

Greater North Park Community Planning Committee
Urban Design/Project Review Subcommittee
Monday, April 2, 2007, 6:00 PM
North Park Main Street, 3076 University Avenue

Meeting Minutes

Members Present: Vernon Franck (Chair), Ernie Bonn, Ed Cronan, Vicki Granowitz, John McGaughy, Judith O'Boyle, Keoni Rosa, Rob Steppke, Elizabeth Studebaker.

Community Members Present:

I. Parliamentary Items

Meeting called to order at 6:09 pm

Previous meeting minutes: Approved (Granowitz/Bonn) 9-0-0

Requests to re-order the agenda: Add clone project standard motion under Urban Design.

II. Non-Agenda Public Comment

John McGaughy asked that future agenda item address how to encourage areas where Main Street may possible to respect Main Street design guidelines. There is an issue re: sidewalks at the site of the Family Health Center on 30th Street near Upas Street which is seeking approval for expansion.

III. Urban Design

1. Carrillo's Body Shop, 2835 Adams Avenue. Design Concept. Presented by Dick Bundy
INFORMATION ONLY ITEM

Applicant presented design concept for a proposed two story building including office space and shop space. New building will be located in front of site along Adams Ave frontage and will enclose open auto storage lot. Design is clever in masking shop space, appearance is similar to adjacent retail spaces. Office entryway could be more prominent. Expansion will include administrative offices (one-third of expansion) and shop space (two-thirds of expansion). Carrillo's currently operates on two discee sites and the project will allow consolidation of administrative functions. Building will double the enclosed space at the site. All work performed on site is within an enclosed area. O'Boyle mentioned that some of the neighbors are already complaining about fumes and noise -- this will likely be exacerbated with the expansion. There are about 25 - 35 cars on site. The 25' building height is consistent with neighboring buildings. More detail will be forthcoming after initial environmental analysis. O'Boyle noted that the University Heights neighborhood will be very interested in participating in future discussions regard the proposed project.

2. Demolition Position Paper

O'Boyle will reformat Pilskin's position paper and distribute to all, soliciting feedback. Members will respond to O'Boyle only before it is formally presented.

3. Albertson's Mixed-Use Project, University Avenue

Chair reviewed meeting minutes of applicant's discussion with City at Preliminary Review on 3/29/07.

4. T-Mobile Juniper Street (PTS# 114049) Wireless Facility

Chair provided project update based on City's 3/17/07 project review. Concerns expressed in Cycle Issues reflect those of this subcommittee including issues with placement of new underground facilities within the parkway rather than street in a residential area. Concerns with vents, including sound emission and car door obstruction issues. Large vaults will eliminate landscaping areas. Facilities should be located in a commercial rather than residential area. Environmental factors are unclear.

5. "Clone" Project Standard Motion

The committee endorsed the following wording:

Deny this project because it has been replicated many times in our neighborhood (Greater North Park) and due to its insensitivity to its location in that it is destructive and fails to preserve or contribute to the architectural variety and residential character of North Park as set forth in the Greater North Park Community Plan.

IV. Project Review

1. 3953 Florida TM (PTS#89546) 3953 Florida Street

Presentation cancelled by applicant.

2. 4078 Hamilton TM (PTS#93907) Presentation cancelled by applicant.

3. 3509 Florida Street Map Waiver Convert 2 existing residential units to condominiums.

Lot size is 40' x 150' and is zoned to accommodate up to 8 units. Two existing dwellings, front house (1920's) is a potential contributing historic site and maintaining property in current configuration would be desirable as preservation. Applicant will replace existing aluminum window with wooden double-hung window. Rear house (1950's) will replace siding to original type. Rear parking space parallel to alley is awkward and blocks entry porch. This entire rear area is concrete or parking, too harsh. More landscaping in rear is highly desired.

Motion to approve the project (O'Boyle/Granowitz). Motion passes 8-0-0.

4. 4070 Iowa TM (PTS#115824) 4070 Iowa Street

No show.

5. Polk Townhouses (#101475) 1921 Polk Avenue

No show.

V. Announcements and New Business

As shown in agenda.

VI. Adjournment (8:15 pm)

Respectfully submitted 4/17/2007 by Vernon Franck, Chair