



UPTOWN PLANNERS

Uptown Community Planning Committee
MINUTES

October 7, 2008 (Tuesday) – 6:00 p.m.
Joyce Beers Community Center, Uptown Shopping District

Members Present: HYDE, GOTTSCHALK, DAHL, LAMB, SATZ, GATZKE, WILSON, BONN, WENDORF, ADLER, O'DEA

- I. Board Meeting: Parliamentary Items/ Reports: (6:00 p.m.)**
- A. Introductions
 - B. Adoption of Agenda and Rules of Order

Agenda adopted unanimously (11-0-1)

GATZKE to serve as interim secretary due to TOWNE'S absence.

- C. Approval of Minutes

Minutes approved with the following corrections: Correct spelling of Nicholas Norvell's name; Added comments from Lidell in Balboa Park report, provided previously to secretary; Added comments from Lamb in public infrastructure subcommittee report as follows:

- 1) The subcommittee reaffirmed Uptown Planners' previous position that Development Impact Fees collected for projects within the Uptown Planning District should be used within the boundaries of the District and that allocation of the DIF should be decided through an open, public process.
- 2) The subcommittee agreed to investigate the possibility of recommending a sliding DIF scale to replace the current flat-fee formula of \$7,665 per unit in order to address community impacts and growing demands on all public services.

Janet O'Dea indicated she would provide a summary of the Historic Resources Subcommittee Report for inclusion in the minutes subsequent to the meeting.

- D. Treasurer's Report

Treasurer DAHL reported website expenses of \$27.04 incurred in the prior month.

- E. Website Report

No update.

- F. Chair/ CPC Report

Chair WILSON reported the following:

- 1) The November meeting will be held on November 12th in the Birney Elementary school auditorium at 6:00 p.m., due to conflict of the regular meeting date with national and local elections.
- 2) Representatives of the Hillcrest Town Council and Save Hillcrest met with the applicants for the project at 301 University and explored a lower-height alternative project. The applicants will bring forward to Uptown Planners as an information item in November for action in support of the conceptual project in December. During November, the applicant will also appear before Hillcrest Town Council and the Hillcrest Business Association in order to broadly expose the proposed alternative to the community.
- 3) The applicants for the St. Paul's Manor project, comprising most of the block between Maple, Nutmeg, 3rd, and 4th, have created a revised lower-height project. The project is proposed as senior for-sale condominiums. The project will also appear on the November agenda as an information item.
- 4) Materials, supplied by the applicant, were distributed for the Mott project. The item will be heard at a later meeting.

WILSON provided the following report from the CPC:

- 1) Resignations on the Historic Resources Board have left 7 members. O'DEA interjected that another resignation is pending, leaving the potential of six members. Six members are required to designate a project as historic, requiring a unanimous vote. CPC will bring forward a recommendation to appoint members to fill the vacancy. The full board is comprised of 11 seats.
- 2) The General Plan Update Action Plan will be brought forward at the next CPC meeting as an action item.
- 3) Rob Steppke (Chair, North Park Planning Committee), Vickie Granowitz (Chair Balboa Park Planning Committee), and WILSON met to discuss concern over City list of DIF-eligible projects in Balboa Park. Will write letter to CPC expressing concern over the unilateral action of City without consultation of local planning groups.

II. Public Communication – Non-Agenda Public Comment (3 minutes); Speakers are encouraged, although not required, to fill out public comment forms and provide them to the Secretary at the beginning of the meeting. **(6:15 p.m.)**

Jack Bark of Safe Beaches San Diego spoke urging support of Proposition D on the November ballot.

Mary WENDORF, representing the University Heights CDC, announced the upcoming 120th birthday celebration for University Heights.

III. Representatives of Elected Officials: (3 minutes each) (6:30 p.m.)

Nicholaus Norvell discussed items in the recent edition of Representative Susan Davis' newsletter. Norvell also discussed the Rescue package recently passed by Congress, and indicated that Davis made a difficult decision to support the measure given the condition of the national economy. Norvell fielded questions from community members regarding the package and recent actions of Congress.

James Lawson of Councilmember Falconer's office stated that one lane of 6th Ave. is now open, and that bridge work has not yet caused the closure of 1st Ave. Council offices are working to insure that 6th will be fully open before 1st is closed. Lawson also requested that community members report unmaintained property to the council office, who will forward a request to Neighborhood Code Compliance. GOTTSCHALK complimented District Two on its responsiveness.

Amy Benjamin of Councilmember Atkins' office confirmed cooperation in coordinating closures on 6th Ave and 1st Ave. Responses to the previous meeting actions, comprising of letters to the Mayor's office requesting information regarding the Universal nightclub application and a memo requesting stop signs at Brookes & Herbert, were presented. WILSON complemented District Three on its responsiveness.

