

North Park Planning Committee
Urban Design/Project Review Subcommittee
Monday, April 6, 2009 at 6:00 PM
North Park Recreation Center/Adult Center (2719 Howard Street)
www.northparkplanning.org

Agenda

Parliamentary Items (6:00)

1. Call to Order, Roll Call
2. Approval of March Meeting Minutes
3. Requests for Additions or Re-Ordering of Agenda

Non-Agenda Public Comment (6:05)

Urban Design

1. **Community Housing Works, Florida Street Apartments, formerly Arbor Crest North at 3783-3825 Florida St. - Project No. 175288 – Dan Stricker, project manager**
Mark Steele and Dave Gatzke presenting for recommendation on preliminary design. (6:10)

Project Review

1. **Hawthorn's Restaurant Lounge:** David Cohen, Change of Condition, modification from 1 unamplified musician to amplified ensemble. Recommendation to approve request from the North Park Alcohol Entertainment Working Group. For Action. (6:30)
2. **Verizon Wireless Communication Facility at 3030 Thorn Street (Church) – Project No. 165540. Simon Tse, project manager.** Applicant proposes a wireless communication facility consisting of 12 antennas and one microwave dish concealed behind a raised parapet wall. The associated equipment is located inside the existing building. The project requires deviation to the maximum allowable height of 30' as required in the RS-1-7 zone. The project requires a Conditional Use Permit, Process 4, Planning Commission Decision with appeal rights to the City Council. Project will require noise analysis and a historical report. Simon Kilbourn presenting. For Action. (6:45)
3. **3639 Herman Ave. – Project No. 164625. Paul Godwin, project manager.** Applicant proposes a site development permit to allow setback and FAR deviations for a previously constructed 3,138-square-foot additional residential unit, with four-car garage, located at the rear of a 0.14-acre site which is developed with an existing single family residence, at 3639 Herman Ave, in the MR-3000 Zone, within the Mid City Community Planned District within the Greater North Park Community Plan, FAA Part 77. For Action. (7:00)
4. **Jefferson Elementary Project No. 161614. Morris Dye, Project Manager.** Applicant proposes vacation and improvements of Gunn Street between Utah Street and 28th Street, demolish existing day care building and replace with new building addition to the existing classroom building. The project benefit is increased and improved play area. Ambrose Wong, Fernando Mesquita presenting. For Action. (7:15)

Announcements and New Business

Adjournment

Please speak only when recognized by the Chair. Be respectful of others and their ideas. Listen and be open-minded. No interruptions or side conversations. Stay focused on issues rather than personalities. Times listed are estimates only. For information about this committee please contact Keoni Rosa at 619 294-9018 or kr@keonirosa.com

The next meeting of the North Park Planning Committee is April 21, 2009, 6:30 pm at the North Park Christian Fellowship (North Park Way at 29th Street).