

# GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE

## MINUTES

June 21, 2005

Called to order at 6:33 p.m.

### Attendance

Present: Lan Bubb, Jason DeFay, Vernon Franck, Vicki Granowitz, Richard Kurylo, James Longley, John Stewart McGaughy, Judith O'Boyle, Mike Petrogeorge, Shane Pliskin, Rob Steppke, Maureen Westfall

Absent: Elaine Boyd (excused), Marilyn Dear (not excused), Keoni Rosa (excused)

### Subcommittees, liaisons, and leadership roles since previous meeting

Between the May 17 and June 21 Planning Committee meetings, Planning Committee members attended the following subcommittee and other meetings.

Elaine Boyd:	None reported.
Lan Bubb:	Urban Design/Project Review (UD/PR), Public Facilities/Parks/Housing (PF/P/H), Public Relations (PR) (Chair), Bylaws.
Marilyn Dear	None reported.
Jason DeFay:	None reported.
Vernon Franck	UD/PR (PR Chair).
Vicki Granowitz:	Balboa Park Committee, Rec Council, Community Planners Committee (CPC) Training for Chairs/Vice Chairs, BPCA, Vice Chair.
Richard Kurylo:	UD/PR, North Park Redevelopment PAC, North Park Main Street (NPMS) meetings, Secretary.
James Longley:	Transportation (Chair), North Park Redevelopment PAC.
John Stewart McGaughy:	UD/PR, CPC, Ray at Night meetings, NPMS Design, NPMS Streetscaping, NPMS Board, Chair.
Judith O'Boyle:	UD/PR (UD Chair).
Mike Petrogeorge	UD/PR, PF/P/H (Chair), PR, Rec Council, NPMS Design.
Shane Pliskin	UD/PR.
Keoni Rosa:	None reported.
Rob Steppke	UD/PR, PF/P/H, PR, North Park Redevelopment PAC.
Maureen Westfall:	UD/PR, Treasurer.

### Announcements

- None

### Approval of Previous Minutes

In an e-mail from Elaine Boyd, she stated that for the project at 4030 Ohio St., the sentence "Elaine Boyd said that she was appreciative that the Scharringhausens have come before community" should be written, "Elaine Boyd said that she was appreciative that the Scharringhausens were soliciting our opinion."

***MOTION: APPROVE THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE MINUTES OF MAY 17, 2005, WITH A CORRECTION TO THE STATEMENT BY ELAINE BOYD REGARDING 4030 OHIO ST. (Petrogeorge/Westfall). Motion passed 10-0-1.***

### Treasurer's Report

The bank balance on April 30, 2005, was \$486.57. The cash balance on May 31, 2005, was \$334.03.

### Official's Report

- Sheila Hardin from Centre City Development Corporation (CCDC) provided information about downtown projects and free downtown tours. Councilmember Toni Atkins and the City Council supported the CCDC budget. The website is [www.ccdc.com](http://www.ccdc.com).
- Todd Gloria from U.S. Congressional District 53 (Congresswoman Susan Davis) distributed the June 2005 edition of *The Davis Dispatch*. There will be a vote on the Central America Free Trade Agreement next month. There is a neighborhood day in City Heights on July 7.

- Kirsten Clemons from State Assembly District 76 (Assemblymember Lori Saldaña) distributed the June 2005 edition of *The Saldaña Sun*. Information about base closures is highlighted in the newsletter. The budget deadline was last week. The budget was not passed. It needs a 2/3 majority. There are two budget proposals.
- Monica Pelaez from Council District 3 (Councilmember Toni Atkins) introduced herself. She has been with Councilmember Atkins for 2 ½ years and is the new North Park representative. The June 2005 edition of *The Toni Times* was distributed. The Council District 3 phone number is (619) 236-6633; Pelaez's direct line is (619) 533-4068.
- David Wong with the Police Department gave the Law Enforcement Committee report. Two new crime stoppers signs were given to the Planning Committee. Mike Petrogeorge will work with Wong to place the signs in appropriate locations. Bertha Klann provided an Alcohol Beverage Control phone number to call with problems: (619) 531-2423.
- Peggy Graham and three other representatives from the Fire Department gave a presentation. Information was covered about backyard barbecues, canyon fire safety, and the Community Emergency Response Team (CERT). Flyers were distributed.

