



UPTOWN PLANNERS
Uptown Planning Committee

Tuesday, October 5, 2004 MINUTES of the
Uptown Planners Committee Regular Meeting

I. Parliamentary Items:

A. Introductions:

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

B. Adoptions of Agenda and Rules of Order:

1. Move from action to consent: Terry's resignation & declare vacancy. Accept nominations and fill seat at the Nov meeting. Qualifications include: 1) General membership standing. 2) Attended at least three of the previous six (6) consecutive regular meetings of the planning committee. 3) And have filed applications for membership with the planning committee secretary.
2. Add to consent: Letter of support for Susan G. Komen Race for the Cure fundraiser in Balboa Park on Sunday, Nov 7 – Foundation raises over \$800k in fight against Breast Cancer
3. Add to consent: Dale Pursel, reappointment to the Uptown Planners' Representative on the North Bay Redevelopment Project Area Committee.

Motion for approval called by chair **David Gardner**:

MOTION CARRIED: By a unanimous voice vote.

C. Approval of Minutes:

1. **Motion** by: **Mike Singleton** **Second** by: **Roy Dahl**, that UPC approve the September minutes as corrected.

MOTION CARRIED: By a unanimous voice vote.

D. Treasurer's Report:

1. Checking Account: \$551.09
2. Savings Account: \$545.25

E. Chair's Report:

1. Leo Wilson new Director the Citizens Patrol, which runs Safe Streets Now and other programs.
2. Letter of Appreciation to Marilee Kapsa from Uptown Partnership for participation in the Parking Summit Committee Advisory Group in organizing the Parking Summit last month, great success with over 70 participants.
3. HRB Design Subcommittee Wed Oct 6: Paseo at Mission Hills & Lafayette Hotel (UH)

4. SANDAG committee being established to meet over the next four months to participate in the preparation of a Transit Network Plan for Mid-City?

II. Public Communications:

1. **Alex Sachs**, UPC board member speaking as his own behalf,
 - a) Spoke in opposition to "Proposition A" – the "Transnet Tax"
2. **Jay Hyde**, UPC board member speaking as his own behalf,
 - a) Comments from the Public Comment Sheet of **Jay Hyde**: Marston Hills is an important historical neighborhood. The corner of Upas Street and Richmond Avenue will have an Additional 1000 cars a day if the San Diego Zoo is allowed to put employee parking lot south of Upas Street on Richmond Avenue. This increase in cars will result in safety and environmental problems. Our neighborhood will cease to be a community and become an extension of commercial venture, namely the San Diego Zoo.

III. City/Government Information:

1. Elected Officials:

A. District 2 Councilmember **Michael Zucchet**

- a) We were honored to have Councilmember **Michael Zucchet** of Council District 2 speak. His district includes the communities of Mission Hills, Middletown and Bankers Hill/Park West. Councilmember **Zucchet** was elected in November 2002. He currently sits on the Land Use and Housing subcommittee as well as, Natural Resources & Culture, and Public Safety & Neighborhood Services subcommittees AND also represents the City on the San Diego Metropolitan Transit System Board. Councilmember **Zucchet** was also a former member of the PB Community Planning Group. The Councilmember made announcements and then answered questions/comments for approximately 20 minutes.
 - 1) Chris Stokes was appointed to head the newly formed Mission Hills Business Improvement District (B.I.D.)
 - 2) Fire protection, mostly in the form of brush management, occurred at Mt. Soledad and in Mission Hills.
 - 3) Council member Zucchet supported 15 of 17 recommendations put forth by the Pension Reform Committee. The city is still under investigation from the Securities Exchange Commission (SEC).

Comments from the UPC board and the Audience:

- 4) UPC board member Erin Matthews commented that the historical core should receive greater attention.
- 5) UPC board member Mike Singleton commented that the City planning should find the money to refund the efforts to update our community plan.
- 6) UPC board member Ian Epley commented that tenants and occupants of upcoming Condominium Conversions should be noticed with the schedules of Planning Group meetings.
- 7) UPC board member Alex Sachs commented that the City should consider affordable housing goals and historic preservation goals together in a program that supports rehab of older apartment buildings which can be deed restricted for families with low incomes.

8) Mary Wendorf commented that the City has not followed up with the recommendations from the MidCity PDO Update Committee formed by the City in 2001 and 2002.

