

Greater North Park Community Planning Committee
Urban Design/Project Review Subcommittee Meeting Agenda
Monday, June 4, 2007, 6:00 PM
3076 University Avenue (North Park Main Street Office)

I. Parliamentary Items (6:00 pm)

1. Call to Order and Roll Call
2. Approval of previous meeting minutes.
3. Requests for additions to or re-ordering of agenda.

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

Speakers must fill out a public comment sheet and file with the secretary prior to the meeting.

III. Urban Design

1. **30th Street Wine Bar** Renovation of Existing Property at 3422 30th Street (near Upas), Shanna Decker, with designers Jason Maune & Dan Smith. (6:15 pm)
2. **Demolition Paper.** Judi O'Boyle (6:30 pm)
3. **Separation of Urban Design and Project Review into 2 Subcommittee's or moving UD to Policy Subcommittee.** Judi O'Boyle (6:45 pm)
4. **Review of Standard Conditions set forth by Project Review Subcommittee.** Vernon Franck (7:00 pm)
5. **Information CPC's can require from Development Applicants.** Vicki Granowitz. (7:10 pm)
6. **Documentation of individual votes for or against a motion.** Vicki Granowitz. (7:20 pm)

IV. Project Review

1. **4070 Iowa TM (PTS# 115824)** 4070 Iowa Street. John Pizzato (Algert Engineering).
Tentative Map (Process 4) to convert 9 existing residential units to condominiums on a 0.16 acre site at 4070 Iowa Street in the MR-1250B Zone of Mid City Communities Planned District. Transit Area Overlay. (7:30 pm)
2. **4361 Kansas TM (PTS# 83546)** 4361 Kansas Street. Elizabeth Pena (Weststone Management).
Tentative Map (Process 4) to convert 7 existing residential units to condominiums on a 0.16 acre site at 4361 Kansas Street in the MR-1500 Zone of Mid City Communities Planned District. (7:45 pm)
3. **Tenant Residence SDP (PTS# 126042)** 2626 Vancouver Street. Mike Calhoun (architect).
Site Development Permit for Environmentally Sensitive Lands (Process 3) to construct a 3 story single family residence of 3,840 SF on a 18,022 SF site at 2626 Vancouver Street in the RS-1-1 and RS-1-7 Zones within the GNP Community Plan. Brush Overlay Zone. (8:00 pm)
4. **3940 Oregon St. Tentative Map (#90954)** 3940 Oregon Street. Chris Christensen.
Reconsider design concepts of previously denied Tentative Map to convert 20 existing residential units to condominiums. (8:15 pm)

V. Announcements and New Business

Next Meetings: GNPCC Tuesday June 19; Urban Design/Project Review Monday July 2.

VI. Adjournment (8:30 pm)

Meeting Ground Rules: *Be respectful of others and their ideas. *Listen and be open-minded. *No interruptions, please. *No side conversations. *Stay focused on issues, not personalities. **Note: All times listed are estimates only.** For more information on meeting times or issues before the GNPCC Urban Design/Project Review Subcommittee please contact Vernon Franck, Chair: 619-564-6091 or vfranck@cox.net

Greater North Park Community Planning Committee
Urban Design/Project Review Subcommittee
Monday April 2, 2007, 6:00 PM
North Park Main Street, 3076 University Avenue
Meeting Minutes

Members Present (9): Vernon Franck (Chair), Ernie Bonn, Vicki Granowitz, Rob Steppke, Kitty Callen, Sal Arechiga, Ed Cronan, Stephen Whitburn, Judith O'Boyle.

Other GNPCPC Members Present (but not participating due to planning committee majority rule): Dean Petersen, Brenda Martin.

Community Members Present:
Roger Lewis (PAC), Gary Taylor (Polk Townhomes)

I. Parliamentary Items

- a. Meeting was called to order at 6:10 pm. GNPCPC members Dean Petersen and Brenda Martin volunteered to serve as non-participants and moved to the audience due to the planning committee majority rule for subcommittee meetings.
- b. Previous meeting minutes were approved with one revision -- the wording/format of the proposed project denial motion for projects that do not contribute to the architectural diversity of NP will be reconsidered at the June UD/PR meeting. Granowitz/Arechiga 8-0-1.

II. Non-Agenda Public Comment

Ernie Bonn provided information about upcoming events.

III. Urban Design

1. **Valero Gas Station at Madison and Texas.** City is requiring the owners to correct code violations to restore site to confirm to original CUP. Owners are making additional tenant improvements. Stephen Whitburn suggested that the air/water pumping stations be relocated to an area that would have less noise impact on residential neighbors; Ernie Bonn volunteered to check into this.

IV. Project Review

1. 3953 Florida Tentative Map -- will be dropped from UD/PR agenda until such time that owners decide to advance project.
2. 4078 Hamilton -- no show.
3. 4070 Iowa. There are inconsistencies in planning/engineering count of legal parking spaces and the layout of the parking plan. Applicant will substantially improve the building and make required repairs/replacements identified in the building condition report.