### Reordering of the Agenda

None

### Public Comment

- David Ray Brown, a neighborhood resident, got a parking ticket for parking in a marked parking space on North Park Way between 29<sup>th</sup> and 30<sup>th</sup> streets. David Wong and Monica Pelaez will assist Brown with this issue.
- A representative is needed from the Planning Committee for the North Park Maintenance Assessment District. Kitty Callen, the former representative, is not representing Altadena. Nobody volunteered. John Stewart McGaughy will send an e-mail request to the Planning Committee members.

### Consent Items

4039 Georgia St.

Richard Kurylo could not support the project because the development would cover the entire lot all the way to the alley.

***MOTION: APPROVE A SITE DEVELOPMENT PERMIT TO DEMOLISH EXISTING STRUCTURES AT 4039 GEORGIA ST. AND CONSTRUCT 7 RESIDENTIAL UNITS WITH AFFORDABLE UNITS WITH THE FOLLOWING 5 STANDARD SET OF CONDITIONS AS APPLICABLE: HISTORIC SIDEWALK STAMPS AND SCORING BE PRESERVED, FIRST RIGHT OF REFUSAL FOR RENTERS, NEW AND APPROPRIATE LANDSCAPING AS NEEDED, ON-SITE PARKING BE MAXIMIZED, AND OPPOSITION TO THE EXEMPTION TO UNDERGROUND UTILITIES.***

**(O'Boyle/Bubb). Motion passed 10-1-0 as a consent item (Kurylo opposed).**

4025 Florida St.

***MOTION: APPROVE A TENTATIVE MAP TO CONVERT 14 EXISTING RESIDENTIAL UNITS AT 4025 FLORIDA ST. TO CONDOMINIUMS WITH THE FOLLOWING 5 STANDARD SET OF CONDITIONS AS APPLICABLE: HISTORIC SIDEWALK STAMPS AND SCORING BE PRESERVED, FIRST RIGHT OF REFUSAL FOR RENTERS, NEW AND APPROPRIATE LANDSCAPING AS NEEDED, ON-SITE PARKING BE MAXIMIZED, AND OPPOSITION TO THE EXEMPTION TO UNDERGROUND UTILITIES.***

**(O'Boyle/Bubb). Motion passed 11-0-0 as a consent item.**

3958 Iowa St.

Vernon Franck recused himself because he was professionally involved with the project.

***MOTION: APPROVE A TENTATIVE MAP TO CONVERT 7 EXISTING RESIDENTIAL UNITS AT 3958 IOWA ST. TO CONDOMINIUMS WITH THE FOLLOWING 5 STANDARD SET OF CONDITIONS AS APPLICABLE: HISTORIC SIDEWALK STAMPS AND SCORING BE PRESERVED, FIRST RIGHT OF REFUSAL FOR RENTERS, NEW AND APPROPRIATE LANDSCAPING AS NEEDED, ON-SITE PARKING BE MAXIMIZED, AND OPPOSITION TO THE EXEMPTION TO UNDERGROUND UTILITIES.***

**(O'Boyle/Bubb). Motion passed 10-0-0 as a consent item (Franck recused himself and was not included in the vote).**

University Ave. Mobility Plan SANDAG Grant Request Letter of Support

***MOTION: WRITE A LETTER OF SUPPORT FOR THE SAN DIEGO ASSOCIATION OF GOVERNMENTS' PILOT SMART GROWN INCENTIVE PROGRAM BY THE CITY OF SAN DIEGO FOR THE UNIVERSITY AVENUE MOBILITY PROJECT – PHASE I.***

**(O'Boyle/Bubb). Motion passed 11-0-0 as a consent item.**

## Information Items

### 2828 University Ave.

Robert Ito made a presentation about the condo conversion of 2828 University Ave. Before and after renderings were shown. The proposal includes enhancement to the towers reminiscent of the historic Palisades Garden roller rink. Storefronts will be brought out to the property line and doors will be recessed. Both residential and retail will be condominiumized.

