



# NORTH PARK PLANNING COMMITTEE

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## URBAN DESIGN-PROJECT REVIEW SUBCOMMITTEE

Approved Minutes: Monday, July 7, 2014 – 6:00 p.m.

North Park Recreation Center / Adult Center, 2719 Howard Avenue

### I. Parliamentary Items

A. Call to Order\* 6:05 pm

B. Modifications & Adoption of the Agenda –

No Modifications except typo on date (correction from Ernie Bonn)

(Motion maker and second not recorded)

Vote count: 7/0/0

C. Approval of Previous Minutes: June 2, 2014

Motion: Ernie Bonn

Second: Rick Pyles

Vote count: 7 / 0 / 0

D. Announcements

Rachel Levin had her baby - Baby girl Emmi

Ernie Bonn - Trolley Barn park concerts Fridays from 6pm to 8pm

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

Rob Steppke – please correct spelling on his name in minutes

Kitty Callen arrived at 6:10 pm

Daniel G. arrived 6:15 pm

Attendance: 9 subcommittee member - 6 board & 3 community members

NPPC Board Members: Pyles, Gebreselassie, Hill, Carlson, Granowitz, Morrison

UD/PR community members: Callen, Steppke, Bonn

### III. Action/Discussion

**A. 3132 Herman Ave. – Neighborhood Development Permit (NDP)**

Neighborhood Development Permit for a 342-square-foot first floor addition to an existing 1,603-square-foot, one story, single-dwelling residence with a 516-square-foot detached garage. In addition, an existing 584-square-foot, one-story, single-dwelling residence would remain on the project site. comments:

Matthew (Matt) Geaman – Homeowner & Architect - presented detailed and extensive plans (“Rosenthal” is his wife )

Property located between Thorn & Redwood Streets.

Front house built 1914, back house built 1908

House has been modified multiple times, renovated in 1960s

Plans to reconfigure interior: 3 beds, 2 bath, add closets, enlarge living room

During previous unfortunate 1960’s remodel, original windows were replaced with metal - original porch was enclosed. Current renovation corrects those errors, restores front windows, etc.

Plan is to renovate for home for their family to move into.

Existing sq footage = 1019 sq ft

R1-7 zone allows for 1 unit, and property has 2 dwelling units – granny flat in back.

Previously conforming density - now requires NDP

342 sq ft addition complies with all current development regulations

Worked with neighbors to ensure addition does not block their light, etc.

**Board Comments:**

Rick- Thank you for keeping same architectural style, in keeping with neighborhood character

Lucky Morrison - good job, thank you for good clear presentation and echo Rick’s comment

Rob Steppke- Thank you for excellent clear, detailed presentation

Ernie Bonn- ditto - better than we usually get – Like that kept building single story, particularly like sensitivity shown to neighbors in the design.

Kitty Callen - Ditto

Vicki G. – Ditto. Addition meets Sec. of interior standards. Reminder: In future, all applicants should be sure to include 45 year review documentation. NPPC board always needs to know that property has cleared 45 year review and always wants to see the documentation/proof.

Permit project #367739

Daniel G: Are you doing Repairs, restoration to existing Property (not just to the addition)?  
Answer: Yes. Will you be Landscaping? Ans: yes.

**Motion:** To approve the Neighborhood Development Permit for 3132 Herman Ave, Permit # 367739, as presented.

Granowitz/Callen 9/0/0

• **4106-4114 Louisiana St. – Vesting Tentative Map**

Tentative Map Waiver for Conversion of currently under-construction 5-unit building from apartments to condominiums.

Justin Tjalma (pronounced “chalma”):

2 bldgs, 3 stories

2 stories of living space above the garages -

Each bldg (unit?) is approx 1750 sq ft. 2 bedroom & garage

Row homes – “redefine architectural intrigue”

32 ft tall - goes to 5 foot setback, 1 foot at the alley, 10 feet from the front

**Board Comments:**

Daniel: Why are you coming for tentative map *after* building the units? Why not come in the beginning”

Vicki – At this point (project already constructed) there is no opportunity for neighborhood input so can’t support the tentative map waiver.

