

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 (9): Vernon Franck (Chair), Ernie Bonn, Vicki Granowitz, Rob Steppke, Kitty Callen, Sal Arechiga, Ed Cronan, Stephen Whitburn, Judith O'Boyle.

Other GNPCPC Members Present (but not participating due to planning committee majority rule): Dean Petersen, Brenda Martin.

Community Members Present:
Roger Lewis (PAC), Gary Taylor (Polk Townhomes)

I. Parliamentary Items

- a. Meeting was called to order at 6:10 pm. GNPCPC members Dean Petersen and Brenda Martin volunteered to serve as non-participants and moved to the audience due to the planning committee majority rule for subcommittee meetings.
- b. Previous meeting minutes were approved with one revision -- the wording/format of the proposed project denial motion for projects that do not contribute to the architectural diversity of NP will be reconsidered at the June UD/PR meeting. Granowitz/Arechiga 8-0-1.

II. Non-Agenda Public Comment

Ernie Bonn provided information about upcoming events.

III. Urban Design

1. **Valero Gas Station at Madison and Texas.** City is requiring the owners to correct code violations to restore site to conform to original CUP. Owners are making additional tenant improvements. Stephen Whitburn suggested that the air/water pumping stations be relocated to an area that would have less noise impact on residential neighbors; Ernie Bonn volunteered to check into this.

IV. Project Review

1. 3953 Florida Tentative Map -- will be dropped from UD/PR agenda until such time that owners decide to advance project.
2. 4078 Hamilton -- no show.
3. 4070 Iowa. There are inconsistencies in planning/engineering count of legal parking spaces and the layout of the parking plan. Applicant will substantially improve the building and make required repairs/replacements identified in the building condition report.

Motion: Table project to future meeting to allow applicant an opportunity to present exterior design, elevations, landscaping plan and to address cycle issues raised including clarification of discrepancies between city planning and engineering regarding parking plan.

Motion to table the project (O'Boyle/Granowitz). Motion passes 9-0-0.

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4. Polk Townhouses. Project will demolish existing bungalow residence and construct four units of 3 stories over basement garages. Project has 2 significant deviations: rear setback is 8 feet (15 feet required) and frontage exceeds FAR limits by 10%. Members noted that the building height appears massive and contributes to the project exceeding the floor area ratio (FAR) limits. Additionally, the project is very similar in design to other projects designed by the architect throughout North Park.

Motion: Deny the project based on non-acceptance of proposed deviations, specifically exceeding frontage FAR and reductions of rear setback requirements; the well-maintained, occupied bungalow should be preserved and not demolished; and the proposed project design does not reflect the architectural variety and residential character of the community as set forth in the Greater North Park Community Plan.

Motion to deny the project (Steppe/Arechiga). Motion passes 9-0-0.

V. Announcements and New Business

As shown in agenda.

VI. Adjournment (8:00 pm)

Respectfully submitted 5/31/2007 by Vernon Franck, Chair