

**NORTH PARK PLANNING COMMITTEE**

[*northparkplanning.org*](http://www.northparkplanning.org/)

**URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE MEETING AGENDA: Monday, June 7, 2021 – 6:00 p.m.**

**Zoom Meeting Link:**   <https://zoom.us/meeting/register/tJIvdO6upjovGtzn1cN76s_wO0ab7Ln07gEj>

**I. Parliamentary Items**

**A. Call to Order (6:00pm)**

Present:Tyler Renner, Aria Pounaki, Josh Bohannan, Jessica Ripper, Peter Hill, Tim Taylor (voting community member), Pat Sexton (voting member)

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

No modifications.

**Adoption**

**C. Approval of Previous Minutes: May 3, 2021**

Ripper/Renner (7-0)

**D. Announcements**

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

Pat Sexton: Wants to know what the zones are for ministerial, in reference to ADUs. Also wants city to post NPPC agenda in advance.

* Aria Pounaki: Explained process for applying for ADUs. Ministerial projects do not come before the board and are not related to zoning.

Randy Walsh: Requests a copy of Peter Hill’s presentation from prior month sent via email.

Steve Oechel: Also requests a copy of Peter’s Hills presentation from prior month

**III. Action Item -** (6:10 pm) – Process 2 Neighborhood Development Permit: Project No. 669651

A Process 2 Neighborhood Development Permit for a proposed 5,106 square-foot, two-story mixed-

use infill project to be built on a vacant lot located at 4665 Park Boulevard. The first floor contains commercial space totaling 2,430 square-feet and the second floor contains two residential units

totaling 2,676 square-feet. The project requests a deviation to the side yard setback regulations.

The 0.08-acre site is in the CN-1-3 zone within North Park Community Plan area, Council District 3.

Presentation by Janice DeYoung, [janice@mpa-architects.com](mailto:janice@mpa-architects.com). Elaborated on ideas of landscape deviation as well.

**Public Comments/Questions:**

Steve Oechel: How is it defined as transit corridor?

* DeYoung: Park and Adams is a major corridor.

Ernastine Bonn: Concerned about parking.

Ross Lopez: Concerned about parking. Wants the tenants to agree to not own cars through a restriction in tenancy.

* DeYoung: That’s not legal.

**Board Comment/Questions**

Pat Sexton: Are there any windows on the southside? Privacy concerns

* DeYoung: There are no windows on southside of building.

Ari Pounaki: If the design on the façade final

* DeYoung: No. Open for suggestions

Jessica Ripper: curious about windows and natural light

* DeYoung: There are skylights for areas that do not have natural light from exterior of apartment.

Peter Hill: Are you recreating footprint of original building, and what were your assessment letter items form the city?

* DeYoung: Does not have footprint of the original building as was demolished before survey was conducted.
* DeYoung: Assessment letters questioned storage for the unit and outdoor spacing. Other issue was landscaping.

Josh Bohannan: Design of building, what it looks like and how it fits in the community

* DeYoung: “It’s a nice modern building” with a setback that would mirror the storefront nextdoor. Match design of adjacent commercials property.

Tim Taylor: Curious about sign of building, and is there any landscaping at all. What are the materials that will be used? The colors

* DeYoung: Siding will have a brick and wood finish.

Tyler Renner: If did not have any deviation would be able to build anything on this lot?

**Action item**

Tyler/Aria “Motion to approve the deviation to the side yard setback (for project No. 669651)”

**Board Comment**

Aria Pounaki: Biggest reservation is purely aesthetic and wonders what community thinks.

Pat Sexton: Is okay with the design. Add in some trees.

Tim Taylor: Want to know more about the material

* DeYoung: shares examples of wood paneling. How lots of elements and material will be worked with. “Design material will add depth.”

**Motion Approved 7-0.** Motion to approve the deviation to the side yard setback (for project No. 669651)”

**IV. Adjournment (7:00pm)**

**Next Urban Design-Project Review Subcommittee meeting date: Tuesday, July 6, 2021 (due to Independence Day observance)**

*For information about the Urban Design-Project Review Subcommittee please visit* [*northparkplanning.org*](http://www.northparkplanning.org/) *or contact the Chair, Tyler Renner, at* [*urbandesign@northparkplanning.org*](mailto: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***

***June 15, 2021.*** *For details and information, see* [*http://www.northparkplanning.org/*](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*

Public Comments/Questions: