

Planning & Zoning in the N & E

Minutes from P&Z Committee meeting of March 22, 2004

The Committee convened at 7:05 with members Dolores Hembree, Sandi Genser-Maack, James Johnson, Jerry Rasmussen (Acting Chair) and Martha Seymour present.

2336 Grant Avenue -- Proposal to add second story to convert single-family dwelling to triplex. Continued indefinitely.

The applicant was a no-show, so the item was continued pending his further contact with the Committee.

3016 Andrade Avenue -- Proposal to convert one-car garage to bedroom. Approved.

Committee members expressed misgivings about resultant uncovered parking in the front yard, and briefly explored potential alternatives. Noting that the 28' long driveway could fit two small cars in tandem without blocking the sidewalk, the Committee voted 5 - 0 to approve, subject to a condition that one or more street trees be planted in accordance with City specs.

521 37th Street -- Proposal to add 1300 sq. ft. second floor to single-family detached home. Approved.

The Committee expressed mild concern about the size of the addition, but noted that it would not be out of scale with the immediate context. There is a two-story duplex just to the south and sizable churches directly opposite and at the end of the block on Roosevelt. Noting that relandscaping the front yard would include two new trees, the proposal was approved 5 - 0.

3818 Macdonald Avenue -- Proposal to remodel existing storefront for coffee shop. Approved.

Proposal included signage which would be the only exterior alteration. Responding to Committee questions, the applicant noted her hours, on-site parking available in the rear, other aspects of her operation and other permits (e.g. Health Dept.) pending. The Committee approved 5 - 0.

3511 Cerrito Avenue -- Proposal to add 650 sq. ft. to one-story, 850-sq. ft. single family home. Approved.

Proposed addition to include a second bath, a third bedroom and a large rear deck. A 38'-deep rear yard would remain. The Committee offered some suggestions regarding better rear yard access, but acknowledging that interior layout is outside our purview, voted 5 - 0 to approve in concept, subject to planting one or more street trees per City specs.

3033 Rheem Avenue -- Continuing work questioned.

Member Hembree observed that despite a Stop Work order last fall, and despite a City Council denial last month of an appeal to allow an expanded project, work appears to be progressively continuing on weekends and evenings. The Committee agreed 5 - 0 to pursue this with City authorities.

Next meeting 7:00 p.m., April 26.