



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE MEETING

MINUTES: Tuesday, July 6, 2021 – 6:00 p.m.

Zoom Meeting

Link: https://zoom.us/meeting/register/tJlvdO6upjovGtzn1cN76s_wO0ab7Ln07gEj

I. Parliamentary Items

A. Call to Order (6:00pm)

Voting members: Tyler Renner, Jessica Ripper, Peter Hill, Ernastine Bonn (voting community member)

B. Modifications & Adoption of the Agenda

Renner/Benn (4-0) Approved

C. Approval of Previous Minutes: June 7, 2021

Renner/Benn (4-0) Approved

D. Announcements

Tyler Renner:

Today's meeting was moved due to 4th of July holiday.

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

No public comment

III. Information Item- (6:10 pm) – Update on status and timeline of building or upgrading North Park Library from Public Facilities & Transportation Subcommittee

At the June 8th meeting of the Public Facilities and Transportation Subcommittee there was a discussion on the future of the North Park library. The discussion focused on upgrading or building a new library and the possibility of a joint-use facility. Matt Stucky, Vice chair of North Park Planning Committee's Public Facilities & Transportation Subcommittee will provide an update on the discussion. Tyler Renner, Chair of the Urban Design & Project Review Subcommittee will lead a discussion on how this committee can further explore these opportunities.

Comment:

Ernastine Bonn:

SDUSD has given positive feedback for the teacher training annex as a new library. Awaiting funding on an updated feasibility study as last was done in 2004. Mission Hills has funding of \$10 Mil by 2 different people.

IV. Action Item- (6:40 pm) – Recommendations on 2021 Land Development Code (LDC) Updates

The Planning Department has announced July workshops to review and discuss the upcoming LDC updates for 2021; dates will be July 8, 9, 21,22 ,and 23. Times are not yet scheduled for July 21,22, and 23. Full material is here: <https://www.sandiego.gov/planning/programs/land-development-code/updates-in-process>

The July workshops are an opportunity for NPPC to contribute to LDC updates at a point in their development where they can still be influenced by input. The items in the below table can be discussed and NPPC board member, Peter Hill has agreed to provide input from NPPC at these upcoming meeting.

July 8 - Item	NPPC interest
Parking - Multifamily & ADA in TPAs	Desirability of ADA parking
Private exterior open space	Desirability of project open space
Increased size of posted signage	High desirability of maximum possible transparency of process
July 9 - Item	NPPC Interest
Development Appeal Fee increase	Maintaining accessibility of appeal process
Home occupation - reduce parking	Sensitivity to impact of less on-site parking
Impact fees for public facilities - parks	Impact on future NPPC park space

Minutes:

- **Parking - Multifamily & ADA in TPAs**
 - **Tim Taylor:** has a background in accessible design, he thinks this doesn't meet the spirit of the law. If you have an accessible unit, which is a small percentage, it's hard for a person with disabilities to find an accessible home, can't imagine an accessible unit without a parking space included in the building, street parking isn't guaranteed, not in favor of weaking accessibility
 - **Ernie Bonn:** agrees with Tim, if you're going to provide affordable housing, including disabled units, there must be available spaces, it's a hardship. I have a disabled placard and I need to be close to where I need to go because of arm and shoulder injuries, I don't see how they can wipe out the ADA, legally I don't think they can do that.
 - **Tyler:** clarification, does this mean a spot is required?
 - **Peter:** yes