IV. Consent Agenda: – None

V. Action Items: – Projects: (6:45 p.m.)

1. **4231/4241 THIRD AVENUE MAP WAIVER – Process Three** – North Hillcrest – Application to waive the requirements of a Tentative Map and under grounding of overhead utilities to create six residential condominium units (under construction) on a 0.20 acres site, with the street address of 4241 Third Avenue in the MR-800B Zone.; FAA Part 77.

Hossein Somorrodi, engineer, represented project. The owner applicants were also in attendance. Discussion focused on waiver of underground utilities. HYDE questioned what would be necessary to facilitate undergrounding. Multiple members questioned what the cost would be. Applicant indicated he was not an electrical engineer and unable to answer questions. Applicants confirmed that service to the units was underground, and that they already made substantial payments to SDG&E to extend service. SATZ asked about distance to nearest utility pole. DAHL and SATZ suggested coordinated undergrounding efforts among developers. GATZKE stated that a city-wide undergrounding program was in place. Multiple members complained about time and schedule challenges with the program. O'DEA indicated that the community should receive mitigation for the removal of the existing Spanish structures on the block, and that mitigation should be undergrounding. WENDORF concurred and accused applicant of destroying neighborhood character. BONN questioned whether or not the project would have any solar. Applicant stated that instant hot water will be included, but no solar.

GATZKE moved to approved project with standard conditions. Motion failed for lack of second.

O'DEA moved to deny project without agreement from applicant to underground utilities. WENDORF second. Motion Passed 7-3-1 (GOTTSCHALK, DAHL, GATZKE voting Nay; WILSON abstaining)

VI. Information Item -- none

VII. Subcommittee Reports: Action/ Information Items (7:00 p.m.)

1. Historic Resources Subcommittee – Action Item

1. Recommendation that Uptown Planners pass a motion in support of the Greater North Park Planning Group's Letter Re: Mills Act Reforms;

GATZKE called question without discussion. Approved 10-0-1 (WILSON abstaining).

2. Recommendation that Uptown Planners adopt a new standard condition to applicable projects, indicating a preference that existing structures be relocated and adaptively reused, rather than demolished;

O'DEA presented proposed language. WILSON suggested action should be conceptual in nature, and subject to revision of the final language. GATZKE indicated concern that action was beyond the scope of the board to impose as a project condition. HYDE and WENDORF spoke in support of moving forward.

Approved 8-2-1 (GOTTSCHALK and GATZKE Nay; WILSON abstaining)

2. Public Facilities Subcommittee – Report

LAMB reported that committee will vote to recommend full board review of two DIF-funded mini-park projects, one at W. Lewis/Falcon, other at W. Maple Canyon. Extensive discussion ensued. Concern over sensitive land encroachment, cost of parks, and whether money would be better directed at other locations was voiced by multiple board members.

The committee will also discuss a recommendation to city staff that DIF methodology be revised to levy fees based on square-footage of units.

3. Balboa Park Committee – Report

No Report

VIII. Community Organizations: Reports (7:30 p.m.)

No Report

IX. Adjournment. (7:40 p.m.)

Meeting adjourned at approximately 7:40 p.m.

X. NOTICE OF FUTURE MEETINGS

Design Review Subcommittee: Next meeting: October 21, 2008, at 4:30 p. m.; at Swedenborgian Church, 4144 Campus Avenue, in University Heights.

Historic Resources Subcommittee: Next meeting: October 21, 2008, at 1:15 p.m., at Jimmy Carter’s Restaurant, 3172 Fifth Avenue, in Bankers Hill/ Park West.

Public Facilities Subcommittee: – Next meeting; October 23, 2008, at Bassam Café, 3088 Fifth Avenue, in Bankers Hill/ Park West.

NOTE: Meeting will be at 3:00 p.m.

Uptown Planners: Next meeting: November 4, 2008, at 6:00 p. m. at the Joyce Beers Community Center, Hillcrest. *(May be rescheduled because of election)*

Note: All times listed are estimates only: Anyone who requires an alternative format of this agenda or has special access needs, please contact (619) 835-9501 at least three days prior to the meeting. For more information on meeting times or issues before Uptown Planners, contact Leo Wilson, Chair, at (619) 231-4495 or at leo.wikstrom@sbcglobal.net. Correspondence may be sent to 1010 University Ave, Box 1781, San Diego, CA 92103 Uptown Planners is the City’s recognized advisory community planning group for the Uptown Community Planning Area.

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