

Greater North Park Community Planning Committee
Urban Design/Project Review Subcommittee Meeting Agenda
Monday, July 2, 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. **Demolition Paper.** Judi O'Boyle (6:15 pm)
2. **Casa Verde (PST#131189)** 2436 Adams Avenue. Preliminary Review.
Site Development Permit (Process 4): Environmentally Sensitive Lands, MCCPD, Tentative Map to construct 15 residential condominiums w/increased bldg height on a 2.75 acre site in MR-1750, RS-1 and RM-1-1 zones. (6:30 pm)
*(2nd Review, see Feb 2007 UD/PR minutes)
3. **Review of Standard Conditions set forth by Project Review Subcommittee.** Vernon Franck (6:45 pm)

IV. Project Review

1. **Lafayette Hotel SDP (PTS# 125216)** Mike Fraire (Architect).
Plan Revisions. Add 8 rooms to existing hotel building (reconfigure internal rooms only) and have project permit state that 25%, or 28 units, of the proposed 110 units are residential condominium only and the remaining 82 are condominium-hotel units. (7:00 pm)
2. **3727 Grim Avenue TM (PTS#88579)** Dean Lay (Spear and Associates) [858-273-0663]
Tentative Map (Process 4) to convert 14 existing residential units to condominiums on a 0.29 acre site in the MR-1750 Zone of Mid City Communities Planned District. (7:15 pm)
3. **3953 Florida Tentative Map (PTS#89546)** 3953 Florida Street. Lina Hsieh [619-886-3146].
Tentative Map to convert 18 existing residential units to condominiums. *(2nd Review, see Feb 2007 UD/PR minutes)
(7:30 pm)

V. Announcements and New Business

Next Meetings: GNPCPC Tuesday July 17; Urban Design/Project Review Monday August 6.

VI. Adjournment (7:45 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 GNPCPC 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 Meeting Minutes

Monday, February 5, 2007, 6:00 PM
3076 University Avenue (North Park Main Street Office)

Members Present: Salvador Arechiga, Ernie Bonn, Kitty Callen, Vernon Franck (Chair), Vicki Granowitz, John McGaughy, Judith O'Boyle (Co-chair), Keoni Rosa, Rob Steppke, Stephen Whitburn. Elizabeth Studebaker (attending first meeting to qualify for membership)

Presenters and Other Attendees: Greg Hebert, Drew Hubbell, Peter Stafford, Norma Stafford, Ron Williamson, Ron Buckley (All for Casa Verde – Urban Design), Rick Mansun (4724 30th Steet), Ed Cronan

I. Parliamentary Items

- a) Call to Order and Roll Call – The meeting was called to order at 6:02. Members signed in on roster.
- b) Approval of previous meeting minutes. The minutes were approved with the following revisions: Correct spelling of name – should be Ernie Bonn. Under section IV, delete “the” – should read .two or three houses..
- c) Requests for additions to or re-ordering of agenda. None

II. Urban Design

- 1. **Casa Verde Condominiums** Adams Avenue at the Texas Street Bridge, Norma S. Stafford and Drew Hubbel. Applicant has met with University Heights on site and Ernie Bonn reported that the group had a positive reaction to the project. Applicants want the project to complement architecture of adjoining and nearby properties and respect views. Development will be limited to previously disturbed areas of the site. Parking will be below, 15 townhouses above. Trellises will be used to disguise parking. Each of the 15 unit floor plans will be different. The project design is “Hacienda” style architecture using mosaic tiles, wrought iron, wood windows. Canyon areas will be preserved and landscaping will make use of native plants and gray water irrigation. There is a height deviation of about 15 feet at one location of the development. Project will replace dead eucalyptus trees with sycamores and oaks but retain the eucalyptus in the center and try to move the larger trees elsewhere on site. Vernon Franck recommended use of a third color or shade. UD/PR response to the project was very positive.
- 2. **GNPCPC Position (Draft) on City’s Demolition Policies.** Judi O’Boyle/Ernie Bonn. The committee is getting increasingly concerned with demolitions of older buildings without a thorough review by City or notification to community planning groups. Judi O’Boyle drafted a “straw man” position paper for consideration by UD/PR and the entire GNPCPC. Members felt that the final paper should be strong and clear to emphasize solutions rather than problems. For example, city/planning groups could work with developers to provide positive assistance with restoration projects. Another example to prevent the continuing cycle of demolition and cloning of nearly identical developments, design guidelines could be developed for impacted areas.