Dionne - same

Kitty – ditto. Also applicant could take presentation lessons from previous applicant. (applicant did not provide plans, or any visuals.)

Ernie – We are seeing too many of these tentative map waivers after building is already built – Consultants tell developer to bypass community input to get thru planning quicker.

Rob - inadequate presentation - insufficient information

Lucky - Object on principal to post facto tentative map - might have been persuaded by a strong visual presentation, but there was none.

Rick - echo comments of others.

Vicki- Again, No ability to give any design input - had you voluntarily come prior, this might have gone differently for you, but can’t support this.

Peter; From a community perspective, had questions re specifics, but no plans shown.

**Motion:** To recommend denial of the vesting tentative map for permit #368915 for 5 units under construction at 4106 - 4114 Louisiana, due to the loophole in the Land Development Code that allows a developer to bypass local public input & exploration of impacts to community character. The North Park Planning Committee hereby requests that the City at minimum require that any new utility appurtenances be located within the footprint of the property; and that no new utility appurtenances be located in the public right of way.

Granowitz/Carlson 9 /0 /0

• **North Park Community Plan Update – Urban Design Element:**

Continuing discussion of the North Park Community Plan Update, as time permits.

Vicki Granowitz presented a brief overview/discussion of “equivalencies” as they pertain to the Recreation Element of the community plan. She has been meeting with City Staff who have still not

written this part of the plan, so is writing something up herself. She will have a handout ready for discussion at full board meeting.

Kitty: theft

Vicki: DIF (Developer Impact Fees) must be used by a physical nexus.

Ernie: Mission hills library spending 450 K from their DIF on a design - money can be spent.

Can DIF be used for maintenance? Vicki: No

Rob- Realize we need to strengthen language in community plan about this – must be more exacting.

Vicki: Remaining Elements: - Urban design, Economic development, public facilities, implementation historic preservation, Mobility noise, arts & culture - NPPC approved - city has accepted.

Dionne: Implementation is one of the most important parts of the Plan update – “Devil is in the Details”

Vicki: Timeframe into fall - releasing draft in August.

CPIOZ - Peter is boiling down input from last meeting.

Vicki G. left at 7pm

#### **IV. Information**

None

#### **V. Unfinished, New Business & Future Agenda Items**

Single family new home on Felton Street

Comment by Lucky: Permits pulled for 4 story row house on Ray St. - email to Dionne

#### **VI. Adjournment (7:15 pm)**

Motion to Ajourn: DanielG/Rick P. 8/0/0

**Next Urban Design-Project Review Subcommittee meeting date: Monday, August 4, 2014**

*For information about the Urban Design-Project Review Subcommittee please visit [northparkplanning.org](http://northparkplanning.org) or contact the Chair, Peter Hill, at [urbandesign@northparkplanning.org](mailto:urbandesign@northparkplanning.org) or (619) 846-2689.*

*\* Subcommittee Membership & Quorum: When all 15 elected NPPC Board Member seats are filled, the maximum total of seated (voting) UD-PR Subcommittee members is 13 (up to 7 elected NPPC Board Members and up to 6 seated North Park community members). To constitute a quorum, a majority of the seated UD-PR Subcommittee members must be elected NPPC Board Members.*

*\*\* Community Voting Members: North Park residents and business owners may gain UD-PR Subcommittee voting rights by becoming a General Member of the NPPC and by attending three UD-PR Subcommittee meetings. Please sign-in on the meeting attendance list and notify the Chair or Vice-Chair if you are attending to gain Subcommittee voting rights.*

*North Park Planning Committee meetings are held on the second floor of the North Park Christian Fellowship (2901 North Park Way, 2<sup>nd</sup> Floor), on the third Tuesday of each month, at 6:30 pm. The next scheduled NPPC meeting is on April 15, 2014.*

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