- B. Representative **Seth Litchney** for Mayor **Dick Murphy** – Not present
- C. Representative **Todd Gloria** for Congress member **Susan Davis** –
 - a) The October “The Davis Dispatch” was passed out by Todd Gloria.
 - b) Preparations are being made to facilitate the upcoming Congressional election.
- D. Representative **Monica Palaez** for District 3 Councilmember **Toni Atkins** – excused.

2. **Staff Information Items:**

- A. **Development Impact Fee (DIF): Evelyn Lee**, Facilities Financing made a presentation on the collection and disbursement of funds.
 - 1) The fees are applicable only on additional development, that is, a net increase in residential units, increased building area, or a change in use resulting in higher trip generation. This money is used by the City to provide needed public facilities such as streets, libraries, parks, and fire stations. Uptown, \$7,665/unit trans \$119 / ADT fire \$74 / GSF - What is the City's process for collecting and disbursement of DIF and how does the CPG fit into that process?
 - 2) Evelyn Lee stated that on October 8, 2002 the City Council approved the Uptown Facilities Finance plan.
 - 3) Presented a pamphlet to UPC that identified the purpose of DIF, and;
 - 4) Identified the use to which the DIF is to be put.
 - 5) In terms of Undergrounding of Utilities and Condominium Conversions, Evelyn Lee passed out a list containing dates indicating the fiscal year that neighborhoods in Council District Three and Two would be under grounded.
 - 6) A comment was made that Planning Groups should have more control over the use of DIF's.
- B. **4th /5th/6th Avenue Traffic Calming Final Report: Jeffrey Tom** of the Uptown Partnership and **Mike Singleton** of KTU+A, presented a preliminary draft master plan for the 4th/5th/6th Avenue corridor north of the 1-5 freeway to Washington Street. The draft master plan implements traffic calming elements that will improve pedestrian safety, maintain smooth vehicular circulation and provide additional parking on these well-traveled streets. Ultimately, the goal is to have this project adopted by the City Council as a concept traffic management plan. Mike Singleton offered a Power Point presentation through email access to the UPC.

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

A. **Monthly Community Calendar:** The calendar is posted on the UPC Website

B. **Community Associations and Committees.**

- 1. Balboa Park Committee – **Warren Simon**, Committee Member
 - a) Special Events Subcommittee is working with Museum Directors to develop policy on special events. The need for this policy has come up in light of the number of new requests for special events and parades to be held in the park.

V. **Consent Agenda: PROMONTORY CONDOS ST VACATION/SDP/TM pulled from the consent agenda by Tom Mullaney, member of the public**
MOTION to approve the following consent agenda by: **Alex Sachs**
SECONDED: **Leo Wilson**

- A. Accept resignation of **Terry Barker** and declare the seat vacant.
- B. Letter of support for **G. Komen Race for the Cure** fundraiser in Balboa Park on Sunday, Nov 7, 2004.
- C. Reappointment of North Bay Rev representative - **Dale Pursel**

MOTION CARRIED- By a unanimous voice vote

VI. Items for Action:

- A) **PASEO DE MISSION HILLS – 800 W. Washington, Mission Hills Shopping Center -** (Mission Hills Shopping Center Block)- (Process 4 – Site Development Permit- Historic; Tentative Map) – RS Lawrence Development, Developer; **M. W. Steele** Group, Architect – request to construct a mixed use development including 61 new residential condo units and 20,000 sf of commercial area in a 6 story building, including, the rehabilitation of a historical structure. UDHR Recommendation: Place on October agenda.

To request of public comment on record for this item, contact the Secretary of Uptown Planners, Ian Epley, ianepley@msn.com (The following is a list of people who registered a Public Comment Sheet to the Secretary of UPC: **Janet O’Dea, Tom Mullaney, Barry Hagar, Allen Hazard, Sharon Gehl, Bill Zillich, Mike McDade, Michael Berslauer, Francisco Ojeda, Scott Lampe, Ken Perkal, Midge Costanza, Richard Ledford, and Chris Chase.**

The following **MOTION** by: **Mike Singleton**; **SECONDED** by: **Alex Sachs**

Uptown Planners support the Paseo de Mission Hills project as presented with the following conditions:

