



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE MEETING MINUTES:

Thursday, January 7, 2021 – 6:00 p.m.

Zoom Meeting Link: [https://zoom.us/meeting/register/tJlvdO6upjovGtzn1cN76s_wO0ab7Ln07gEj](https://zoom.us/join/zoom/register/tJlvdO6upjovGtzn1cN76s_wO0ab7Ln07gEj)

I. Parliamentary Items

A. Call to Order (6:00pm)

Present: Melissa Stayner, Aria Pounaki, Jen Spencer, Tim Taylor, Peter Hill (voting community member), Pat Sexton (voting community member),

B. Modifications & Adoption of the Agenda

No Modifications to agenda

C. Approval of Previous Minutes: November 2, 2020

Motion to approve minutes: Pounaki/Spencer (5-0-1) Taylor Abstaining b/c he arrived late.

D. Announcements - None

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

III. Action Item - (6:05 pm) – Order and timing of items are estimates only.

NORTH PARK (Process 3) Map Waiver for the creation of four condominium units in buildings under construction on parcel 2 of Parcel Map No. 21807, located at 4104 Utah Street. The 0.092-acre site is in RM-3-7 Zone, within the North Park Community Plan area. Council District 3. Presenter: Maggie Roland

Presentation by Maggie Roland: Entry is off Polk Ave. Next to another 4-unit property. 3-4 bedrooms units. All have roof decks. Under construction right now. Already permitted, not a hearing on to whether to build or not but asking whether or not they can be sold as condominiums as they were originally permitted as apartments.

Public Questions/Comments: NONE

Board comments/Questions:

Pat Sexton: unit w/ bedroom on ground floor is NOT ADA unit. How does that work? Maggie: there is an municipal code requirement for an EVERY project to have a min. one accessible unit, however depending on the size of the project, more accessible units can be required. The entire unit does not have to be accessible only certain areas – i.e. the bathroom. There is not requirement that the unit has to be sold to a disabled person. Pat: Wanted to introduce the new representative for Council Member Stephen Whitburn, Ryan Darsey, who is attending the meeting.

Tim Taylor, Peter Hill and Jen Spencer: no comment other than the standard language stating our committee's opinion on hearing these types of waivers.

Aria: Would like to reiterate our frustration on hearing these map waiver projects. Our committee would like to be able to contribute to the design of these projects. This project – a boxy black and white building is the exact type of project the community has said they do NOT want to see. It’s disappointing that Condominiums have to be permitted this way. These are the cheapest materials, most sellable colors (Black and White) and the community doesn’t appreciate these from a design perspective. We would like to work with our council member, Stephen Whitburn, on this issue/process – because this renders our decision-making process useless. Maggie: The Map Waiver process for condominiums is lengthy for developers, which is why they have to permit this way – not necessarily trying to get out of having design input from community groups. Aria: It just puts the planning group in an awkward place, when we don’t really have the ability to have any input on the design of the project and the community would like to see something different. It would be nice to have the architects and developers hear our comments as well. Maggie: San Diego is the only city in the County that forces developers to process condominiums this way.

Melissa: I agree with Aria – the public doesn’t understand that we can’t give input on design and we end up fielding a lot of angry calls, emails and comments from our community explaining to them we don’t have the power to communicate their concerns on design, landscape, etc. It wastes our time as well. Ryan: my email is: rdarsey@sandiego.gov, please feel free to email about these issues so we can elevate the concerns. Maggie: The city cannot withhold the project from being processed if the community planning group can’t hear these map waivers. What would happen if the sub-committee refused to hear these map waivers? Pat: I’m hoping that we will be able to have input on design at some point. Melissa/Aria: If its ministerial development the Community Planning Group does NOT hear anything about the developments and will not have any say in the design. Only if the development is Discretionary will it come before the planning committee to hear it. North Park also has an up-to-date community plan – which makes it easier for developments to comply with regulated, clear guidelines. Community Planning Groups that have outdated community plans with less guidelines might have more developments come before them for design considerations.

Motion: To approve the map waiver for 4104 Utah Street, because increasing access to opportunities for home ownership increases neighborhood stability and desirability. However, the NPPC strongly believes that the often-used “dual tracking” method of initially permitting a building as apartments, to later change to condominiums, deliberately circumvents neighborhood input into the design process. NPPC would like to work with city staff to improve upon this process. Spencer/Stayner (6-0-0).

IV. Adjournment (6:34)

Next Urban Design-Project Review Subcommittee meeting date: Monday, February 1, 2021

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 Due to COVID19 meeting restrictions, meetings are currently being held online via Zoom on the third Tuesday of each month, at 6:30 pm. **The next scheduled NPPC meeting is on January 19, 2021.** For details and information, see <http://www.northparkplanning.org/>

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