



# UPTOWN PLANNERS

## Uptown Planning Committee

Tuesday, ~~DRAFT December 7, 2004~~ February 1, 2005 MINUTES  
of the  
Uptown Planners Committee Regular Meeting

### I. Parliamentary Items:

#### A. Introductions:

1. The following members were present: **Roy Dahl, Leo Wilson, David Gardner, Marilee Kapsa, Steve Satz, Sean Swerdtfeger, Ernie Bonn, Mike Singleton, Jay Hyde, Allen Edwards, Hirsch Gottschalk, Mary Wendorf, Paul de la Houssaye and Ian Epley**
2. **Jay Hyde** was absent with excuse.

#### B. Adoptions of Agenda and Rules of Order:

1. Pull Item VI-B from the consent agenda and add to Action Items as Item V-F.

**Motion** by: **Allen Edwards**, **Second** by: **Mike Singleton**, that UPC approve the adoption of the February 1, 2005 agenda.

**MOTION CARRIED:** By a unanimous voice vote.

#### C. Approval of Minutes:

1. **Motion** by: **Ernie Bonn**, **Seconded** by: **Mike Singleton**, that UPC approve the December, 2004 minutes as corrected.

**MOTION CARRIED:** By a unanimous voice vote.

- #### D. Treasurer's Report:
- Checking Account: \$476.40  
Savings Account: \$551.40

#### E. Chair's Report:

1. Pothole Patrol – report potholes and deteriorating streets and sidewalks posing public safety hazard to Chair via website
2. 2005 Meeting Dates – on consent Date of subcommittee meeting for February 21<sup>st</sup> is President's Day
3. Jeffrey Tom, former Exec Dir of Uptown Partnership, Inc., has joined Council District 3 as Chair of Staff. Jeff has been most responsive and cooperative - UP seek to maintain good relations w/ replacement at Uptown Partnership, Inc., and hope to enjoy even greater relations w/ Council District 3.
4. Uptown Roster updated - Forward roster to City if no further changes requested.

## II. Public Communications:

1. **Alex Sachs** commented on some projects being built, i.e., 'The Montana Lofts' on North 3<sup>rd</sup> Avenue and 'Mission Florence Condos' at Albatross and Washington, are not what was approved by Uptown Planners. Proposed the idea of the DPM considering a 'Substantial Conformance Review' of approved entitlement projects.

## III. City/Government Information:

### 1. Elected Officials:

#### A. Representative **Margaret Radnick** for District 2 Councilmember **Michael Zucchet-**

1. **Paseo de Mission Hills** passed 4-1 at the Planning Commission Hearing last week. The Decision has been appealed and will be before the city Council in the next few months.
2. Councilmember **Zucchet** gave his annual State of the District Address. Priorities for Uptown include parkland requisition and development, traffic management and historic preservation.
3. District 2 has allocated funds to complete the Uptown Historic Reconnaissance Survey, an inventory of historic and potentially historic structures.
4. **Zucchet** Gazette is available online.

#### B. Representative **Seth Litchney** for Mayor **Dick Murphy** –

1. **Seth Litchney** had no report but was available for questions.

#### C. Representative **Todd Gloria** for Congress member **Susan Davis** –

1. **Todd Gloria** announced upcoming events, February 12, 2005 – Iraq forum Mission Valley Library, 10:30 to 11:30 am; February 26, 2005 – Imperial Beach 'Neighborhood Day' at the Lifeguard tower.
2. **The 'Davis Dispatch'** was distributed to the board and audience.
3. An update on the Social Security debate was given.

#### D. Representative **Monica Palaez** for District 3 Councilmember **Toni Atkins** –

1. An abnormal amount of car break-ins have occurred in the University Heights area. Councilmember **Atkins** is working with local peace officers to solve the problem.
2. Councilmember **Atkins** office has secured \$400,000.00 for safety improvements for sidewalks and curbs for University Avenue and Normal Street in east Hillcrest.