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3. **Brown Act Update: Standing Committees** Vicki Granowitz/Ernie Bonn. Vicki Granowitz distributed Council Policy 600-24, Draft Provisions Related to Brown Act. Granowitz pointed out two items in particular: 1) Committee agendas must be available and posted 72 hours before meetings and agendas cannot be changed after posting and 2) copies of everything distributed must be maintained. Granowitz also distributed Council Policy 600-24, Administration Guidelines. These guidelines state that in addition to bylaws and rosters, recognized community planning groups are required to produce Annual Reports due at the end of March each year. 3) Ernie Bonn clarified that Standing Committees such as this one – come under the Brown Act, and must be noticed and open to the public. The number of board members must be under the amount that achieves a quorum. Ad Hoc Committees are treated like Standing Committees under Policy 600-24.

III. **Project Review**

1. **T-Mobile Neighborhood Use Permit (PTS#114049)** 3144 Juniper Street. Krystal Patterson. NUP for the installation of a 6'-8" x 17'-2" underground vault, installation of three antennas on a new steel light standard that shall replace the existing light standard. Installation of a new 200 amp electrical service. New telecom service, Zone = RS-1-7.

Applicant not present.

2. **Isenschmid Residence Neighborhood Development Permit and Variance for retaining wall (PTS#95748)**
2728 Bowditch Place. Marc Isenschmid.

Motion: Approve the project as presented (McGaughy/Rosa) Motion passes 11-0-0.

3. **3953 Florida Tentative Map (PTS#89546)** 3953 Florida Street. Lina Shey [619-886-3146]. Tentative Map to convert 18 existing residential units to condominiums. Stephen Whitburn recused himself. Project was constructed in 1988 by this applicant. It has 18 units and 29 parking spaces of which 19% are subterranean. Committee would like to see plans that are more developed including landscaping plan and conceptual design. Keoni Rosa recommended breaking the building up by using color or shades of color. John McGaughy commented that the project could result in something very interesting.

Motion: Table the project until a building condition report, landscaping plan, and conceptual design can be presented to the subcommittee (Franck/O'Boyle) Motion passes 10-0-0 with Whitburn recused.

4. **4724 30th St Vesting TM (PTS#97621)** 4724 30th Street. Sterling Land Services. Vesting Tentative Map (Process 4) to convert 7 existing residential units to condominiums and waiver for undergrounding overhead utilities on a 0.1606 acre site at 4724 30th Street in the MR-3000 Zone of Mid City Communities Planned District. [Tabled Nov/Jan] Stephen Whitburn commented that although he is concerned about the loss of rental units, the original building

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project is unattractive. The new design concept is good and can make a positive contribution to the neighborhood.

Motion: Approve the project as presented, including parking spaces not exceeding 20' in depth and recognition that a one bedroom affordable unit would be preferable to payment of in-lieu fees. (McGaughy/Callen). Motion passes 11-0-0.

5. **Villa Terraces Map Waiver (PTS# 119926)** 3730 Villa Terrace. Josh Rudiger/Burkett & Wong. Map Waiver (Process 3) to convert 4 new residential units (under construction) to condominiums and waiver for undergrounding overhead utilities on a 0.143 acre site at 3730 Villa Terrace in the MR-1750 Zone of Mid City Communities Planned District. Transit Area Overlay. Owner Christine Beard presented project. Applicant stated that the original house had a fire about ten years ago and overall the house was not in good condition. Yard was overgrown. The proposed units, currently under construction, will be in the Mediterranean style – very similar to the other Gary Taylor projects under construction or newly constructed throughout North Park. Judith O'Boyle expressed concern that yet another “clone” project was initiated without community group review and yet another bungalow was either removed or demolished – this is another example of destruction of the architectural diversity envisioned in the community plan.

Motion: Deny the project because it is not within the intention of the Greater North Park Community Plan. Further, the Planning Department must respect the fact that this project design has already received an “onion” (2006 Onion and Orchid Awards) because it has been cloned throughout North Park. (McGaughy/Rosa) Motion passes 11-0-0.