### 31<sup>st</sup> and University Code Compliance Issues

Michael Jenkins, representing property owner Dan Liewer, made a presentation. There was much discussion about this project at the UD/PR Subcommittee meeting. The proposal to install art on the building was tabled until engineering reports could be obtained for the building. Judith O'Boyle said she would like to see the building knocked down versus having art panels on the building. Jay Turner with North Park Main Street said that tearing down the building would leave a hole in the ground. Mike Petrogeorge requested that the vacant lots along 31<sup>st</sup> St. be improved. O'Boyle asked about mosquitoes breeding on the site. Jenkins said it was determined by the owner that mosquitoes and trespassing, another concern, were not presently a problem. Graffiti is being painted out quickly. Liewer wishes to be responsive to the community.

## Action Items

### Collier and Copley Street School Loading Zone and 4-way stop at Collier and Oregon (4800 block)

David Wong made a presentation. This is a request for a passenger loading zone and installation of four-way stop signs at Academy of Our Lady of Peace. Eight parking spaces would be converted to a loading zone during school hours. There presently is no loading zone for the school. The Police Dept. worked on this proposal. The school is supportive. The Transportation Subcommittee supported the proposal.

***MOTION: SUPPORT THE INSTALLATION OF A PASSENGER LOADING ZONE (8 CAR SPACES) AT 2700 COPLEY AVE. AND THE INSTALLATION OF A FOUR-WAY STOP AT THE INTERSECTION OF OREGON ST. AND COLLIER AVE.***

**(O'Boyle/Pliskin). Motion passed 11-0-0.**

### Diagonal Parking Spaces in the 4400 Block of Louisiana St. (East Side)

Julie Graven has submitted a petition to the City for the installation of 8 additional parking spaces on the east side of the 4400 block of Louisiana St. More than 75 percent of the residents on the street supported the petition. The Transportation Subcommittee supported the proposal. Vernon Franck said that this would have positive effects with traffic calming.

***MOTION: SUPPORT THE INSTALLATION OF EIGHT ADDITIONAL DIAGONAL SPACES ON THE EAST SIDE OF THE 4400 BLOCK OF THE LOUISIANA ST. WITH THE CONDITION THAT THE PETITION BE MADE AVAILABLE TO THE GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE FOR REVIEW.***

**(O'Boyle/Transportation Subcommittee). Motion passed 11-0-0.**

### 4643 Utah St.

John Stewart McGaughy said that the North Park Community Plan discourages projects that have negative effects on adjacent properties. The project at 4643 is such a project.

***MOTION: DENY THE MAP WAIVER TO CREATE 4 RESIDENTIAL CONDOMINIUM UNITS (UNDER CONSTRUCTION) BECAUSE IT DOES NOT CONTRIBUTE TO THE LONG TERM FABRIC OF THE COMMUNITY, NOR ITS DIVERSE ARCHITECTURAL STYLE, AS DESCRIBED IN THE NORTH PARK COMMUNITY PLAN.***

**(Granowitz/UD/PR Subcommittee). Motion passed 9-2-0 (Franck and Westfall opposed).**

### 4341 Utah St.

Curtis Gabhart and Zion Patton made a presentation. They would like to convert 8 existing residential units at 4341 Utah St. to condominiums. Renderings of the proposed improvements were shown. The building will be designed to appear as four separate cottages. River rock will be added to the foundation, as well as other craftsman details. Dual paned windows will be added. Interiors will be improved. Window bars and iron gates will be removed. Shiplap siding will be added. Six parking garages will be improved. The owners restored the Victorians at 19<sup>th</sup> and C streets, a well-known project. Richard Kurylo said that he cannot support projects with less than one parking space per unit, but appreciates the owners' proposal. Vicki Granowitz and Judith O'Boyle said that we should preserve historic buildings, and are willing to make exceptions with regards to parking. Mike Petrogeorge said that he bases his decisions on three questions: (1) What are we saving? (2) Would I want to live next to it? (3) Is there enough parking? In this case, "two out of three ain't bad."

