



UPTOWN PLANNERS

Uptown Planning Committee

Tuesday, November 2, 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, Hirsch Gottschalk, Steve Satz, Sean Swerdtfeger, Ernie Bonn, Mike Singleton, Jay Hyde, Allen Edwards, Erin Matthews, Mary Wendorf, Paul de la Houssaye** and **Ian Epley**
2. **Marilee Kapsa** absent with excuse.

B. Adoptions of Agenda and Rules of Order:

1. Add under consent Hillcrest Association Letter of Support for Cityfest 2005 in order to reserve date
2. Add under Biarritz and 4090 Falcon St, additional recommendations from the Subcommittee.

Motion by: **Leo Wilson**, **Second** by: **Paul de la Houssaye**, that UPC approve the adoption of the November 2, 2004 agenda.

MOTION CARRIED: By a unanimous voice vote.

C. Approval of Minutes:

1. **Motion** by: **Steve Satz**, **Seconded** by: **Allen Edwards**, that UPC approve the October minutes as corrected.

MOTION CARRIED: By a unanimous voice vote.

D. Treasurer's Report: Checking Account: \$531.25 Savings Account: \$551.17

E. Chair's Report:

1. FILLING THE VACANCY – Take nominations until 7:00 pm on Tuesday, December 7, 2004.
2. City hosting Planning workshop on **ROLE OF CPG IN DEVELOPMENT REVIEW PROCESS** on Tuesday, November 30th from 6 to 8:30 at Metro Ops Center in Kearney Mesa, RSVP to the Planning Department receptionist at (619) 235-5200 by November 24th, 2004.
3. Consideration of alternative dates during holiday period or canceling specific meetings.
4. www.uptownplanners.org website kickoff, thanks to many hours of work by Steve Satz, webmaster and now the new Chair of the Resource Subcommittee.
5. 222 Laurel has been postponed until City responds to AAOZ concerns and the Environmental Document gets published containing the Traffic Report.

II. Public Communications:

1. **Frank Pavel**, 2405 Marylouise Way commented: The proposed **Paseo de Mission** project at Falcon and Washington and Goldfinch as designed is to high, the bulk and scale too large and would create huge shadows in the area. Would like to see the enormity of the project size reduced.

III. City/Government Information:

1. **Elected Officials:**

- A. Representative **Margaret Radnick** for District 2 Councilmember **Michael Zucchet**: Excused Absence
- B. Representative **Seth Litchney** for Mayor **Dick Murphy** – Not present
- C. Representative **Todd Gloria** for Congress member **Susan Davis** – Excused
- D. Representative **Monica Palaez** for District 3 Councilmember **Toni Atkins** – Excused

2. **Staff Information Items:** None to report

IV. Community Organization Reports/Information Items:

A. **Monthly Community Calendar:**

1. FRIENDS OF MAPLE CANYON CLEANUP (west end of Quince St footbridge) Sat Nov 6, 1000am.

B. **Community Associations:**

1. Hillcrest Business Association – **Warren Simon**
 - a) The association will be sponsoring a Neighborhood Watch Program.
 - b) Hillcrest Business Association would be requesting support from the UPC for the Second weekend in August, 2005 for the City Fest activities.

V. Consent Agenda:

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

SECONDED: **Jay Hyde**

- A. **HILLCREST ASSOCIATION LETTER OF SUPPORT FOR THE 4TH ANNUAL MARDI GRAS** to be held on Tuesday, February 8, 2005 on University Avenue from First to Fourth avenues. University Ave will be closed to thru traffic at 9:00 am to set up venue, and the event runs from 6:00 pm to 11:00; cleanup until about 5:00 am.
- B. **VILLAS @ MONTECITO TM - 4146 First Ave Condo Conversion** - (Process 3 - Tentative Map), Robert Ramsey, applicant; request to subdivide 3 residential units (currently under construction) to condominiums. Hillcrest MR800B UDHR Motion: Approve with standard conditions
- C. **HILLCREST ASSOCIATION LETTER OF SUPPORT FOR CITYFEST 2005**. It will be held on Sunday, August 14, 2005 on Fifth Avenue from University to Upas Street, from 10:00 am to 7:00 pm. Three free shuttles will again be available to bus patrons to 3 outlying parking lots. The event will be similar to the past year's although no car show is planned. Notices will be mailed to all residents and businesses. Streets closed at 2:00 am for set up and will remain closed till 11:00 pm to allow for cleanup.

