



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE MEETING Minutes:

Monday, August 3, 2020 – 6:00 p.m.

Zoom Meeting

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

I. Parliamentary Items

A. Call to Order at 6:02pm

Board Members Present: Daniel Gebreselassie, Aria Pounaki, Jen Spencer, Melissa Stayner, Tim Taylor, Peter Hill (Community Member), Pat Sexton (Community Member)

B. Modifications & Adoption of the Agenda

Motion to Approve Agenda by Daniel Gebreselassie, Second Melissa Stayner, Yes: 5/0/0
Aria arrives at meeting after voting.

C. Approval of Previous Minutes: July 6, 2020

Motion to Approve Previous minutes by Peter Hill, Second Jen Spencer: Yes: 5/0/1, Daniel Gebreselassie will abstain.

Pat Sexton comes in after is done.

D. Announcements

- Aria Pounaki – NO special election meeting in August. City did not approve of it.

II. Non-Agenda Public Comment

No non-agenda public comment

III. Action Item

A. Action Item: Extension of Time to Site Development Permit no. 1361903/Tentative Map no. 1457891 (PRJ 388089) located at 3503-3517 Indiana Street (Process 2).

The site is in the RM-3-7 zone within the Greater North Park Community Area and in the Brush Management, ESL, and Transit Priority Area. Council District 3. Presenter: Pauly De Bartolo.

Pauly De Bartolo gives a brief history of the project. In the past this project has received unanimous approval from the North Park sub-committee and full committee. However, since it was approved in 2018 by the city, it has remained in litigation with a land use attorney. The project received final approval in February 24, 2020, after all lawsuits were cleared. Site is zone Multifamily w/ medium density. The developer used the sensitive site to undersize the project, not max out the density. Concept is to “touch the site lightly” –

celebrate living in the canyon. 'Tree house' type design that connect with the canopy of the canyon trees.

Originally the project was a Process 5 and had to go to City Council b/c they wanted to vacate the paper street (Myrtle Ave) and maintain the utility easement to the east of the property. The developer asked for two deviations, both supported and approved. #1: Front yard requirement – asked for more Vehicle Use Space in the front yard than allowed. However, did this in a very context-sensitive way – created a very textural front yard, “green”, driveways look like landscape – mix of drivable grass, wood and pavers, etc. #2: Side setback of between the two properties – internal setback, deviation from the required setback. However, side setbacks around the envelope of project are still per code. Design has a mixture of texture and natural materials that blends into the canyon.

Original permit was about to expire, need to renew before they can pull the building permit.

Melissa Stayner: Remember: we are only voting on the extension.

Taylor: Don't see any reason why we should not support the extension.

Daniel Gebreselassie: Thank you for presentation. How much time do you need for the extension?

Pauley: Permit was due to expire a week before the extension was filed. Not sure how long the extension will be.

Daniel: Completely support the extension.

Peter Hill: Thanks for coming back. I supported the original approval and support the extension now.

Aria Pounaki: How many homes are there currently?

Pauley: There are 2 structures there now, but one might be multi-family. Not sure.

Aria: In the final project will there still be two separate properties? –

Pauley: Yes, keeping them separate, to allow for 2 curb cuts. Project will be Condo - mapped. Not sure if there will be two separate HOAs or one.

Aria: Are colors Set? Were they part of originally approved?

Pauley: I believe so.

Aria: Asked about Palm trees – does not seem to be any.

Pat Sexton: Not usually a fan of modern architecture, but this is a beautiful project. Likes that each unit has a parking spot. Asked about pricing.

Pauley: does not know pricing.

Pat: looks like it has character and charm, appreciates that. Supports the extension.

Jen Spencer: Beautifully designed project – I'd love to live there. Loves the sensitive design to the canyon and happy it looks like there are no palm trees – the shade trees will help with our tree canopy cover. Support the extension.

Melissa Stayner: forgot to ask Public if they have any comments. There does not appear to have any public comment. Very cool project, hope to see more of these come to North Park. Approve of the extension.

Public comment: Eileen Mason: I live across the street. When will construction begin?

Pauley: difficult to answer, it was ready to start 18 months ago, but then w/ litigation it has taken longer, and now with Covid-19, it's difficult to tell how long it will take to process the building permit.

Eileen: Asked about public parking.

Pauley – there are only two curb cuts, so there are still public parking spots, plus the four spots at the end of Myrtle.

Motion to approve Extension of Time to Site Development Permit no. 1361903/Tentative

Map no. 1457891 (PRJ 388089) located at 3503-3517 Indiana Street (Process 2) by Tim Taylor, Aria Pounaki second. 7/0/0.

IV. Adjournment (6:30) Motion: Danial Gebreselassie , Melissa Stayner second (7/0/0). 6:50pm.

Next Urban Design-Project Review Subcommittee meeting date: September 7, 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 *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 August 18, 2020. 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