***MOTION: APPROVE A TENTATIVE MAP TO CONVERT 8 EXISTING RESIDENTIAL UNITS AT 4341 UTAH ST. TO CONDOMINIUMS WITH THE FOLLOWING 5 STANDARD SET OF CONDITIONS AS APPLICABLE: HISTORIC SIDEWALK STAMPS AND SCORING BE PRESERVED, FIRST RIGHT OF REFUSAL FOR RENTERS, NEW AND APPROPRIATE LANDSCAPING AS NEEDED, ON-SITE PARKING BE MAXIMIZED, AND OPPOSITION TO THE EXEMPTION TO UNDERGROUND UTILITIES. (Franck/UD/PR Subcommittee). Motion passed 10-1-0 (Kurylo opposed).***

#### **Subcommittee Reports/Liaisons**

##### North Park Redevelopment Project Area Committee (PAC)

Roger Lewis gave a report:

- Hank Cunningham, Director of Redevelopment, tendered his resignation.
- North Park Main Street requested additional funding in their contract with the Redevelopment Agency. Additional funds were approved and will take effect January 2005.
- The affordable housing element of The Boulevard project was reviewed. There were concerns with the scale of the project and design elements. These are Planning Committee versus PAC issues. Funding for the affordable housing was approved.
- Ross Lopez was selected as the new Maintenance Assessment District representative for the PAC.
- Future agenda items include funding issues for the North Park Theatre and North Park Parking Garage.

##### Urban Design/Project Review Subcommittee (UD/PR)

- John Stewart McGaughy, former Chair of the UD/PR Subcommittee, is still receiving many phone calls. The UD/PR phone line needs to be more accessible.
- A smart growth workshop was announced.
- There will be a Development Services workshop on June 29 about what to know when reviewing projects.
- At the next UD/PR Subcommittee meeting on June 27, North Park Main Street will report on the progress of the Streetscape Design Manual. Intern Mishauno Woggon is spearheading the project.

##### Public Facilities/Parks/Housing (PF/P/H)

- There are complications with the proposed park at Landis and Boundary. A nearby property at Dwight and Boundary is owned by the City and may face fewer complications attempting to develop it into a park.
- Bicycle racks will be installed very soon. Approximately 50 racks will be installed between Idaho/28<sup>th</sup> and Iowa/Herman streets. North Park Main Street has been in charge of this project. Getting past the City bureaucracy was major challenge in the installation of the bicycle racks.

##### Transportation

- On the agenda for the next meeting are (1) diagonal parking on the 4400 block of Kansas, (2) new pavers, and (3) the Thorn St. median traffic calmer.

##### Public Relations (PR)

- The PR Subcommittee is seeking people from the community that are attending community meetings to attend the PR meeting and make reports.
- The Subcommittee is presently analyzing surveys obtained at the Spring Festival.

##### Bylaws

- No report.

##### Community Planners Committee (CPC)

- There was much discussion at the CPC meeting about the City's budget. John Stewart McGaughy said that the loss of the Historic Sites Board would be a major problem because it would result in the loss of local review of historic properties. Ron Halbritter from Development Services said at the North Park Main Street Board meeting that Development Services doesn't do such reviews.

##### Library Task Force

- Information will be available next month.

##### Balboa Park Committee

- No report.

Clean Needle Exchange Program

- There was recent notification of a pending meeting.

**New Business**

- Richard Kurylo announced that he is now working for the Business Improvement District Council. Robert Powell is the new Assistant Director of North Park Main Street. He has a background in economics and historic preservation.
- Rob Steppke announced a TV show about condo conversions.

**Future Agenda Items**

None

**Meeting adjourned at 8:18 p.m.**

Respectfully submitted,  
Richard Kurylo  
Secretary