



UPTOWN PLANNERS

Uptown Community Planning Committee
REGULAR MINUTES OF
Tuesday, April 6th, 2004 – 6:30 p.m.

I. Parliamentary Items:

A. Introductions:

1. The following members were present: **Allen Edwards, Marilee Kapsa, Roy Dahl, Paul de la Houssaye, Jay Hyde, Alex Sachs, Leo Wilson, David Gardner, Erin Matthews, Terry Barker, Hirsch Gottschalk, Steve Satz, Sean Swerdtfeger, Ernie Bonn, and Ian Epley**
2. **Mike Singleton** and **Mary Wendorf** was an excused absence.

B. Adoptions of Agenda and Rules of Order:

1. **MOTION** that Officer elections be moved from Section VIII in the agenda to Section II was presented to board by **Alex Sachs** ~~David Gardner~~ then seconded by **Leo Wilson**. The motion was approved by a voice vote.
2. **MOTION** made by **Leo Wilson** to put the **Sullivan Residence, 1914 Stockton**, on the Agenda as Item C. Seconded by **Steve Satz**.
MOTION CARRIED: FOR: 14 AGAINST:0 ABSTAIN:1

C. Approval of Minutes:

1. March minutes deferred and to be completed with new Secretary

D. Treasurer's Report

1. Checking Account: \$802.94
2. Savings Account: \$550.48

II. Public Communications:

A. Elections of Officers

Motion to nominate **David Gardner** for the position of Chair:

Moved by **Marilee Kapsa**, Seconded by **Ernie Bonn**.

MOTION passed: FOR: 15 AGAINST:0 ABSTAIN:0

Motion to nominate **Leo Wilson** for the position of Vice-Chair:

Moved by **Ernie Bonn**, Seconded by **David Gardner**.

Nominee was elected by a voice vote.

Motion to nominate **Allen Edwards** for the position of Treasurer:

Moved by **Leo Wilson**, Seconded by **Jay Hyde**.

Nominee was elected by a voice vote.

Motion to nominate **Ian Epley** for the position of Secretary:

Moved by **Marilee Kapsa**, Seconded by **David Gardner**.

Nominee was elected by a voice vote.

2. **Sheila Harden** of CCDC commented on events and issues pertaining to the CCDC redevelopment area.
3. **Mike Capanec**, community member, commented on helicopter noise in the Uptown area. **David Gardner** stated that the Council District Office 3 is aware of the problem and is working with S.D.P.D. rep Monica Palaez to inquire into the problem.

III. **Government Information:**

1. Elective Representatives
 - A. Representative **Margaret Radnick/Craig Casteneda** for Councilmember **Michael Zucchet** –
 - a) Tree planting program in full swing.
 - B. Representative **Monica Palaez** for District 3 – Councilmember **Toni Atkins** –
 - a) A Forum on Budget Issues will be held in District Three, April 27th.
 - b) Fire Safety issues will be discussed at the Kensington Community Church 4773 Marble Drive. See calendar for schedule.
 - c) Call 533-7777 for Undergrounding Utility Issues.
 - C. Representative **Tatiana Ambrosius** for Mayor **Dick Murphy** –
 - a) **Mr. Uberagga's** resignation as City Manager will be effective April 9th. The new City Manger will take over on April 12th.
 - D. Representative **Todd Gloria** for Congress member **Susan Davis** –
 - a) **Susan Davis** will hold a Neighborhood meeting at the Pioneer Park in Mission Hills Saturday, April 17th. Contact **Todd Gloria** for more details.
2. City Information Items:
 - A. Sewer Group No. 689 – Alice Pugh
 - a) Will keep access road in canyon to the bare minimum required.
 - b) Will return sidewalk historic stamps and maintain exist. grid.
 - B. Washington Street Art Project –
 - a) **Jeremy Menks** presented some graphics of the intended artwork to be place at the Intersection of India and Washington Streets.
 - b) Artist to be **Italia Scanga**.
 - C. **Lara Evans**, - Uptown Community designated City of S. D. Planner
 - a) Announced the C.O.W. (Community Orientation Workshop) seminar for April 24, 2004 at the Metro Complex on Topaz Way in Kearny Mesa from 8:15 - 12:30 pm.

IV. **Chair and Community Reports/Recommendations:**

- A. Chair's Report
 1. Commented on Balboa Park and the Zoo Leasehold Proposal that was going to the San Diego City Council for a vote.
 2. Reminded the Uptown community that the Trilogy on Fifth project was having a public hearing on April 7th in the Council chambers.
- B. Community Associations and Committees.
 1. Balboa Park Committee- The Balboa Park Master Plan amendments will be determined at the City Council on April 13, 2004.
 2. Uptown Law Enforcement- Leslie Wade will speak at the St. Paul Cathedral April 21, 2004, see calendar for time.

