

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

I. Parliamentary Items

1. Meeting called to order 6:00 pm (10 members attending).
GNPCPC Members Attending: Salvador Archiga, Ed Cronan, Vernon Franck (Chair), Vicki Granowitz, Judi O'Boyle, Keoni Rosa, Rob Steppke, Stephen Whitburn. (8 members)
Community Members Attending: Ernie Bonn, Kitty Callen. (2 members)
2. Minutes of previous meeting were approved with correction of spelling of member *Rob Steppke's* name.
Vote: (O'Boyle/Bonn 8-0-1)
3. No requests for additions to or re-ordering of agenda.

II. Non-Agenda Public Comment (2 minutes each)

1. HRB meeting to define the philosophy and era of modernism as a historical resource to be scheduled for September or October
2. The Sprint Cell Phone Facilities Project (Juniper Street) to be heard by the Planning Commission August 15.
3. Alex Sachs was introduced as a member of Uptown Planners, he is also a deputy City Attorney.

III. Urban Design

1. **Park Blvd & Polk Avenue Mixed Use Project** Mark Freed, Landmark Development. (6:08 pm)
Results of Preliminary Review with City.

Information Presentation

City has not yet passed its new policy regarding density bonus. Developer would like to exceed current height limit of 40' to create larger units (at least 1,000 SF) with higher ceilings in order to make the units more marketable. Plans under consideration 1) two levels of parking below grade with four stories of residential; 2) two levels of parking below grade, Park Blvd retail frontage, and three levels of residential; 3) same as #2 plus an additional floor of residential for a building height of 55' that would require a deviation; 4) same as #3 with higher ceiling in units for a building height of 65' that would require a deviation.

In general committee members were supportive of the mixed use project, including the height of 50' or more. The current height restrictions along this area of Park Blvd make no sense in the current context given that the church on the site had been demolished several years ago by the previous owner and there are many high mixed use developments along Park Blvd as well as two residential towers. Zoning along this Park Blvd. corridor should be high density, City should reexamine logic of current zoning here. Recommended that developer touch base with Uptown Planners, the planning group has initiated discussions regarding reexamining existing height limits along Park Boulevard.

2. **Carport Project** Parking reconfiguration. 4520 Hamilton Street. Scott Winbolt. (6:42 pm)

Applicant seeks to construct a carport at alley for better security/safety. He believed that in order to accommodate four vehicles, at least one tandem space (not allowed in this zone) would be required. It was suggested that the space would likely accommodate four vehicles without reliance on tandem parking. Applicant will further explore this option.

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3. **Alcohol Permit Requests and Issues** Vicki Granowitz. (6:51 pm)

Granowitz has been getting calls regarding alcohol permit applications and proposed drinking and dining establishments at Upas/30th Street corridor from nearby residents. The issues include: Noise at Bluefoot Bar, the proposed Mosaic Wine Bar, a hair salon wanting to sell beer and wine to clients, the 4pm to 4am dining proposal at the Commonwealth Diner, lack of parking, and future mixed use development. Franck does not believe that UD/PR should be a venue for arbitrating policy disagreements of this type but thinks UD/PR subcommittee can provide valuable insight on impacts of proposed retail uses as the community evolves. O'Boyle questioned whether the current establishments create more of a disturbance than the previous establishment (Wolf's) with its motorcycle clientele. She also suggested that an all-night food establishment might make the area safer as would it have quiet activity throughout the night. Cronan stated that the concerns of the area residents are an important consideration for the planning group. Granowitz suggested a workshop at NPPC to better understand issues, regulations, and processes. There was no opposition to the workshop idea.

IV. Project Review

1. **Tenant Residence SDP (PTS# 126042)** 2626 Vancouver Street. Mike Calhoun (architect).
Site Development Permit for Environmentally Sensitive Lands (Process 3) to construct a 3 story single family residence of 3,840 SF on a 18,022 SF site at 2626 Vancouver Street in the RS-1-1 and RS-1-7 Zones within the GNP Community Plan. Brush Overlay Zone. *2nd Review, see June 4, 2007 meeting minutes. (7:00 pm)

No-Show.

2. **1935 Polk TM (PTS# 1116441)** 1935 Polk Street. Don Kidder.
SDP and Tentative Map (Process 4) to construct 6 new residential condominiums at 1935 Polk Street. (7:30 pm)

This project was approved in 2005 as a rental project. Applicant has altered the project due to a fault study that indicated a fault line through the property. Therefore, re-engineering recommendation called for separating the project into two separate buildings. The applicant has also decided to go forward with the project as condominiums rather than rentals. The project has the look and feel of what was proposed earlier. The City to require a disabled access ramp to the front door of one unit, even though the unit is two levels.

Motion: Approve the project as presented (O'Boyle/Bonn) Motion passes 10-0-0.

V. Announcements and New Business

The Academy of Our Lady of Peace Community Meeting: Thursday August 9, 7 pm – 8 pm. To discuss the recently completed traffic-flow study and the implementation of its findings.

O'Boyle commented that part of the Burlingame neighborhood is potentially in the flight path. Due to recent problems with the FAA regarding City approval of the Sunroad project and other downtown projects, the City is now requiring all properties, including single family residential who are proposing additions to have it cleared by an engineer or the FAA (cost is \$500). A neighbor recently had to comply with this new review even though the adjacent house is two story.

Next Meetings: GNPCPC Tuesday August 21; Urban Design/Project Review Monday August 27 (September meeting).

VI. Adjournment (8:15 pm)