- **Tyler:** does that mean street parking?
 - **Peter:** that means to put the parking on the street
 - **Ernie:** that means anyone could use that ADA spot
 - **Tim:** anyone with a placard could use that spot
 - **Kam:** concerned that adding regulations could make some projects not pencil out, certain infill projects might not happen because of this regulation and could cause some projects to fail
 - **Renay:** second the opinion that parking on the street means anyone with a placard can park there
 - **Tyler:** mixed feedback
 - **Jessica:** need more clarification, not sure what the impact will be, balancing the intent of the law, but need consistency in other planning processes
 - **Tyler:** clarification desired, concern for folks that need access and not having it on site, also some concern about costs and issues with infill projects
- **Private exterior open space**
 - **Renay:** what is the definition of exterior open space? Can't we make it ADA spots then? Seems vague
 - **Peter:** this means patios, separate item, meaning balcony space. The question is, if you can't provide patios or balconies, then you can add open space on the property
 - **Kam:** supportive, thinks it's a good idea
 - **Ernie:** maybe something should be said about green space, if you have any type of pets, because it doesn't say if that means concrete or turff, we have a deficiency in park space, there should be green space
 - **Jessica:** supportive, if there isn't private space, we should have common space
 - **Tyler:** agree with that sentiment
- **Increased size of posted signage**
 - **Tim Taylor:** I have experience in this area, other cities in the county have standards, it's reasonable for the city of SD to do the same, the county will give you the form that's standard. In favor
 - **Ernie:** agree with it
 - **Jessica:** agrees with it, standardization is important for transparency
 - **Tyler:** generally feels the same
- **Development Appeal Fee increase**
 - **Pat:** what is the purpose of doing this? This obviously puts it out of the ballpark for some people
 - **Ernie:** yes
 - **Pat:** is it to limit how many people can appeal things? \$2,000 is a lot to appeal
 - **Tyler:** some clarification around this would be helpful, concerned about increasing fees, desire to pay for staff time, could be a barrier, adding more costs could be an issue
 - **Jessica:** I do think there is merit to having consistency in fees, recognizing that there is a cost to processing and time involved. Not on the high side compared to other regions. More information would be helpful, fees should be consistent and we are covering costs
 - **Pat:** seems to me this is similar to redlining, \$1,000 is a lot of money and limits freedom of speech, if they can't afford to appeal, that could be a problem. Seems unfair and will prevent people from being able to speak on it. Would not like to see that increased.
 - **Ernie:** could the fees be staggered? As to the type of appeal?

- **Peter:** in listing the county and other cities, they do make that distinction, Santee has an appeal for different levels, like appealing to engineering
- **Pat:** correct me if I'm wrong, if someone appeal to the city council it would be \$1,000. And if they went before planning commission it would be an additional \$1,000? That gets unreasonable for a lot of people
- **Tyler:** mixed feedback on that
- **Jessica:** important to know what the cost is to the city, it's important to know that the cost is to taxpayers, are we paying for the cost of someone's appeal. It's important to understand what goes into the cost factor.
- **Tyler:** definitely
- **Home occupation - reduce parking**
 - **Kam:** sounds like it's trying to help folks impacted by COVID who can work from home, I think reducing required parking is good, if businesses need it, they should get it, parking is expensive here and anything we can reduce costs for businesses would be good
 - **Rob:** this doesn't make a lot of sense to me, most people keep two cars, if people are home, parking is going to be reduced and this could negatively impact parking, even more so than it already is, doesn't make a lot of sense to me. Might cause more issues with neighbors, having clients park and neighbors are screwed over.
 - **Tim:** on this issue about home occupation, the best home occupations are the ones that don't require parking, not in favor of reducing parking. If the owner doesn't have to provide parking, then the requirement is only if there is traffic coming to business, I think the impact should be to the business, not neighbors
 - **Ernie:** there are more people working at home, so there is more parking during the street during the day
 - **Rob:** I don't understand, explain please
 - **Ernie:** people have been working at home, not offices, they have their cars on the street, so there are more cars during the day, when home occupations are adding more cars. I don't think there should any changes
 - **Renay:** don't think there should be a change with scarcity of parking as it
 - **Don:** I live one block around 30th street, people driving around, will be a lawsuit about it, have doubts about Mayor and councilmember
 - **Tyler:** thanks for your input, we are limiting feedback to this item. Mixed feedback. Concerned about parking.

Renner/Bonn (3-0-0) Motion "For peter hill to take feedback and questions for clarification from this meeting to planning department meetings and keep us updated for related items."

V. Adjournment (7:00pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, August 2, 2021.

For information about the Urban Design-Project Review Subcommittee please visit northparkplanning.org or contact the Chair, Tyler Renner, at urbandesign@northparkplanning.org or (714)408-5069.

** 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 July 20, 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