6. **4078 Hamilton TM (PTS#93907)** 4078 Hamilton Street. Elizabeth Pena. Tentative Map (Process 4) to convert 10 existing residential units to condominiums on a 0.16 acre site at 4078 Hamilton Street in the MR-1250B Zone of Mid City Communities Planned District.

Applicant not present.

IV. Non-Agenda Public Comment

V. Announcements and New Business

1. Affordable Housing Density Bonus Report
2. Toni Atkins' at neighborhood potluck regarding the OLP expansion Tuesday, March 27, 6pm
2536 Collier Ave
3. Uptown Historical Survey, February 24 at 10:00 am, Balboa Park Recital Hall.

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vi. Adjournment – Meeting was adjourned at 8:15 pm.

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Members Present (10):

GNPCPC Members (7): Vernon Franck (Chair), Judi O'Boyle, Keoni Rosa, Ed Cronan, Vicki Granowitz, Sal Arechiga, Rob Steppke.

Community Members (3): Ernie Bonn, Kitty Callen, Roger Lewis

I. Parliamentary Items

1. Meeting was called to order at 6:08 pm.
2. Previous meeting minutes were approved. O'Boyle/Cronan 7-0-1.

II. Non-Agenda Public Comment

1. Ernie Bonn announced that Bill Anderson (Planning and Community Investment) will attend Uptown Planners meeting on June 5th.
2. Vicki Granowitz announced that \$50K is available for the North Park Historical Survey.

III. Urban Design

1. **30th Street Wine Bar ("Mosaic")**. Renovation of an existing warehouse to a wine bar at 3422 30th Street, near Upas Street. Shanna Decker with designers Jason Maune and Dan Smith.

Owner and designer presented design rendering. They previously attended GNPCPC alcohol working group to inform them of proposal to seek a wine and beer license and establish a wine bar; they also assured this subcommittee that the wine and beer license is NOT intended to be first step in seeking a full liquor license. There will likely be "ambient" or background music -- no cabaret license. Owner intends to provide offsite parking on adjacent vacant lot (north side), will likely pave with asphalt. Current curb cut on front of existing parking bay to remain and will be reallocated for parallel street parking. A metal clad tower will be the prominent exterior feature. Interior will be light and open. Front half of existing parking bay off 30th Street will be converted to outdoor seating, 2' above sidewalk grade. Security gate to be installed for outdoor seating area should be transparent, attractive and high-quality (will be closed during daytime). Committee members were supportive of this new addition to the emerging 30th Street dining district.

Motion: Support the project with the condition that the business will be operated under a wine and beer license and that the adjacent lot be used for parking. Rosa/O'Boyle. Motion passed 10-0-0.

2. Demolition Position Paper

O'Boyle presented the latest version of the paper in which contributions from members were incorporated (with some editing). Three revisions were discussed: 1) The PDO would be implemented as part of the upcoming community plan update process. 2) Community planning group review will be recommended for all multi-family unit projects. 3) The City Planning and Community Investment Department shall immediately take requisite action to update the Greater North Park Historical Resources Survey and have it certified before the Historic Resources Board and adopted by the City Council.

O'Boyle will incorporate changes and will resend to UD/PR members. The plan is to present at July GNPCPC meeting.

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3. Establish two separate subcommittees for Urban Design and Historical Review.

O'Boyle expressed concern that with Brown Act limitations on the number of GNPCPC members that can serve on any subcommittee would prevent GNPCPC members from serving on what has been the most well attended subcommittee (UD/PR). Also, the "seniority rule" approved at the last GNPCPC would limit involvement of new members in this important subcommittee. She proposed that the subcommittees be separated to allow more involvement in the two interest areas of UD/PR. The subcommittees could meet back to back on the same schedule as currently exists.

At the May meeting of UD/PR two GNPCPC members were excluded from direct subcommittee deliberations. At this meeting, there were 6 GNPCPC members present and no one was excluded. O'Boyle opined that it may be that without knowing whether they would be seated, interested GNPCPC members did not return to the June meeting.

Brown Act dictates this subcommittee may only have 7 GNPCPC members in attendance.

Generally, subcommittee members felt that the existing combination of UD and PR is desirable within a single subcommittee. Additionally, committee membership will be hashed out over time and with more experience with Brown Act requirements. Subcommittee chair assured a fair participation process given new membership restraints and wants a few more meetings to take place to determine if any action is needed.

