



# NORTH PARK PLANNING COMMITTEE

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## URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING MINUTES: Monday, February 3, 2020 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

### I. Parliamentary Items

**A. Call to Order (6:03pm)** Community Members: Peter Hill, Ernie Bonn, Pat Sexton ;  
NPPC members: Aria Pounaki, René Vidales (left early), Melissa Stayner, Jennifer  
Spencer (late), Tim Taylor

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

**C. Approval of Previous Minutes: January 6, 2020**

**Motion:** To approve the January 6, 2020 Minutes **Taylor/Vidales** (4-0-3) Pounaki, Hill, Bonn  
abstaining due to absence

**D. Announcements**

There will be a school district workshop on March 4 at 5:30pm regarding what to do with the school  
district land – Ernie Bonn

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

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

**A. Action Item: Conditional Use Permit for an alcoholic beverage outlet, at 3772 30th Street  
(Process 3) Project Number 653271 (6:06 – 6:30)**

The 0.11-acre site is located near the corner of Gunn Street and 30th Street in the CN-1-3 zone of  
the North Park Community Plan area. Presenter: Chelsea Coleman.

Chelsea Coleman presented on their desire to build a 150sqft wine business in North Park that would  
be attached to a restaurant space. The Rose focuses on natural wines and would be selling products  
not valued at less than \$15. The adjoining restaurant would be a seafood restaurant offering brunch  
menus. The retail wine shop would operate during normal business hours, likely closing around  
8pm.

**South Park Resident public comment:** Spoke in favor of the Rose's shop in South Park, attesting  
to the establishment's character and business practices.

**Pat Sexton:** How did you name the restaurant. **Answer:** Mable is the name of the owner's dog, the idea for the restaurant was a story where her dog goes hunting for seafood.

Where is this located? **Answer:** Adjacent to Subterranean Coffee.

**Tim Taylor:** Asked about their plan and why they chose their particular model.

**Answer:** Because they plan to sell lunch without opening the whole restaurant, they opted to split the restaurant and retail operation.

**Peter Hill:** Asked about the 6am-Midnight hours on the ABC License letter.

**Answer:** We don't plan to be open before noon, or after 7-8pm

**Vidales:** Thanked Chelsea for her professional presentation and preparation for the meeting.

**Pounaki:** Asked about the hours. **Answer:** The ability for future liquor license holders to convert the space into a much larger operation would be difficult and would require additional checks and balances, overall low risk.

**Bonn:** What is the parking situation? **Answer:** There are parking spots behind the business and as a night business we would have access to the coffee shop parking as well since they close earlier.

What are the Restaurant hours? **Answer:** 4pm-11pm on weekdays. 10am-11pm on the weekends.

**Motion:** To Approve the CUP for alcohol beverage outlet at 3772 30<sup>th</sup> Street. Stayner/Bonn (7-0-0)

Spencer enters late. 6:30

**B. Action Item: Neighborhood Development Permit at 2385 Felton Street (Process 2) Project Number 557456. (6:30 – 6:50)**

Applicant is seeking to construct a 2,635-square-foot, two-story, single-family residence with attached garage on a vacant lot located at 2385 Felton Street. The 0.12-acre site contains Environmentally Sensitive Lands and is located in the RS-1-1 zone of the Greater North Park Community Plan. Presenter: Barbara Lam.

Barbara Lam presented on the project. It is a single-family home on Felton Street near environmentally sensitive area. This will be new construction, built with a standard construction process, in a similar style as surrounding homes.

Community Comments:

**Kaylee Anne North Park Resident:** What makes this land environmentally sensitive? **Answer:** Because it is adjacent to a canyon and the wildlife therein, this is classified as environmentally sensitive.

Board Comments:

**Bonn:** You're not going to enter the environmentally sensitive area? **Answer:** No, there will be protections for storm water runoff and there will be fire rated walls.

Most of the lot will be taken? **Answer:** Yes, most of the lot will be used, and the perimeter of the property will be fenced off.

**Spencer:** Asked for clarification on where the sensitive area is on the drawing. **Answer:** It is the bold dotted line that cuts through the drawing of the property in a "pizza slice" fashion.

How tall is the fence? **Answer:** 4 feet

Rosemary and Fountain Grass is suggested for the site, the fountain grass is invasive, and the rosemary is a high fuel source for wildfires. **Answer:** The species lists have not been reviewed yet and they will make a note of the requested changes.