3. University Heights Community Association- There will be a meeting at Bourbon St. bar and Grill regarding their proposed expansion. See calendar for date and time.
- C. Urban Design and Historic Resources Report.
 1. Important projects coming on the agenda for the Urban Design and Historic Resource Committee meeting are: 51 Unit Residential condo project at 301 University Ave and a 14 unit condo project on 4th Avenue and Ivy Street.

V. Consent Agenda:

- A. **Hayes Avenue Condo Waiver – 1064-1070 Hayes Avenue – Mark Stevens –** Request for tentative map waiver for existing 4 unit project with off-street parking in front and off alley at rear of project. University Heights.

MOTION

Uptown Planners recommend approval of the **Hayes Avenue Condo Waiver** consent agenda item subject to the conditions stated in Uptown Planners bulletin regarding tentative map waivers.

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

VI. Items for Action:

- A. Request for approval of **Sewer Group Job #665** review of City's request for Site Development Permit for sewer line repair and replacement in Mission Hills and Old Town canyons. Site Development Permit review requested due to sensitivity of habitats involved. Mission Hills.

MOTION

Marilee Kapsa made, and **Ernie Bonn** seconded the following motion:

Be it resolved that Uptown Planners Group recommends approval of the City of San Diego's request for Site Development Permit for sewer line repair and replacement in Mission Hills and Old Town canyons for Sewer Group Job #665, provided that the Water and Sewer Department of San Diego continue to work closely with the Sigma Club, Canyon Coalition, Friends of Mission Hills Community Members and Uptown Planners Group as environmental review continues. The Uptown Planners Group urge immediate native plant species mitigation and minimal construction intrusions into the canyons.

MOTION CARRIED: FOR: 14 AGAINST: 0 ABSTAIN: 1

- B. **Stoia Residence – 4230 Arista –** Request for Uptown Planners support of applicant's request for waiver of the City's street tree requirement. Mission Hills.

MOTION

Leo Wilson made, and **David Gardner** seconded the following motion:

Be it resolved that Uptown Planners recommend tabling the support of applicant's request for waiver of the City's street tree requirement at the **Stoia Residence** at 4230 Arista Avenue to the May 4, 2004 regular meeting of the Uptown Planners Group with the reason for tabling: UPG required neighborhood input to justify an exception from the street tree requirement based on view shed protection.

MOTION CARRIED: FOR: 8 AGAINST: 6 ABSTAIN: 1

- C. **Sullivan Residence** – 1913 Ft. Stockton Street – Request for a Neighborhood Use Permit involving a variance request of a 5 ft. rear yard setback in lieu of the 13 ft. required by the existing zoning ordinance.

MOTION

Steve Satz made, and **Ian Epley** seconded, the following motion:

Be it resolved that Uptown Planners recommend approval for the request for a Neighborhood Use Permit involving a variance request of a 5 ft. rear yard setback in lieu of the 13 ft. required by the existing zoning ordinance.

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

- D. **Montecito Point Condo Waiver – 4179 3rd Avenue – Schwerin & Associates – 15 minutes** – Request for tentative map waiver for an existing 72 unit project with underground parking. Hillcrest.

MOTION

David Gardner made, and **Ernie Bonn** seconded, the following motion:

Be it resolved that Uptown Planners recommend tabling the request for tentative map waiver for an existing 72 unit project with underground parking for the **Montecito Point Apts.** at 4179 3rd Avenue for the following reason:- To ensure that proper noticing was down by the Applicant and City and to clarify concerns expressed by the residents in the audience.

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

- E. **Mission Florence – Bijan Arfaa** – Advisory review for previously approved project for 18 unit project at southwest corner of Washington and Albatross. Due to revisions, the 5 story building is now a Site Development Permit (Process 3) and applicant would like to re-present project. Mission Hills

MOTION

Leo Wilson made, and **Marilee Kapsa** seconded the following motion:

Be it resolved that Uptown Planners recommend denial of the Site Development request for the reason that the added 5th floor along Washington Street does not fit with intent of the Uptown Community Plan and agrees with comment 17 of the LDR-Planning Review section (page 10) of the Cycle Issues Report dated 3/6/2004.

MOTION CARRIED: FOR: 7 AGAINST: 2 ABSTAIN: 2

VIII. **Adjournment** at 10:30 P.M.

Respectfully Submitted,

Ian Epley, Secretary, Uptown Planners Group