No vote was taken.

4. Clarification of General Language for Project Denial.

Template language agreed upon: "Deny this project as the excessively replicated design is destructive to/negatively impacts our community by failing to preserve or contribute to the architectural diversity and residential character of North Park as set forth in the Greater North Park Community Plan".

5. Information that Community Planning Groups can require from Applicants.

Granowitz stated that planning committees cannot require applicants to present additional information other than what is required by the City. However, planning committees may request reasonable additional information to better interpret project proposals in the context of the community plan, including design renderings. Current GNPCPC Project Review Subcommittee requirements include a project Assessment Letter and Cycle Issues, Site Plan or TM, Landscape Plans, Building Condition Reports and any environmental reports. A site photographic survey is a current City requirement that we have not requested but will begin to in order to minimize the need for site visits.

6. Documentation of Individual Votes on a Motion.

Granowitz reported that community planning committees may be required to record individual votes (by name of voter) on motions. This can be accomplished by use of a roster to record votes.

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IV. Project Review

1. 4070 Iowa TM (PTS# 115824) - Pulled prior to meeting at applicant's request.

2. 4631 Kansas TM (PTS# 83546) (Corrected addressed from published agenda). TM to convert 7 existing residential units to condominiums. Keoni Rosa recused. The project relies on tandem parking. Under current policy, 11 parking spaces would be required. This project has 8 parking spaces without reliance on tandem parking. There are 2 one bedroom units and 5 two bedroom/two bath units. The property has many required code upgrades. Suggested that front windows be enlarged, if possible. There was discussion re: whether the illustrated planting of palm trees on the front could be accomplished given the parking requirements.

Motion: Approve the project (Granowitz/Arechiga). Motion passes 7-1-1 (Rosa Recused)

3. Tennant Residence SDP (PTS# 126042) 2626 Vancouver Street. City has numerous environmental, biological and fire concerns. Project is 3,800 sf including a 600 sf garage. Client has instructed architect to design project with no deviations. As such, adapting this canyon/park property to height limitations is a difficult design matter. Subcommittee is unable to comprehensively review this project due to unresolved SDP issues, unknown biology report findings and lack of a fire mitigation strategy.

Motion: Table this project until the City has conducted another review of the project. (Franck/Steppe)
Motion passes 7-0-0.

4. 3940 Oregon St. Tentative Map (#90954) 3940 Oregon Street. Chris Christensen presented a new design for the project which had twice been denied. Affordable housing units will be included.

Motion: Approve new design concept based on planting mature landscaping as presented, painting the garage doors in a complementary color other than white, and incorporating all design elements as depicted. (Steppe/Lewis) Motion passes 6-0-0.

V. Announcements and New Business

As shown in agenda.

VI. Adjournment (8:45 pm)

Respectfully submitted 6/19/2007 by Vernon Franck, Chair

North Park Planning Committee – Draft

Date: June 20, 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) Recommendation to change Development Services Department review of multi-family housing construction and review of demolition permits within the Greater North Park Community Planning Area

(2) Recommendation to take requisite action to initiate and complete the Greater North Park Community Plan Update and have it certified before the Historic Resources Board and adopted by the City Council

(3) Recommendation to incorporate a Planned District Ordinance as part of the Greater North Park Community Plan Update

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 North Park Planning Committee (NPPC) represents an involved diverse population that shares the vision of a growing vibrant community while retaining its proud history. The NPPC 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 NPPC 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 that would be incorporated as part of the Greater North Park Community Plan Update.

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 multi-family 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 photographs 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 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 developments, regardless of the number of units or overall size of the project (square feet).
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 the 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 certified before the Historic Resources Board.
4. The City Planning & Community Investment Department shall take requisite action to initiate and complete the process to update the Greater North Park Community Plan, have it certified before the Historic Resources Board, and adopted by the City Council.
5. As part of the process to update the Greater North Park Community Plan and to guide the future review processes and standards, the Development Services Department and the City Planning & Community Investment Department will collaborate with the North Park 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 enable the implementation of the goals and objectives adopted in the Greater North Park Community Plan (1986) as updated in the recommended Greater North Park Community Plan Update.

Approved by the North Park Planning Committee on _____.

Vicki Granowitz, NPCP Chair

Vernon Franck, Urban Design/Project Review Chair