- 1). Continue to work with Uptown Partnership, City Engineering, Uptown Planners, the Mission Hills BID and the Mission Hills community to maximize the amount of on-street parking, off-street public parking and traffic flow to reduce the impacts on parking and traffic within the community.
- 2). Work with the Mission Hills BID and the Uptown Partnership to assist in the funding of the median landscaping, hardscape or public art (on Washington between Falcon & Goldfinch), intersection improvements (Washington & Goldfinch) and sidewalk improvements around the entire block including enhanced pedestrian "ladder style" crosswalks (at Ft. Stockton / Goldfinch / Falcon).
- 3). Incorporate the existing (or accurate replicas) neon signs (Mission Hills Shopping Center & the Funchion Building neon) into the project, consider purchasing the original Ace Drug Store neon (now at Corvette Diners) and reconfigure the garage entrance to closer match the facade wing wall of the Funchion building.
- 4). Agree to make the Chiropractic bungalow building available for moving and reuse.
- 5). Incorporate consistent street trees on all for street fronts including canopy trees on Washington and Goldfinch and preserve the existing Jacarandas, Queen Palms and Koelreuterias found on site.
- 6). Develop facade guidelines on Goldfinch to break up the storefronts into smaller units through the use of varying canopies, color, signage and building materials.

MOTION CARRIED - FOR: 10 AGAINST: 3 ABSTAIN: 1

- C) **3RD AVENUE TENTATIVE MAP, 3815 3RD Avenue, Condo Conversion:** (Process 4), Request for Condominium Conversion to convert 18 existing residential units to condominiums on a 0.271 acre site in the MR-800B Zone in Hillcrest. (15 minutes) UDHR Recommendation: Place on October agenda

The following **MOTION** by: **Mike Singleton**; **SECONDED** by: **Steve Satz**

Uptown Planners recommends approval of the Condominium Conversion/Tentative Map Waiver with the following condition that at least two proposed trees be planted closer to the street and between parking spaces.

MOTION CARRIED- FOR: 12 AGAINST: 0 ABSTAIN: 1

- D) **PROMONTORY CONDOS ST VACATION/SDP/TM:** The Promontory – 6th and Arbor – M.W. Steele Design- Process 5 – Proposed 12 unit condominium project on previously graded steep slopes at the north end of Sixth Avenue, on the south edge of Mission Valley. The project includes a proposal to vacate a portion of a vacant street. UDHR Recommendation: Approve Site Development Permit/Street Vacation and Tentative Map as presented at the UDHR Subcommittee of September 20, 2004

Tom Mullaney presented public comments. To request a copy of the public comment on record for this item, contact the Secretary of Uptown Planners, Ian Epley, ianepley@msn.com

The following **MOTION** by: **Leo Wilson; SECONDED** by: **Ernie Bonn**

Uptown Planners recommends approval of the request for a Street Vacation, Site Development Permit, and Tentative Map Waiver for the Promontory Condominium project located at Sixth Avenue and Arbor Street as presented.

MOTION CARRIED- FOR: 10 AGAINST: 2 ABSTAIN: 1

VII. Urgent, Non-Agenda Action Items:

A. There were no items presented.

VIII. Planning Committee Business:

A. **Rules Subcommittee.** (Chair: Leo Wilson) The UPC board heard comments for amendments to the Bylaws to bring us in conformance with Administrative Guidelines.

B. **Resources Subcommittee.** (Chair: Steve Satz) Track and review Environ Impact Reports (EIR) and provide research, technical assistance and information for Board members on regulations currently under review by the Committee:

- LDC Revision EIR: Density Bonus & Inclusionary Housing Ordinance (due Oct 7th)
- Obtain and update Uptown zoning map review & verification process
- Uptown streetscape standards summary chart & handout
- Zoning summary and development standards table
- A meeting was not scheduled to discuss the development of www.uptownplanners.com, but will be discussed at next UPC Regular meeting

C. **Urban Design and Historic Resources Subcommittee:** Project tracking was reported.

IX. Upcoming Meetings

Urban Design and Historic Resources Sub Committee: Monday, October 18, 2004 at 4:30 p.m. at the Uptown Partnership's Office, 3108 Fifth Avenue, Suite B

Uptown Planners: Tuesday, November 2, 2004 at 6:30 p.m. at the Joyce Beers Community Center, Uptown District, 1230 Cleveland Avenue.

X. Adjournment at 10:55 P.M.

Respectfully Submitted,
Ian Epley, Secretary, Uptown Planners Group