

Greater North Park Community Planning Committee  
**Urban Design/Project Review Subcommittee Meeting Minutes**  
Monday, August 27, 2007 (September Meeting), 6:00 PM  
3076 University Avenue (North Park Main Street Office)

**I. Parliamentary Items**

1. Meeting called to order 6:00 pm (10 total members attending).  
GNPCPC Members Attending (7): Vernon Franck (Chair), Vicki Granowitz, Judi O'Boyle, Keoni Rosa (depart 7pm), Rob Steppke, Stephen Whitburn, Salvador Arechiga (arrive 7 pm).  
Community Members Attending (3): Ernie Bonn, Elizabeth Studebaker, Kitty Callen (arrive 6:20).
2. Minutes of previous meeting were revised: delete the word "clients" from item 3 and correct spelling of "Arechiga".  
*Vote: Approve (Granowitz/Steppke 7-0-1)*
3. No requests for additions to or re-ordering of agenda.

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

Leighton Hollingsworth of Commonwealth Café stated he is seeking a neighborhood use permit to allow the Café to operate until 4 am. He has a petition with 1000 signatures in support.

Keoni Rosa announced nominations are being sought for the upcoming North Park Community Association Renaissance Awards.

Ernie Bonn announced that Bill Anderson, the new director of City Planning will address the building height restriction issue at the Joyce Beers Community Center on September 4 at 6 pm.

**III. Urban Design**

1. **The Linkery Restaurant** SW corner 30<sup>th</sup> Street & North Park Way - Jay Porter, Owner. (6:20 pm)

Jay Porter (owner/operator) presented history and concept of the restaurant at its current location (30th near Upas Street) which opened in 2005 to introduce the community to the art of hand-crafted food (growing and preparing) with an emphasis on local, seasonal ingredients. Their philosophy includes community space, pedestrian-scale urban planning and smart growth principals.

A new, 60% larger space (5000 SF) is proposed at the SW corner 30<sup>th</sup> Street & North Park Way. Local architect Jerry Bradley has been selected for both his new urbanism and smart-growth principals and his insight as a devoted customer. It will seat up to 160 and will extend operating hours for lunch (counter service/sandwich shop) and will include an event room with 45 seats. No design drawings were presented, new design will include a simplified, more honest exterior façade to resurrect the original horizontality. Vertical signage is being considered akin to adjacent parking garage. Existing full-length storefront windows to be replaced with roll-up glass windows to connect interior with sidewalk and provide visibility (better for adjacent bus stop). Design input thus far has included a charette with select customers.

Committee Concerns

ES: Any alcohol issued with nearby church? JP: Have met with them and have an open and friendly communication.

JO: Parking vouchers for garage? JP: That would encourage drivers, we want to encourage walking. JO: Current location to remain open? JP: will own another restaurant there, in a partnership. JO: Beer and Wine only? JP: yes, no desire for booze.

EB: Will existing loading zone remain on NP Way? JP: Yes. EB: HRB can provide design assistance.

KC: Lease or Buy? JP: 10 year lease (triple net). KC: Sidewalk poor adjacent to NP Way.

SW: Operating hours? JP: Current location is 5pm – midnight; New Location will add limited lunch counter open at 11:30am.

SW: Late drink service? JP: late-night drinkers not desired clientele and would undermine the essence of the business, goal is to attract thoughtful people.

VF: Requested review of design drawings when ready.

**Greater North Park Community Planning Committee  
Urban Design/Project Review Subcommittee  
Meeting Agenda (continued)  
Monday, January 8, 2007, 6:00 PM**

**2. Condo Conversions in San Diego, Update & Questions - Cory Briggs (Attorney). (6:50 pm)**

Cory Briggs spoke about the City of SD Condo Conversion lawsuit he led on behalf of the San Diego Affordable Housing Coalition. He stated that the City has not done a comprehensive review of the loss of rental housing due to condo conversions. A settlement has been reached limiting conversions to 1000 units annually. SD had 2<sup>nd</sup> highest number of conversions in U.S (~10,000 units 2001-2007). The settlement will allow for deferred public improvements and will first be considered by the Planning Commission September 6, then City Council.

**Committee Concerns**

EB: How many built vs. converted condos? CB: City unable to track.

SW: Affordable housing impacts, Parking and traffic increase in Hillcrest due to conversions? CB: more affluent buyers own more cars. SW: number of rentals currently on-line? CB: Unknown but 3000 total conversions (of 10,000 completed) have been sold to date, a reduction of 3,000 rental units.

**IV. Project Review**

**1. Tennant Residence SDP (PTS# 126042) 2626 Vancouver Street. Mike Calhoun (architect). (7:15 pm)**  
Site Development Permit for Environmentally Sensitive Lands \*2<sup>nd</sup> Review, see June 4, 2007 meeting minutes.

Mike Calhoun presented a revised northwest elevation (canyon side) which incorporates design changes suggested by subcommittee including: reduced overall mass with changes in plane by utilizing reveals and color variations; added fenestration (windows), decks and a patio with railings; revised roof eave detail with exposed rafter tails. Overall effect is a nice improvement as this side of house as originally designed was a bit brutal. The exposed rafter tails are welcome and reflect the local Craftsman aesthetic. The previously requested Biology Report and Fire Mitigation Plan were not available – Project will be continued project until applicant can provide both. Also would like project to undergo 2<sup>nd</sup> review with City prior to our next review.

*Action: Continue item until applicant can provide environmental documents and after 2<sup>nd</sup> review with City.*

**V. Announcements and New Business**

EB: 301 University project halted.

NPCA Renaissance Awards forthcoming

New School of Architecture presents concepts for 30<sup>th</sup> Street and University Avenue Sept 5-8 at 3060 University Ave.

*Next Meetings: GNPCPC Tuesday September 18; Urban Design/Project Review Monday October 1.*

**VI. Adjournment (7:45 pm)**