

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

Members Present=9

GNPCPC Members (5): Salvador Archiga, Vernon Franck (Chair), Judith O'Boyle, Rob Stepkke, Stephen Whitburn

Community Members (4): Ernie Bonn, John Stewart McGaughy, Elizabeth Studebaker, Kitty Callen (6:30 pm)

## **I. Parliamentary Items**

1. Meeting was called to order at 6:08 pm.
2. Previous meeting minutes were approved with the correction that Ernie Bonn (not Vicki Granowitz) informed the members that \$50K is available for the North Park Historical Survey.

*Motion: Approve minutes. **Motion Passes 6-0-2** (O'Boyle/Bonn) McGaughy and Studebaker abstaining due to absence at June 4 meeting.*

## **II. Non-Agenda Public Comment**

1. McGaughy expressed concern regarding a large ficus tree that was removed from a recent condominium conversion project near his home on 31<sup>st</sup> Street. The loss of the tree now presents an unsightly appearance of the building from the street frontage. He is concerned that once the HOA is formed, the link between conditions for which a project was approved can be broken with little recourse for the planning group. The general discussion was that neighbors/community group members should be proactive in educating and assisting HOA's in doing the "right thing." In the particular instance, the HOA can be informed and assisted in getting a mature, non-invasive tree specimen as a replacement.

## **III. Urban Design**

**1. Demolition Paper** Vicki Granowitz (who could not attend this meeting) contacted O'Boyle to offer several suggestions on the paper. The suggestions were incorporated and presented to the subcommittee for further discussion. Other small edits/corrections were discussed. Steppke and Whitburn will go over one more time and offer editorial suggestions before the paper is heard before the full committee.

*Motion: Accept the draft position paper in concept and present it for approval at the July 17, 2007 GNPCPC meeting. (Franck/Bonn) **Motion passes 9-0-0***

**2. Casa Verde SDP (PTS#131189)** Information Only. Project has scheduled Preliminary Review with City and has qualified for Sustainable Building Expedite Program. Bonn said that she understood that there will be one change in the proposed project. Photocells will be relocated from the roofs to the west facing hillside.

*No action.*

**3. Standard Conditions** Franck presented preliminary suggestions for updating the "Five Standard Conditions" that had been part of our project approval boilerplate conditions. Suggested revisions include 1) maintain existing 2' scoring pattern and historic contractor date stamps for repair or replacement of sidewalks 2) provide affordable units on-site to comply with Inclusionary Housing ordinances 3) maximize

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on-site parking; remove unauthorized tandem parking spaces 4) deny request for waiver of underground conversion of utility lines at owner's expense per Council Policy 600-25. 5) Maximize landscaping. In the future we may want to add something about enclosed area for trash and recycling receptacles. Franck will refine these suggested boilerplate conditions and present at future meeting. Studebaker offered to invite Attorney Corey Briggs to a future meeting to explain more about what the environmental legal action was about and how it may effect project approvals.

*No action.*

#### **IV. Project Review**

- 1. Lafayette Hotel SDP (PTS# 125216)** Art Baloumidas presenting. General discussion regarding the issues of having commercial uses overlapping a residential zone. Eight (8) hotel rooms will be added through interior reconfiguration as well as the requisite number of parking spaces.

*Motion: Support the Plan Revisions including add 8 rooms to existing hotel building (reconfigure internal rooms only) and have project permit state that 25%, or 28 units, of the proposed 110 units are residential condominium only and the remaining 82 are condominium-hotel units. (O'Boyle/Bonn).*

***Motion passes 9-0-0***

- 2. 3727 Grim Avenue TM (PTS#88579)** Dean Lay (Spear and Associates) presenting. Fourteen (14) unit Condo Conversion (10-2BR and 4-1BR). Constructed in 1990. City has indicated that project retains previously conforming rights for 23 parking spaces (including 4 tandem). Applicant agrees to perform all requirements identified in the Building Conditions Report. Applicant did not present a new conceptual design.

*Motion: Deny the project due to lack of a clear plan, clear community benefit, and responsible property management. (Whitburn/Steppke) Motion passes 8-0-1 Archiga abstained due to insufficient information to make a decision.*

- 3. 3953 Florida Tentative Map (PTS#89546).** Lina and San Hsieh presenting. The project was constructed for the Hsieh's in 1988 who retain ownership and it is very well-maintained. Applicant agrees to meet or exceed all requirements of the building condition report. They also agreed to replace the existing invasive trees with mature trees and re-stucco exterior. Inclusionary housing options were discussed; subcommittee urged applicant to consider providing affordable units rather than pay in-lieu fee as proposed.

*Motion: Approve the project with the condition that the project includes two (2) inclusionary housing units. (McGaughy/O'Boyle) Motion passes 7-1-0 Steppke voted against, Whitburn recused (resides at this property).*

#### **V. Announcements and New Business**

O'Boyle will serve in a liaison role with the newly formed community group concerned with the expansion of Our Lady of Peace. Her role will be to acquaint them with our process and procedures. She clarified that the community group is not pushing to get OLP agendized before UD/PR. In fact the opposite is true, the group desires to have an opportunity to review plans and interact with OLP before it is presented for community planning group review. This concern was triggered because noticing to surrounding neighbors was mistakenly sent (by the City) to Rancho Bernardo.

O'Boyle will also attend a meeting on July 11 on Mission Valley development to be held in the Mission Valley Library at 6:30.

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Bonn reported that the University Heights Art Association will have a gala event on August 9 at the La Fayette Hotel.

**The September meeting of UD/PR Subcommittee will be moved one week earlier to August 27 due to the Labor Day holiday.**

Next Meetings: GNPCPC Tuesday July 17; Urban Design/Project Review Monday August 6.

**III. Adjournment** (8:15 pm)

Respectfully submitted 7/26/2007 by Vernon Franck, Chair