



NORTH PARK PLANNING COMMITTEE

northparkplanning.org

URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE MEETING MINUTES:

Monday, November 2, 2020 – 6:00 p.m.

Zoom Meeting Link: [https://zoom.us/meeting/register/tJlvdO6upjovGtzn1cN76s_wO0ab7Ln07gEj](https://zoom.us/join/zoom/register/tJlvdO6upjovGtzn1cN76s_wO0ab7Ln07gEj)

I. Parliamentary Items

A. Call to Order (6:01pm)

Present: Melissa Stayner, Aria Pounaki, Jen Spencer, Tim Taylor, Peter Hill(voting member), Pat Sexton (voting member), Andres Andrade, Maggie Roland (Presenter), Christine Hernandez, Faby Beas

B. Modifications & Adoption of the Agenda

No Modifications to agenda

C. Approval of Previous Minutes: September 9, 2020

Motion to approve previous minutes – Spencer/ Pounaki (5-0-0)

D. Announcements

NONE

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

Christine Hernandez – resident of University Heights, newly elected President of University Heights Community Neighborhood Association. Excited about the meetings and the group. Her email is: president@uhsd.org

III. Action Item - (6:05 pm) – *Order and timing of items are estimates only.*

NORTH PARK (PROCESS 3) Map Waiver application to waive the requirements of a Parcel Map to create 5 residential condominium units in buildings under construction on a .161 acre site at 4419-4427 Texas Street in the RM-3-7 Zone within the North Park Community Plan. Presenter: Maggie Roland

Presentation by Maggie Roland: Typical Row home, townhomes, common drive behind the building w/ alley access. Each unit has a 2 car garage. Going before for Map Waiver.

Pat Sexton: appreciates that the units have 2-car garages, since it's hard to find parking in North Park. Would like to see architectural style that blends more with the neighborhood character.

Aria Pounaki: Received several phone calls from neighbors who had comments about the project. Terribly upset that they were only noticed that once the homes were almost done being built, in

addition, most were not a fan of the modern, white box design as well. Generally, it is nice when developers know that they are going to do a waiver, they pro-actively come ahead to get public input, even though it is not required.

Peter Hill: Same old thing, re: the frustration of the process. In favor of approving for condo waiver though.

Jen Spencer: Does not like the process as well. Concerned that many of the plants are moderate water use and that palm trees are being used for plant points. They do not provide shade and reduce the urban heat island effect that is required by the San Diego climate action plan. Would like to see lower water use plants and more shade trees.

Tim Taylor: no comment, just came into meeting and missed presentation.

Melissa: Received call from a sad, frustrated neighbor that this wasn't noticed about this project till it was almost complete. Questioned Maggie Roland why she didn't pro-actively present before as she has done in the past.

Maggie Roland: depends on several factors – including the client, and when she becomes involved in the project. In the future, will try to be more pro-active when factors allow for this.

Melissa: The neighbor also mentioned that it appears the decks are not adhering to the required 5' setback.

Maggie Roland: not sure about the setback, it is unclear from the drawings. Will investigate this.

Faby Beas (neighbor) just joined the meeting: Would have like to hear about this prior to the project almost being complete.

Motion: To approve the map waiver for 4419-4427 Texas Street, because increasing access to opportunities to home ownership increases neighborhood stability and desirability. However, the NPPC strongly believes that the often-used “dual tracking” method of initially permitting a building as apartments, to later change to condominiums, deliberately circumvents neighborhood input into the design process. NPPC would like to work with city staff to improve upon this process. The NPPC would like to address the use of palm trees for tree points as they do not provide shade or adequately address the climate action plan of creating more shade and reducing the urban heat island effect. The NPPC is also concerned about the deck encroachment into the required setback on this project. Pounaki /Stayner (5-0-1) - Tim Taylor abstaining because he arrived late and missed the presentation.

Aria Pounaki: NPPC Sub-Committee and Board meetings will not take place in December.

IV. Adjournment (6:41)

Next Urban Design-Project Review Subcommittee meeting date: January 4, 2021 (NPPC and Subcommittees are dark in December)

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 November 17, 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