

Greater North Park Community Planning Committee
Urban Design/Project Review Subcommittee
Monday June 4, 2007, 6:00 PM
North Park Main Street, 3076 University Avenue
Meeting Minutes

Members Present (10):

GNPCPC Members (7): Vernon Franck (Chair), Judi O'Boyle, Keoni Rosa, Ed Cronan, Vicki Granowitz, Sal Arechiga, Rob Steppke.

Community Members (3): Ernie Bonn, Kitty Callen, Roger Lewis

I. Parliamentary Items

1. Meeting was called to order at 6:08 pm.
2. Previous meeting minutes were approved. O'Boyle/Cronan 7-0-1.

II. Non-Agenda Public Comment

1. Ernie Bonn announced that Bill Anderson (Planning and Community Investment) will attend Uptown Planners meeting on June 5th.
2. Vicki Granowitz announced that \$50K is available for the North Park Historical Survey.

III. Urban Design

1. **30th Street Wine Bar ("Mosaic")**. Renovation of an existing warehouse to a wine bar at 3422 30th Street, near Upas Street. Shanna Decker with designers Jason Maune and Dan Smith.

Owner and designer presented design rendering. They previously attended GNPCPC alcohol working group to inform them of proposal to seek a wine and beer license and establish a wine bar; they also assured this subcommittee that the wine and beer license is NOT intended to be first step in seeking a full liquor license. There will likely be "ambient" or background music -- no cabaret license. Owner intends to provide offsite parking on adjacent vacant lot (north side), will likely pave with asphalt. Current curb cut on front of existing parking bay to remain and will be reallocated for parallel street parking. A metal clad tower will be the prominent exterior feature. Interior will be light and open. Front half of existing parking bay off 30th Street will be converted to outdoor seating, 2' above sidewalk grade. Security gate to be installed for outdoor seating area should be transparent, attractive and high-quality (will be closed during daytime). Committee members were supportive of this new addition to the emerging 30th Street dining district.

Motion: Support the project with the condition that the business will be operated under a wine and beer license and that the adjacent lot be used for parking. Rosa/O'Boyle. Motion passed 10-0-0.

2. Demolition Position Paper

O'Boyle presented the latest version of the paper in which contributions from members were incorporated (with some editing). Three revisions were discussed: 1) The PDO would be implemented as part of the upcoming community plan update process. 2) Community planning group review will be recommended for all multi-family unit projects. 3) The City Planning and Community Investment Department shall immediately take requisite action to update the Greater North Park Historical Resources Survey and have it certified before the Historic Resources Board and adopted by the City Council.

O'Boyle will incorporate changes and will resend to UD/PR members. The plan is to present at July GNPCPC meeting.

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3. Establish two separate subcommittees for Urban Design and Historical Review.

O'Boyle expressed concern that with Brown Act limitations on the number of GNPCPC members that can serve on any subcommittee would prevent GNPCPC members from serving on what has been the most well attended subcommittee (UD/PR). Also, the "seniority rule" approved at the last GNPCPC would limit involvement of new members in this important subcommittee. She proposed that the subcommittees be separated to allow more involvement in the two interest areas of UD/PR. The subcommittees could meet back to back on the same schedule as currently exists.

At the May meeting of UD/PR two GNPCPC members were excluded from direct subcommittee deliberations. At this meeting, there were 6 GNPCPC members present and no one was excluded. O'Boyle opined that it may be that without knowing whether they would be seated, interested GNPCPC members did not return to the June meeting.

Brown Act dictates this subcommittee may only have 7 GNPCPC members in attendance.

Generally, subcommittee members felt that the existing combination of UD and PR is desirable within a single subcommittee. Additionally, committee membership will be hashed out over time and with more experience with Brown Act requirements. Subcommittee chair assured a fair participation process given new membership restraints and wants a few more meetings to take place to determine if any action is needed.

No vote was taken.

4. Clarification of General Language for Project Denial.

Template language agreed upon: "Deny this project as the excessively replicated design is destructive to/negatively impacts our community by failing to preserve or contribute to the architectural diversity and residential character of North Park as set forth in the Greater North Park Community Plan".

5. Information that Community Planning Groups can require from Applicants.

Granowitz stated that planning committees cannot require applicants to present additional information other than what is required by the City. However, planning committees may request reasonable additional information to better interpret project proposals in the context of the community plan, including design renderings. Current GNPCPC Project Review Subcommittee requirements include a project Assessment Letter and Cycle Issues, Site Plan or TM, Landscape Plans, Building Condition Reports and any environmental reports. A site photographic survey is a current City requirement that we have not requested but will begin to in order to minimize the need for site visits.

6. Documentation of Individual Votes on a Motion.

Granowitz reported that community planning committees may be required to record individual votes (by name of voter) on motions. This can be accomplished by use of a roster to record votes.

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IV. Project Review

1. 4070 Iowa TM (PTS# 115824) - *Pulled prior to meeting at applicant's request.*

2. 4631 Kansas TM (PTS# 83546) (Corrected addressed from published agenda). TM to convert 7 existing residential units to condominiums. Keoni Rosa recused. The project relies on tandem parking. Under current policy, 11 parking spaces would be required. This project has 8 parking spaces without reliance on tandem parking. There are 2 one bedroom units and 5 two bedroom/two bath units. The property has many required code upgrades. Suggested that front windows be enlarged, if possible. There was discussion re: whether the illustrated planting of palm trees on the front could be accomplished given the parking requirements.

Motion: Approve the project (Granowitz/Arechiga). Motion passes 7-1-1 (Rosa Recused)

3. Tennant Residence SDP (PTS# 126042) 2626 Vancouver Street. City has numerous environmental, biological and fire concerns. Project is 3,800 sf including a 600 sf garage. Client has instructed architect to design project with no deviations. As such, adapting this canyon/park property to height limitations is a difficult design matter. Subcommittee is unable to comprehensively review this project due to unresolved SDP issues, unknown biology report findings and lack of a fire mitigation strategy.

Motion: Table this project until the City has conducted another review of the project. (Franck/Steppe)
Motion passes 7-0-0.

4. 3940 Oregon St. Tentative Map (#90954) 3940 Oregon Street. Chris Christensen presented a new design for the project which had twice been denied. Affordable housing units will be included.

Motion: Approve new design concept based on planting mature landscaping as presented, painting the garage doors in a complementary color other than white, and incorporating all design elements as depicted. (Steppe/Lewis) Motion passes 6-0-0.

V. Announcements and New Business

As shown in agenda.

VI. Adjournment (8:45 pm)

Respectfully submitted 6/19/2007 by Vernon Franck, Chair