**2. Staff Information Items:**

**A. FIRE DEPARTMENT SAFETY PROGRAM:**

1. Battalion Chief Pollard commented on the importance of safety in everyday life. Contact the fire department online or their hotline number for more information.

**IV. Community Organization Reports/Information Items:**

**A. Monthly Community Calendar:**

1. HA - 4th Annual Mardi Gras celebration on Tuesday, February 8, 2005, from 6:00 pm to 11:00 pm (University Ave will be closed from 1<sup>ST</sup> to 4<sup>TH</sup> from 9:00 am – 5:00 am).

**B. Community Associations**

1. Safe Streets: waive of car related crimes - 28 auto thefts in UH and 58 in NP, the level of car "prowls" is about the same. Uptown Law Enforcement Com met Wed 1/26 On February 23, 2005, there is going to be a joint Uptown, NP and UH meeting regarding the problem.
2. UHCDC: - meeting Feb 23<sup>rd</sup>, meeting regarding auto crime spree

**V. Consent Agenda:**

MOTION to approve the following consent agenda by: **Leo Wilson**  
SECONDED: **Steve Satz**

- A. 512 ARBOR DRIVE TM – Condo Conversion** - (Process 4 - Tentative Map) **Kenneth French**, applicant; request to create 6 residential condominium units (under construction). Mission Hills MR800B **UDHR Motion: Approve with conditions ATTACHED 1.**
- B. 4536 NORTH AVE TM – Condo Conversion** - (Process 3 - Tentative Map) **Neva Corbin**, applicant; request to create 3 residential condominium units (under construction) University Heights MR1500 **UDHR Motion: Approve with conditions ATTACHED 2.**
- C. 727 ROBINSON AVE TM - Condo Conversion** - (Process 4 - Tentative Map) **David Parot**, applicant; request to convert 8 existing residential units to condominiums. Hillcrest NP1 **UDHR Motion: Approve with conditions ATTACHED 3.**
- D. INDIA STREET LOFTS TM – 3033 India Street - Condo Conversion** - (Process 4- Tentative Map) **Greg Strangman**, applicant; request to create 10 residential condominium units. The project is a conversion of an existing commercial building which received building permit approval in September 2004 (under construction) Middletown CL-6 **UDHR Motion: Approve with conditions ATTACHED 4.**
- E. Approval of meeting dates for 2005. ATTACHED 5.**

- F. **4022 CENTRE ST TM – Condo Conversion** - (Process 3 - Tentative Map) **Rick Turner**, applicant: Request to subdivide 2 new residential condominium units (currently under construction). Hillcrest CL2

**UDHR Motion: Approve with conditions ATTACHED 2.**

**MOTION CARRIED – On a unanimous voice vote**

**VI. Items for Action:**

- A. **222 LAUREL COMM PLAN AMEND /REZONE / SDP / TM** – (Process 5 – Community Plan Amendment, Rezone from MR800B & NP3 to MR800B, Tentative Map and Site Development Permit) **Charlotte Morrisette, J Peter Block Co**, applicant, **Safdie Rabines Architects** – proposed development of 128 (25% affordable housing density bonus) condominium units on a 30,140 SF site. The building will be 11 stories at a height of approx 140 ft and will have 3.5 levels of subterranean parking. The project requests deviations from height, setbacks, FAR, diagonal dimension, façade offsets, architectural features, and sign regulations. The project requires a 2/3 majority of Council to override the Airport Authority's determination that the project is not consistent with the San Diego International Airport Land Use Plan in that it seeks a deviation from the AAOZ height restriction. Bankers Hill

**UDHR Recommendation: Take testimony and consider. Potential conditions ATTACHED 6.**

To request of public comment on record for this item, contact the Secretary of Uptown Planners, Ian Epley, [ianepley@msn.com](mailto:ianepley@msn.com) (The following is a list of people who registered a Public Comment Sheet to the Secretary of UPC: **Caroline Morse, Chuck Crawford, Don Liddell, and Vincent S. Bartolla, Jr.**

There were two motions proposed, the first based on AAOZ issues and the second based on the applicant's request for a zone change.

