sexton

B. Modifications & Adoption of the Agenda

C. Approval of Previous Minutes: November 4, 2019

Motion to approve November 4, 2019 meeting minutes.

Taylor/Vidales 4-0-1 Tucker abstained for not being there

D. Approval of October 7, 2019 Minutes

Motion to approve October 7, 2019 meeting minutes.

Taylor/Stayner 3-0-2 Tucker and Vidales abstained for not being there

E. Announcements Vidales: Boulevard Court event on First Fridays at [2104 El Cajon Blvd.](http://2104ElCajonBlvd.com) from 6 pm to 10 pm. Event sponsored by El Cajon Blvd. Business Association. Next event is Friday January 10.

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

III. Items - (6:10 pm) – Order and timing of items are estimates only; items may be heard earlier than the time shown.

A. Action Item: North Park Community Plan Amendment - Florida Street (6:10 – 6:30)

Planning Department is seeking the recommendation of the North Park Community Planning Committee on a community plan amendment / rezone of about 4 acres along the east side Florida Street from Upas Street to Cyprus Street – note that the focus area DOES NOT include parcels abutting Alabama Street. The 2016 North Park Community Plan Update unintentionally changed the plan land use designation from Residential – Medium-High (30 – 45 DU / acre) to Residential – Low (up to 9 DU / acre). The proposed amendment will change the plan land use designation back to Residential – Medium-High (30 – 44 DU / acre) and the zoning to RM-3-7. Presenter has provided a figure summarizing the amended change. Presenter: Nathen Causman, Associate Planner, City of San Diego

At least 30 persons were in attendance in the audience.

Presenter: During CPU a section of FL was mistakenly downzoned. Mapping error on the part of the planning department. City wants to correct error to original zoning. There are 117 units on 3.5 acres. Previously the max capacity would be 155 and right now with zoning it is 35 units, but the 117 that are already there are now in non-conformance.

Seeking recommendation from subcommittee to rezone. This will go to NPPC, then Planning Commission, then City Council.

Public Comment

Teresa 3534 Florida St- Q: Is this rezone only on the east side? How does it impact the west side?

A: the west side is correctly zoned. Q: A developer just bought a 1/3 acre, at 3541 Florida St., within the area of the CPA. neighbors are concerned about density implications to crowded neighborhood, especially when density bonus is factored in.

Jane Blakely- 3134 Florida St- Q: Who do you represent and what are the intentions? A: Presenter represents city of SD Long Range Planning. A landowner brought inconsistencies to the attention of the City, and now it is getting fixed.

Q: Concerned about parking- any language in plan to address that? A: Since this is a TPA the developer doesn't have to build parking.

Jonathan Carras Q: Currently it is RS1-7 How would height limit change? A: Don't know.

Jackie Kuroda- Q: Maybe zoning was wrong to begin with? A: Doubtful.

Nathan Wynn 3155 Florida St. Comment: 4 floods in 10 years. Many events go through there. Parking is very impacted in this area from other streets. People on FL are being affected.

Catharine 3548 Florida St. Q: What can neighborhood do to stop the fixing of clerical accident? It's congested already with mix of high and low density. Should be within limits of the character as it is. A: Show up at meetings like this and show up at Planning Commission and CC

Michael Bagnes: Don't like NP changes. Q: Have you taken into account senior citizens that can't make the walk to the bus? A: No City is not asking people like that to do that, but it is an option for people who can.

John- Native NP resident. Googled height difference and found out it would move from 27 to 40 feet.

Sean Cahill 3544 Florida St. Comment: The community would like the developer (who the community assumes is) calling for the rezone to come forward and present to the neighbors.

Teresa 3534 Florida St.- Major concern about flooding. Can't even cross in moderate rain. What environmental evaluation would be performed as part of the rezone? A: Will have to find that out.

Jim Schmidt 3603 Florida St: Sewage system can't handle what's already there. Comment: Sewage has backed up several times, adding more flow becomes a Health and Safety issue. A: Can't speak to that.

Anna: Where will the parking be with the height restriction? A: underground? A: Can't say at this point.

Jane Blakely- Has had blocked driveway many times. Neither police or towing company help when parked in front of her driveway. How do you get a no parking sign? A: Don't know, take Nathen's business card and he can help find information.

Kwami Frank: 3544 Florida: Comment: You should be fixing the infrastructure instead of fixing zoning. A: Reach out to Nathen and he will tell the people who can help.

Sewer, water, and drainage cannot handle more density.

It was disclosed during the meeting that there is a parcel listed for sale at 3541 Florida St., within the area of the CPA.

Board Comment"

Pat Sexton- Q: Building Code conformance? A: all projects need to conform with the building code. Are all projects in NP ministerial? A: no, it depends if it conforms with the community plan, zoning and if they are asking for deviations.

Nathen: Currently, there could only be 35 additional units built on the entire 3.5-acre parcel. 176 units with revised zoning.

Marissa- thanks to the public for being here. We are talking about rezoning, not about a specific project. 25,000 home shortage per year. 2/3 of SD police commutes every day, that's inexcusable.

We are talking about increase of ~38 units. Increasing density and providing housing is a must. This rezone makes sense.

Rene- 1) Thinks that both the committee and the public is entitled to know what type of environmental document this action would require per CEQA. Is it a Negative Declaration, a Mitigated Negative Declaration, or a full Environmental Impact Report? I think an action of this magnitude such as a CPA would need to make the environmental document public before the board gets to vote on the amendment. A: will follow up with Development Services Department (DSD)

2) A CPA is an action that should be accompanied by a project, and all the associated costs paid for by a developer. In this case, the City is pushing for the CPA and is being paid for by taxpayer dollars, which is not right.

3) Architects and developers may be looking at parcels, but some force within the City is pushing for this action. Where is this coming from? A: We need housing and that is why the City is pushing for this action.

4) We heard that the street acts like a channel when it rains, there is a recurring Sewer capacity problem, people are speeding on the street, plus there is a parking shortage. The drainage issue and the sewer capacity issue can be part of capital improvement program projects whereas the speeding can be looked at separately (stop signs, V-Calm signs), and the parking shortage is a regional problem. All issues are worthy of discussing further.

Tim: Echo Rene. Bring someone from Development Services like drainage and infrastructure.

Melissa: would like to hear how infrastructure would be fixed with this action. She suggested to the audience to not panic yet until they see the density because it may not be as bad as it looks.

No motion was made. Chair thanked the audience and encouraged everyone to attend the January 21 NPPC meeting.

IV. Unfinished, New Business & Future Agenda Items

V. Adjournment Marissa Tucker/Vidales (7:45)

Next Urban Design-Project Review Subcommittee meeting date: Monday, February 3, 2020

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 November 19, 2019.

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

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