

Greater North Park Community Planning Committee
Urban Design/Project Review Subcommittee
Monday, March 5, 2007, 6:00 PM – North Park Main Street

Meeting Minutes

Members Present: Salvador Arechiga, Ernie Bonn, Kitty Callen, Vernon Franck (Chair), Vicki Granowitz, John McGaughy, Judith O'Boyle (Co-Chair), Shane Pliskin, Keoni Rosa, Rob Steppke, Elizabeth Studebaker (second meeting to establish eligibility), Stephen Whitburn

Presenter and Community Members Present: Jennette Lawrence, Fran Butler, Brian Tisher, Adam Nichols (Family Health Center), Ed Cronan, Elizabeth Fischer, Roger Lewis

I. Parliamentary Items

The meeting was called to order at 6:00 p.m.

Members signed in via roster.

The minutes of the previous meeting were approved. (Bonn, Granowitz) 10-0-0

Reordering of Agenda. Vernon Frank asked that 3509 Florida be presented as an information item at the end of the agenda.

II. Non-Agenda Public Comment

None

III. Urban Design

1. Family Health Center Design Concept, Brian Tisher and Fran Butler Cohen. Fran Butler Cohen reported that the FHC has incorporated design changes based on community input. The project will have heights of 29' at the front and 27' at the rear. Parking will be tucked in at the first level. Project will use reflective glazing for privacy. There will be alternating colors and articulations. Landscaping, (e.g., bamboo) will be used in the rear to buffer from residential neighbors.

Committee members suggested the use of a darker brown rather than a tan. There was concern re: the use of reflective glass; preferred an opaque or green tinted glass. Committee requests further review of glazing. The use of exterior wall tiles on the entry area was questioned because the same tile is used as an entrance to an apartment building located on 30th south of Upas. Members questioned whether HIV services would be provided on the same floors as children's services. Response: They will not. HIV occupants are administrative services, not clinical services. FHC wants to separate children from HIV patients because the HIV patients immune systems could be compromised.

2. Clone projects – boilerplate motion to City, Keoni Rosa. Keoni Rosa recommended a standardized motion for all clone projects that would use the community plan as its basis (e.g., the intention of the Greater North Park Community Plan is to promote architectural diversity and preservation of historic resources). For these types of projects, it was also recommended that separate motions be culled from prior board minutes on former projects presented separately and specifically for demolitions on subject properties. The strategy is to be consistent and strong in raising community objections to the Planning Commission and City Council.

IV. Project Review

1. T-Mobile Neighborhood Use Permit (PTS 114049) at 3144 Juniper Street. NUP for the installation of a 6'8" underground vault, installation of three antennas on a new steel light standard that would replace the existing light standard. Installation of a new 200 amp electrical service. New telecom service, Zone RS-1-7. Shelley Kilbourn. Applicant states that non-residential sites could not be identified in this service area. Also, existing City requirements will not allow mounting of antennas on existing billboards. Applicant states that residents have been notified and they were not particularly pleased with the proposed installation. Judith O'Boyle strongly objected to the placement of these singular light/antennae poles along residential streets; she believes that another such cell tower has been approved for another company on the same street within several blocks. Shane Pliskin added that such installations will have an impact on property values. O'Boyle added that while the Maintenance Assessment District will be encouraging installation of lighting as part of its proposal for North Park, the result could be that the lighting will become cell antenna standards because they are in the City right of way. Vernon Franck suggested that T-Mobile work with artists to develop acceptable pleasing cell standards. O'Boyle noted that this area (Juniper, Ivy, and Hawthorn) has both single-family and multi-family units – some of which are section 8 – this is not a matter of protecting upper income areas from urban blight. McGaughy indicated that he would abstain because there was no evidence presented about the noise impact on the residential community.

Motion: Approve the project as proposed (Whitburn/Franck). Motion defeated 2-7-1.

Motion: Deny the project because it is located in a residential area and placing equipment in the public right of way has a negative impact on the residential character of the community. (O'Boyle, Arechiga). Motion passes 8-1-1.

2. 3953 Florida (PTS 89546) Applicant not present.
3. 4078 Hamilton (PTS 93907) Applicant not present.
4. 3509 Florida. (PTS 114336) Tentative map to convert 2 existing residential units to condominiums. The two units were constructed in 1927 and 1954 on Florida Street near Myrtle. The total lot size is 50' x 150'. One of the existing homes has had an addition that included aluminum windows at the rear. Applicant proposes to replace these with vinyl windows. Other existing wood single-hung windows would not be replaced. Applicant will also add landscaping in front and parkway as well as wood shutters to frame the windows. The parcel is zoned to accommodate up to 8 units. McGaughy questioned whether the two new parcels could be further sub-divided. Response – No. Rosa suggested the use of TM Cobb double-paned wood windows as a good product that is less expensive. Members generally agreed that vinyl window should not be used. Franck expressed concern regarding the overall condition of the residences and the extent to which they would be repaired to extend the useful life. This proposed project will need to return to UD/PR for action since an updated building condition report was not available at this meeting and because the this agenda item was added after public noticing of the meeting agenda.

Announcements and New Business

None

Adjournment

At 8:15