The following first **MOTION** by: **Leo Wilson**; **SECONDED** by: **Alex Sachs**

That the Uptown Planners Committee recommends denial of the proposed project at 222 Laurel Street based on 1) the development encroaches into the airport approach buffer established by the AAOZ; 2) the density of the project proposed is not compatible with the Airport Comprehensive Land-Use Plan (CLLP); and 3) that the Uptown Planners believe preserving the integrity of the AAOZ buffer zone is the paramount interest of the city, and overrides all other issues.

**MOTION CARRIED – FOR: 14 AGAINST: 1 ABSTAIN: 1.**

The following second **MOTION** by: **Paul de le Houssaye**; **SECONDED** by: **Marilee Kapsa**

That the Uptown Planners Committee recommends denial of the proposed project at 222 Laurel Street based on 1) Uptown Planners does not support the rezone request of the project from NP-3 to MR800B; 2) Uptown Planners does not support the deviation on Laurel Street; and 3) that the Uptown Planners does not support the increase FAR request.

**MOTION DENIED – FOR: 6 AGAINST: 7 ABSTAIN: 1.**

**Then on a re-vote:**

**MOTION APPROVED – FOR: 8 AGAINST: 7 ABSTAIN: 1.**

**B. 112 REDWOOD ST TM – Condo Conversion - (Process 3 - Tentative Map) Herman Bateman**, applicant: Request to convert 3 existing residential units to condominiums. Bankers Hill MR1500

**UDHR Motion: Approve with conditions ATTACHED 7.**

**Motion to Table until the next regular UPC meeting Approved on Voice vote**

**VII. Urgent, Non-Agenda Action Items:**

A. **Ernie Bonn** presented the following motion to the UPC:

The following **MOTION** by: **Ernie Bonn**; **SECONDED** by: **Hirsch Gottschalk**

That the Uptown Planners Committee support the safe routes to school to school (SR25) grant for the Bierney Elementary School.

**MOTION CARRIED – On a unanimous voice vote.**

**VIII. Planning Committee Business:**

**A. Rules Subcommittee.** (Chair: **Leo Wilson**)

1. JOINT SUBCOMMITTEE DATE FEB 19, 2005, to consider council policy 600-24 amendments, bylaw changes, and website development.

**B. Resources Subcommittee.** (Chair: **Steve Satz**)

1. See Item No. 1 above.
2. Lara Evans mentioned that she would present the Caltrans street improvement project for Park and El Cajon Boulevards at the Joint Sub-Committee meeting on February 19, 2005.

**C. Urban Design and Historic Resources Subcommittee** (Chair: **Ernie Bonn**)

1. Nothing to report.

**IX. Upcoming Meetings:**

**Urban Design and Historic Resources Sub Committee:** Monday, February 21, 2005 at 4:30 p.m. at the Uptown Partnership's Office, 3108 Fifth Avenue, Suite B

Projects to be considered as of the February 1, 2005 UPC Meeting:

UPTOWN TOWNHOMES - 4021 FIRST AVE  
RAY RESIDENCE – 2195 W CALIFORNIA ST  
THORN STREET VACATION  
SPENCER RESIDENCE SDP/VAR – 1724 W Arbor Dr  
4120 VERMONT ST TM  
4430 NORTH AVE TM  
STATE & LAUREL VILLAS TM  
NOB HILL TMW - 2330 FIRST AVE  
4519 NORTH AVE TM

1410 W THORN ST TMW  
Fifth & Maple – Britt House Mixed Use  
301 & 333 University Ave Mixed Use  
The Memphis – Robinson & Park Mixed Use  
Baranski Apartments / W Washington Street Vacation

**Uptown Planners:** Tuesday, March 1, 2005 at 6:30 p.m. at the **Joyce Beers** Community Center, Uptown District, 1230 Cleveland Avenue.

**X. Adjournment** at 10:30 P.M.  
Respectfully Submitted, **Ian Epley**, Secretary, Uptown Planners Group