

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 30<sup>th</sup> 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.

Greater North Park Community Planning Committee  
**Urban Design/Project Review Subcommittee**  
**Meeting Minutes**  
**(continued)**  
Monday, January 8, 2007, 6:00 PM

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 30<sup>th</sup> St Vesting TM (PTS#97621)** 4724 30<sup>th</sup> 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 30<sup>th</sup> 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

Greater North Park Community Planning Committee  
**Urban Design/Project Review Subcommittee**  
**Meeting Minutes**  
**(continued)**  
Monday, January 8, 2007, 6:00 PM

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.

#### VI. Adjournment – Meeting was adjourned at 8:15 pm.