



NORTH PARK PLANNING COMMITTEE

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URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

MEETING MINUTES: Monday, March 2, 2020 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

I. Parliamentary Items

- A. Call to Order (6:05pm) Attendance: René Vidales, Aria Pounaki, Melissa Stayner, Tim Taylor. Community Member: Peter Hill
- B. Modifications & Adoption of the Agenda
- C. Approval of Previous Minutes: February 3, 2020

Motion to approve the February 3rd minutes. (Taylor/Vidales) 5-0-0

D. Announcements

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

none

III. Items - (6:07 pm) – Order and timing of items are estimates only; items may be heard earlier than the time shown.

A. Action Item: Map Waiver for project located at 4076 & 4078 Arizona St. (Process 3) Project Number 635766 (6:07 – 6:19)

The project seeks a map waiver for the conversion of two existing single residential dwelling units into two residential condominium units. The property is 0.12 acres in size and located in the in RM-3-7 (Residential - Medium High:30-44 Du/Ac). Presenter: Kent Smith.

Kent Smith presented on the map waiver for 4076 & 4078 Arizona Street. The map waiver is to create condominium HOA community of two units. A traditional single story structure remains facing the street. The “back house” is a newly constructed 2 story structure and garage. The new garage has mechanical lifts to accommodate more cars. There is an existing garage that will be connected to the newer structures as well.

Board Comments:

René: Is there an HOA for this property?

Answer: The developer in question is creating an HOA community to allowing him the option to sell at least one of the units if need be. It will have formal CC&Rs and accompanying governance.

René: What are the common spaces between the two structures?

Answer: There is a common walkway only. There will be no other common structures.

Aria: Is the structure in the back newly constructed?

Answer: Yes.

Aria: Why not just split the lot in two?

Answer: Because there is one parcel number and there is no subdivision possible of this parcel.

Melissa: Appreciates that the developer was sensitive to the fabric of the neighborhood by maintaining the historic structure.

Motion: To approve the map waiver for 4076 & 4078 Arizona Street as presented (Taylor/Stayner) 5-0-0

IV. Adjournment (6:19pm)

Next Urban Design-Project Review Subcommittee meeting date: Monday, April 6, 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 meetings are held on the second floor of the North Park Christian Fellowship (2901 North Park Way, 2nd Floor), on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on March 17, 2020.

NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.

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