**Stayner:** What variances are requested? **Answer:** No.

**Pounaki:** Any environmental mitigation required? **Answer:** No.

Any developer improvements? **Answer:** build out the street to the property line and build a sidewalk immediately in front of the property.

**Vidales:** What are the storm water best practices that came out of the fish and wildlife hearing?

**Answer:** They will collect and filter storm water on site.

There are state requirements for storm water and brush management that is incumbent on future owners to maintain. How will the ownership be made aware of these responsibilities? **Answer:** There will be notices and statements for ownership on their responsibilities.

**Hill:** Clarifying question on how the environmental mitigation took place.

**Taylor:** Brush management requirements? **Answer:** Perimeter wall is the only requirement given by brush management and has been approved.

**Sexton:** Expressed gratitude for the craftsmen style of the building.

**Motion:** To Approve the NDP at 2385 Felton Street. Sexton/Taylor (8-0-0)

**C. Informational Item: New 8-Story Mixed-Use Midrise Located at 4135 Park Blvd (6:50 – 7:39)**

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

Stayner Recuses herself. Vidales leaves.

John Allen presented on the building sharing details such as the desire to incorporate neighborhood input with a renewed focus on design, landscaping, eco-friendly policies, etc. Some of the amenities that were mentioned were: resident courtyard, commercial space, electric charging stations for some parking spots, smart cars for shared use, etc. Considering modular construction to speed construction time while minimizing impact to the neighborhood. Not able to accommodate the 60 degree sight line transition, will likely be asking for variance from NPPC on that.

Community Comments:

**Kaylee from North Park:** Would like to see a shade study for the rear of the building.

**Randy from North Park:** Comment about the design and how instead of “midcentury modern”

inspiration, looking to the nearby library.

Asked about the transition line and how it was dealt with by other builders. **Answer:** Other projects were approved ministerial, but NPPC could waive this request with other mitigating factors.

Question about the affordable units that would be included. **Answer:** This is still in flux

Prices? **Answer:** Studios \$1400-1500, 1bdr 1800-2000, 2bdr 2500-2700

Is there anything that manages the behavior of the tenants to ensure that people will not own cars.

**Answer:** There is no legal recourse to enforce this, there would need to be changes in policy to do this.

Board Comments:

**Sexton:** Maximum parking spaces? **Answer:** There is no minimum from the city, plan to provide 73 units, with 3 handicapped spots.

Are these going to be apartments? **Answer:** Yes

**Taylor:** Clarifying question about the north face of the building. **Answer:** Anticipate development along adjacent lots which limits flexibility with design.

What variances are being requested? **Answer:** Personal Storage variance.

**Peter Hill:** Had there been consideration for exterior hallways? **Answer:** Yes, and there will be some options for exterior.

Peter expresses desire to incorporate exterior hallways.

Peter expresses desire for shade trees, look at the community plan for species suggestions.

Suggestion on the rendering, request to have an accurate representation of the scale of the sprouts building.

**Spencer:** What storm water treatment? **Answer:** They believe they are exempt from hydromodification but plan to use the courtyard to capture and then treat the water before slowly releasing it per legal requirements.

**Bonn:** Expressed displeasure with the design and wanted to make sure that the developers tried to incorporate design elements from University Heights because of its proximity.

Made the developer aware that the area is parking impacted.

Have you completed a historical review for the buildings on site? **Answer:** Yes, all but one building have been reviewed with no issues.

Made the developers aware of possible development happening at the school site across the street.

**Pounaki:** Asked about the small number of bike spaces in the drawing. **Answer:** This figure is the minimum number of bikes, we are looking at adding many more with novel space saving technology. Will all the apartments have balconies? **Answer:** Nearly every unit will have some kind of balcony. How many parking spots will have electric vehicle charging? **Answer:** Around 24 spaces. Parking mitigation – bus passes? **Answer:** Neither ride share, nor bus passes will be provided, instead a car share program will be available for residents.

No motion was needed since this was an information item.

#### **IV. Unfinished, New Business & Future Agenda Items**

n/a

## **V. Adjournment (7:41)**

**Motion:** To adjourn the meeting. Sexton/Taylor (7-0-0)

**Next Urban Design-Project Review Subcommittee meeting date: Monday, March 2, 2020**

*For information about the Urban Design-Project Review Subcommittee please visit [northparkplanning.org](http://northparkplanning.org) or contact the Chair, Melissa Stayner, at [urbandesign@northparkplanning.org](mailto: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, 2<sup>nd</sup> 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.*

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