



UPTOWN PLANNERS

Uptown Community Planning Committee

MINUTES

OCTOBER 4, 2005

Attendance: Jay Hyde, Peggy Mazzella, Roy Dahl, Erin Matthews, Ian Epley, Leo Wilson, Ernie Bonn, Alex Sachs, Hirsch Gottschalk, Steve Satz Sax, Mary Wendorf, Mike Singleton, Allen Edwards

I. Parliamentary Items (6:00 p.m.)

- a. Introductions
- b. Adoption of Agenda and Rules of Order
- c. Approval of Minutes: Pending receipt
- d. Treasurer's Report \$ 887.74
- e. Chair's Report: Chair's committee considering changes to condo conversion laws. This will be a much stronger ordinance. Lara Gates will be assuming this as a new position. General plan update is now going through update. Leo Wilson on committee, and he stated that it is a slow deliberate process. Issue is important to all of us.
- f. Vacant seat: David Gardner has moved. Formal declaration today, vacancy filled by vote of the board, and we have 120 days to fill. Qualifications: live in Uptown or business in Uptown, fill in application on the website. We will accept applications until the last minute. Must attend 3 prior meetings for elections in March, but in appointment procedure, this does not apply. This term would go to March 2008.

MOTION: Let's do this in December, maximum 3-minute speech at beginning of the meeting. (1st Jay Hyde 2nd Roy Dahl). **Passed: Favor: 11 Against: 0**

- g. Requests for Letters of Support
 - i. Komen San Diego Race for the Cure (6 Nov 2005)
 - ii. Mardi Gras, Hillcrest (28 Feb 2006)
 - iii. City Fest, Hillcrest (13 Aug 2006)

MOTION: (1st Steve Satz 2nd Hirsch Gottschalk) **Passed: Support: 9 Against :1 Abstain: 2**

- h. Next COW Workshop (27 October 2005)

II. Public Communications - Non-Agenda Public Comment (3 minutes each) (6:10 p.m.)

- Campaign finance reform: John Hartley. In support of clean elections.
- Public forum on municipal bankruptcy October 11 7-9 pm at Double Tree Hotel in Mission Valley.
- University Heights community development corp: Oct 20 at 7PM at Swedenborg Church Mike Aguirre will speak.
- Uptown is going to get parks, Albatross and a few others, but we don't have a Rec. council. Peggy Mazzella is looking into having our own Rec. council for Uptown. Stay tuned...

- Fabulous New Years Eve Party (5 min) block party from Robinson to Pennsylvania, closing 5th at 7am, reopening at 7am on the 1st. Clean up from 1:30am until 7am. Hiring extra security, 21 and over. 25 years of experience, satellite parking for shuttles, and spending \$5,000 on Cloud 9 service for drunk drivers. Admission between 60 and 85 dollars, depending upon entertainment. Working with Hillcrest Association. **MOTION:** Ask applicant to come back for questions in November 1st as action item. (1st: Peggy Mazzella 2nd: Alex Sachs). **Passed: Favor: 6 Against: 5 Abstain: 1**
- Mike Aquirre: sees Community Power being used for special needs. We don't have a strong common, shared way of seeing the priorities of the City. Trying to change the City Attorney's office. Our City is facing the greatest financial crisis in its history. Along with that crisis is a leadership crisis. Wants to open City Attorney's office to you, the office is your office, was created in 1931 to serve citizens. He takes this seriously.
- Fire Department presentation on disaster readiness in SD.
- Tom Mullaney, Friends of San Diego (10 min) Smart Growth in San Diego.

III. City/Government Information/Action Items (6:15 p.m.)

a. Elected Official Representatives (3 minutes each)

- i. Todd Gloria, Congress member Susan Davis left flyers on back table.

IV. Consent Agenda (Staff/Government Information Items

4238 Cleveland North, 4583 Campus Tentative Map

MOTION: approve consent agenda. (1ST Steve Satz 2nd Ian Epley)

Passed: Favor: 11 Against 2

V. Action Items – Special Reviews

- a. **3rd and Robinson stop sign.** Motion to recommend the stop sign (1st Alex Sachs, 2nd Peggy Mazzella)
- b. **Biarretz VTM.** Changed from Tentative Map to Vesting Tentative Map. Went to Planning Commission and it was approved with certain conditions. They are asking for these conditions to remain even if the City rules change as long as the project continues. Ownership entitlement. Location NW corner of Redwood and 6th. 15,000 square foot lot, 11 story building, 87 units. Approved before by the Board 10 - 4 a year ago. Project is already in plan check. **MOTION:** recommend that we support the Vesting Tentative Map Request. (1st Alex Sachs, 2nd Roy Dahl) **Passed: Favor: 7 Against: 6.**
- c. **West Lewis Mixed Use Project Issue.** West Lewis and Palmetto – Used to be Garden shop and Hair Salons. Same amount of commercial space on 1st floor, 3 units on 2nd floor, one unit to be occupied by the owner. 30 ft height limitation. Parking: garage parking for 3 residential units. 2 spaces per unit. Commercial space – existing on street parking is sufficient, according to the City. City wants 14 parking spaces on the site. Would take over 65% of the site to accommodate the parking, so asking for parking deviation. Requiring parking study to see if the on street parking spaces were sufficient. They did their own and feel that there are sufficient spaces. Asking us to support the project because of the ample on street parking. Asking for deviation on

Commercial parking requirement. **MOTION:** Uptown Planners express concern over the deviation for off street parking, though we recognize the project benefits and design aspects and do not wish to create larger off-street lots. Therefore the Uptown Planners deny the request for parking deviation. However, the Uptown Planners would support a parking scheme that either includes angled parking with improved pedestrian pop-outs or with others in the neighborhood re-striping or joint use parking agreements within the business district. (1st Mike Singleton 2nd Jay Hyde) **Passed: Favor: 8 Against: 4**

- d. **Vista Diego** San Diego Ave and California 11 units, 10 market rate, one affordable, 10 2 bdrm, 1 1bdrm. CL6 zone, commercial, mixed-use development. Many community members have spoken in opposition because of height and traffic problems. **MOTION:** To approve the project (1st Ian Epley 2nd Roy Dahl). **Failed: Favor: 4 Against: 9** **MOTION:** Deny the height deviation (1st Peggy Mazzella 2nd Erin Matthews) **Passed: Favor 7 Against: 5 Abstain:1.**
- e. **Fifth Ave and Pennsylvania :** 2nd time at Uptown Planners, 5th, including subcommittee and Board. DR Horton did more marketing studies, have more 3 bedroom units, reduces total number of units – do not want density bonus, but have 37 additional parking stalls. Provided color board. **MOTION:** Move to approve project and require less heavy texture stucco and lessen bulk of overhangs and cornices. (1st Steve Satz. 2nd Allen Edwards) Alex Sachs: this project is too bulky for Hillcrest, Peggy Mazzella I agree with Alex Sachs, and the brick is too heavy and dark, but this is allowed by our Community Plan, so if you want a change to the Community Plan, lobby your Councilmen. Ian Epley, I disagree with Peggy Mazzella – even though our Community Plan is 16 years old, I think it envisions the Hillcrest that goes to downtown. **MOTION:** Deny project. **Passed: Favor: 8 Against: 5.**
- f. **1030 Robinson Avenue.** Condo conversion. **MOTION:** Come back with site plan and proper documentation to tell us exactly what they are going to do. (1st Peggy Mazzella, 2nd Ian Epley) **Passed: Favor: 12 Against: 0**

VI. Adjournment – (approximately 10:06 p.m.)