Motion: Table project to future meeting to allow applicant an opportunity to present exterior design, elevations, landscaping plan and to address cycle issues raised including clarification of discrepancies between city planning and engineering regarding parking plan.

Motion to table the project (O'Boyle/Granowitz). Motion passes 9-0-0.

Greater North Park Community Planning Committee
Urban Design/Project Review Subcommittee
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Meeting Minutes

4. Polk Townhouses. Project will demolish existing bungalow residence and construct four units of 3 stories over basement garages. Project has 2 significant deviations: rear setback is 8 feet (15 feet required) and frontage exceeds FAR limits by 10%. Members noted that the building height appears massive and contributes to the project exceeding the floor area ratio (FAR) limits. Additionally, the project is very similar in design to other projects designed by the architect throughout North Park.

Motion: Deny the project based on non-acceptance of proposed deviations, specifically exceeding frontage FAR and reductions of rear setback requirements; the well-maintained, occupied bungalow should be preserved and not demolished; and the proposed project design does not reflect the architectural variety and residential character of the community as set forth in the Greater North Park Community Plan.

Motion to deny the project (Steppe/Arechiga). Motion passes 9-0-0.

V. Announcements and New Business

As shown in agenda.

VI. Adjournment (8:00 pm)

Respectfully submitted 5/31/2007 by Vernon Franck, Chair

Greater North Park Community Planning Committee – Draft

Date: May 29, 2007

Attention: Land Use and Housing Committee
City Council District 3 Representative
Planning Commission
City Planning & Community Investment Department
Development Services Department
Historic Resources Board
Mayor

Subject: (1) Recommended changes in Development Services Department review of multi-family housing construction and review of demolition permits within the Greater North Park Community Planning Area

(2) Consideration of a Greater North Park Planned District Ordinance.

References: Greater North Park Community Plan (1986)
Municipal Code Section 129.05
Land Development Manual: Historic Resources Guidelines Section II. A.1. (2001)

Background:

The Greater North Park Community Planning Committee (GNPCPC) represents an involved diverse population that shares the vision of a growing vibrant community while retaining its proud history. The GNPCPC recommends changes in the application, review, and approval processes that currently permit the construction of all multi-family housing units under ministerial review, a process that does not require community planning group design review. Further, the GNPCPC recommends changes in the application, review, and approval processes that permit the demolition of buildings that are 45 years or older or that are architecturally or culturally significant. Such changes may culminate in a Greater North Park Planned District Ordinance.

Issues:

The community's vision is challenged by two development services policies. The first is the ministerial review that allows the issuance of building permits to construct projects of up to five (5) apartment units without community planning group design review. Exacerbating the problem is the fact that many of these projects subsequently seek approval for condominium conversion at a time when community planning group review has little or no impact on the project design.

The second challenge is the issuance of demolition permits for buildings older than 45 years, without community planning group notification. The city's review process relies on the accuracy of information provided by the applicant and the Historical Resources Section review based on a photograph submitted by the applicant. There is no requirement for physical inspection by the Historical Resources Section.

The ramifications for our community are that we are not given the opportunity to comment on construction and demolition proposals and are thereby forced to accept the mundane multi-family developments that ignore Community Plan goals and objectives. The majority of these developments become condominiums and due to their multiple ownerships will live on for perpetuity. In addition, many of the homes constructed in the 1940's and earlier have been demolished and the community has permanently lost a richness of heritage, history, diversity, and cultural life.

Recommendations:

1. The Development Services Department in coordination with the City Planning & Community Investment Department shall establish a process to allow community planning group review of all new multi-family rental and condominium developments, regardless of the number of units.
2. The Development Services Department in coordination with the City Planning & Community Investment Department shall re-implement the existing procedures, as practiced in the past and currently documented under the Land Development Manual: Historical Resources Guidelines Section II: Development Review Process, A.1. For Purposes of Obtaining a Permit (2001). This document provides for community planning group review of all demolition permits and a requirement that Historic Resources Section physically inspect proposed demolitions of buildings identified or believed to be 45 years or older to ascertain if the subject property is a historical or a potentially contributing resource as well as determining if the property is located in special zones or districts.
3. The City Planning & Community Investment Department shall immediately take requisite action to update the Greater North Park Historical Resources Survey and have it considered before the Historic Resources Board.
4. To guide the future review processes and standards, the Development Services Department and the City Planning & Community Investment Department will work with the Greater North Park Community Planning Committee to designate a Planned District Ordinance affecting specific residential neighborhoods and zones to preserve the architectural character and variety of areas that have not already been significantly degraded by development.

These recommendations, including a Greater North Park Planned District Ordinance, will ensure that the development and redevelopment of single and multi-family and commercial neighborhoods within Greater North Park will be accomplished in a manner that will preserve and enhance the community's diverse architectural, historical, and cultural characteristics as well as the overall quality of life and enables the implementation of the goals and objectives adopted in the Greater North Park Community Plan (1986).