



NORTH PARK PLANNING COMMITTEE (NPPC)

Urban Design and Public Facilities and Transportation Subcommittees Combined

Mar 12, 2024 6:00 p.m.

Hybrid In-Person and Virtual Meeting (Virtual Via Zoom)

In-Person Location:

Horizon North Park, 2901 North Park Way, San Diego, CA 92104

Register online at:

<https://bit.ly/publicfacilitiesreg>

Contact Chair: publicfacilities@northparkplanning.org

Agenda

I. Consent Agenda Items (6:00-6:05 p.m.)

- a. Call to Order, Roll Call and Attendance Report
- b. Modifications & Adoption of the November 16th Meeting Minutes
- c. Modifications & Adoption of the January 9th Agenda

II. Non-Agenda Public Comment (6:05-6:20 p.m.)

- a. Limited to Items not on Agenda; non-debatable. Two-minute maximum, Chair can award more time.

III. Action and Informational Items (6:20-6:55 p.m.)

a. Urban Design

Presentation PRJ-1085813 at 3425 Wilshire Terrace

DEVELOPMENT SUMMARY:

Proposed small lot subdivision tentative map for the creation of 5 single-family residential parcels. The project includes to keep the existing building with construction of four single family residences each within attached garage together with public improvements within the rights of way fronting the site

• PROJECT SCOPE:

Parcel subdivision to create five parcels at 3425 Wilshire Terrace. The project site is developed with an existing residential duplex building and is currently under construction of four single-family dwelling units with attached garage. The 0.17-acre site is in the RM-3-7 Zone, Complete Communities Housing Solutions (FAR Tier 3), Complete Communities Mobility Choices (Zone 2), San Diego International Airport Land Use Compatibility Overlay (Review Area 2), Federal Aviation Administration Part 77 Noticing Area, Transit Area Overlay, Parking Standards Transit Priority Area, Transit Priority Area, and Very High Fire Hazard Severity Zone within the North Park Community Planning Area

IV. Unfinished, New Business & Future Agenda Items:

- a. Next meeting is Tuesday, April 9th, 2024 – **6:00 p.m. (6:55 p.m.)**

V. Adjournment (7:00 p.m.)

Contact Information:

Doug Schueler (Public Facilities and Transportation Subcommittee Chair)

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Mark Spitzer Urban Design Subcommittee Chair

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NORTH PARR PLANNING COMMITTEE

The North Park Planning Committee (NPPC) represents the citizens of North Park by providing a forum to discuss, explore, question and monitor land use and development issues.

We provide advisory reconunendations to the City regarding projects in the community and are recognized by the City as an important part of the approval process for new development and services. The more **participants, the more influence we have on the future of North Park:** how it will look and what it will include.

Get invoked today!