



UPTOWN PLANNERS

Uptown Community Planning Committee

REGULAR MINUTES OF

Tuesday, February 3, 2004 – 6:30 p.m.

Joyce Beers Community Center, Uptown District

1230 Cleveland Avenue, San Diego, CA (across from Trader Joe's)

I. Parliamentary Items

A. Introductions

1. The following members were present: Mary Wendorf, Allen Edwards, Marilee Kapsa, Neil Ferrier, Paul de la Houssaye, Jay Hyde, Alex Sachs, Jim Gabriel, David Gardner, Mike Singleton, Warren Simon, Terry Barker, Hirsch Gottschalk, and Sean Schwerdtfeger
2. Ernie Bonn and Russell Elrod were excused absences.

B. Adoptions of Agenda and Rules of Order

1. Approved

C. Approval of Minutes

1. Approved as revised

D. Treasurer's Report

1. Checking Account: \$791.79
2. Savings Account: \$550.39

E. Registered Community Attendees: 19

II. Public Communications

- A. No public comments given.

III. Government Information

A. Councilmember Michael Zucchet – Craig Castaneda advised the Board and public that the Whitehouse Czar of Homelessness recently addressed the City Council regarding strategies to reduce homelessness in San Diego. Mr. Castaneda also reported the illegal grading of a portion of the Presidio Golf Course.

B. District 3 – Councilmember Toni Atkins – Monica Pelaez announced the adoption of a condominium conversion ordinance by the City Council, and she explained the impact of the ordinance upon condominium conversions. Ms. Pelaez also made a “neighborhood watch guide” available to the public and explained the benefits of a neighborhood watch program.

C. Mayor Dick Murphy – No report given.

D. Congresswoman Susan Davis – Todd Gloria made copies of “The Davis Dispatch” available to the Board as well as public, which describes the recent accomplishments of Congresswoman Susan Davis, including her position on the Medicare Drug Bill that recently passed in both the Senate and Congress. Mr. Gloria also advised the Board and public on the disproportionate expenditure of homeland security dollars in the various states of the Union.

IV. Chair and Community Reports/Recommendations

A. Chair's Report

1. Uptown Planners will hold its general election on March 2, 2004. The election is open to individuals who either reside in or own a business within the Uptown Planning District, and have attended at least three meetings within the past six months.
2. On February 18, 2004, the North Park Project Area Committee will hold its general election. Prospective candidates must reside within the jurisdiction of the North Park Project Area Committee.

B. Community Associations and Committees.

1. Uptown Partnership- Jeffrey Tom announced that on February 7, 2004 at 9:00 a.m., the Uptown Partnership will sponsor the "Healthy Heart Walk", which will begin at the front steps of the Balboa Park War Memorial Building.
 - a. Jeffrey Tom also advised that Board and public that on March 20, 2004 at 11:00 a.m., the Uptown Partnership will sponsor the Walking, Health & Fitness Fair, which will be held in Balboa Park at Park Boulevard and President's Way.
2. CCDC. No report given.
3. San Diego Rescue Mission Neighborhood Advisory Committee. No report given.
4. University Heights Community Association. On February 5, 2004 at Birney Elementary, the Association will hold its next meeting, which will include a District 3 candidate forum beginning at 7:00 p.m.
5. North Bay Redevelopment. Dale Pursel advised the Board and public regarding two proposals for the redevelopment of the Mission Brewery. He also reported on the progress of the feasibility study for a "Bay-to-Bay" canal, which appears to be cost prohibitive.

C. Transportation Report. The draft EIR for the 163 corridor management plan is currently available, and a public hearing will be held on February 11, 2004 at 5:00 p.m. at the War Memorial Building in Balboa Park.

D. Urban Design and Historic Resources Report

1. Alex Sachs reported on the proposal for a revised fee structure for historic designation requests.

V. Consent Agenda –

- A. Stoia Residence – 4230 Arista – Variance for construction of a wall, fence, and gate with partial obstruction of sight-lines for driveway gate. **MOTION:** Neil Ferrier moved to approve the consent agenda, and Marilee seconded the motion. The consent agenda was approved by a vote of 14-0-0.

VI. Items for Action

- A. Proposed standard language for condominium conversions. Terry Barker made, and Allen Edwards seconded, a motion proposing the adoption of the following standardized tentative map waiver approval language:

MOTION

Uptown Planners approve the request subject to the following five conditions

- 1) No waiver or exemption from state and local requirements that existing utility services for this property be undergrounded. Undergrounding of all overhead utility services is a critical infrastructure need in our community and is typically paid for by the developer. Exceptions may include alley way above ground utilities or any utility planned and programmed to be undergrounded in the next five years as identified and verified by the local council district office.
- 2) The right of first refusal to purchase be given to current tenants.
- 3) Historic sidewalk stamps and scoring of existing sidewalks be preserved. If sidewalks are missing or need replacement, new sidewalks will be built to match scoring, coloring, texture and contractor or date stamps.
- 4) If existing or previously constructed landscaping does not meet the current land development code landscaping requirements, the project will be brought into compliance as part of this permit. The sidewalk and parkway planter configuration will be brought into streetscape planting requirements.
- 5) On-street parking be preserved in its current quantity and every effort be made to increase on-street and off-street parking where possible including restriping and removal of curb cuts.

MOTION CARRIED: FOR: 14 AGAINST:0 ABSTAIN:0

- B. 1912 San Diego Avenue – Tentative map waiver for condominium conversion of existing 10 unit apartment complex. Terry Barker made, and Paul de la Houssaye seconded, the following motion:

MOTION

Uptown Planners support approval of the requested tentative map waiver subject to the Uptown Planners' standard tentative map waiver conditions.

MOTION CARRIED: FOR: 14 AGAINST:0 ABSTAIN:0

- C. Cairo Tentative Map Waiver – Tentative map waiver for condominium conversion of under construction 16 unit project at 3788 Park Boulevard:

MOTION

Uptown Planners support approval of the requested tentative map waiver subject to the Uptown Planners' standard tentative map waiver conditions

MOTION CARRIED: FOR: 14 AGAINST:0 ABSTAIN:0

- D. Columbia Street Tentative Map Waiver – Application to waive the requirements for a tentative map to convert 10 existing apartment units to condominiums at 3005-3023 Columbia Street. Mary Wendorf made, and Neil Edwards seconded, the following motion:

MOTION

Uptown Planners support approval of the requested tentative map waiver subject to the Uptown Planners' standard tentative map waiver conditions

MOTION CARRIED: FOR: 14 AGAINST:0 ABSTAIN:0

- E. Request for letter of support for upcoming Cityfest event. Neil Ferrier made, and Marilee Kapsa seconded, the following motion:

MOTION

Uptown Planners support Cityfest.

MOTION CARRIED: FOR: 13 AGAINST:0 ABSTAIN:

- F. LGBT Pridefest. LGBT requests the support of the Uptown Planners for the LGBT Pridefest, which is scheduled for July 30th and 31st. Warren Simom made, and David Gardner seconded, the following motion:

MOTION

Uptown Planners support the LGBT Pridefest.

MOTION CARRIED: FOR: 13 AGAINST:0 ABSTAIN:1

VII. Information Items

- A. Terrace on the Park/Gotfordson Development – 2820 6th Avenue – Proposal for 14 story, 25 unit project with underground parking at northwest corner of 6th Avenue and Olive. Applicant considering applying for FAR bonus due to underground parking.

VIII. Adjournment

Respectfully Submitted,
Sean D. Schwerdtfeger