MOTION CARRIED- By a unanimous voice vote

VI. Items for Action:

A) PARK BLVD TM- 3620 Park Blvd Condo Conversion- (Process 4 – Tentative Map)

Lindsay Erickson, applicant request the conversion of 11 existing residential units to condominiums. Hillcrest MR 1500 (Approx. **8:05 pm** - 5 min presentation / 10 min comments) UDHR Recommendation: Approve with standard conditions to include: Conduct a Historical Resource Evaluation Report for possible designation.

There was no public comment for this project.

The following **MOTION** by: **Leo Wilson**; **SECONDED** by: **Roy Dahl**

Uptown Planners recommend approval of the **PARK BLVD TM- 3620 Park Blvd Condo Conversion** request as presented with the following conditions:

- 1) No waiver or exemption from state and local jurisdictional requirements that existing utility services for this property be under-grounded. Under-grounding of all overhead utility services is a critical infrastructure need in our community and is typically paid for by the developer. Exceptions may include alleyway above ground utilities or any utility planned and programmed to be under grounded verified by the local council district office.
- 2) 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.
- 3) If existing or previously constructed landscaping does not meet the current land development code landscape requirements, the project will be brought into compliance as part of this permit. The sidewalk and parkway planter configuration will be brought into general compliance with the City of San Diego Street Design Manual including streetscape-planting requirements.
- 4) Place all new utilities and backflow preventers outside of the public right of way and shielded from view.
- 5) Replace all adjacent sidewalk, curb, and gutter pursuant to above and provide a street tree pursuant to current streetscape standards. Repair drainage problem while reducing curb cuts.
- 6). Conduct a Historical Resource Evaluation Report for possible designation.

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

B) BIARRITZ SDP/TM - 3102 6th Ave – (Process 3 – Site Development Permit/ Tentative Map Waiver) Mehran Sebari, Mayfair Homes, Developer; Renzo Zecchetto, Architect – proposed

development of 37 residential condo units on an existing 14,794 sf vacant lot. The building will be 12 stories at a height of 145 ft and will have 3 levels of subterranean parking. The project requests deviations from FAR, setbacks and development standards. Park West MR400. (Approx. 8:20 pm - 10 min pres /20 min comments) UDHR recommendation to approve with conditions to include:

- (1) Complete the double row of palms (queen palms) along 6th Avenue. Palms should have a minimum 12 foot trunk height.
- (2) Project should maintain high quality materials on the exterior of the building.

- (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. Please contact Ernestine Bonn at 619 297-3166 or uhcdc@netzero.net to verify.
- (4) Continue to work with Uptown Partnership to install offsite sidewalk improvements consistent to the 4th/5th/6th Avenue Traffic Calming Project. These elements include a sidewalk pop-out at the NW corner of 6th and Redwood and a small pedestrian refuge island on 6th Avenue per 4th/5th/6th Avenue Traffic Calming Project concept plan.
- (5) Explore additional parking off-street parking opportunities adjacent to project.

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: **Philip Cohen and Mark Wisnosky**.)

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

Uptown Planners recommends approval of the BIARRITZ SDP/TM request project located at 3102 6th Avenue with the following conditions:

- 1). No waiver or exemption from state and local jurisdictional requirements that existing utility services for this property be under-grounded. Under-grounding of all overhead utility services is a critical infrastructure need in our community and is typically paid for by the developer. Exceptions may include alleyway above ground utilities or any utility planned and programmed to be under grounded verified by the local council district office.
- 2) 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.
- 3) If existing or previously constructed landscaping does not meet the current land development code landscape requirements, the project will be brought into compliance as part of this permit. The sidewalk and parkway planter configuration will be brought into general compliance with the City of San Diego Street Design Manual including streetscape-planting requirements.
- 4) Place all new utilities and backflow preventers outside of the public right of way and shielded from view.
- 5) Replace all adjacent sidewalk, curb, and gutter pursuant to above and provide a street tree pursuant to current streetscape standards. Repair drainage problem while reducing curb cuts.
- 6) Complete the double row of palms (queen palms) along 6th Avenue. Palms should have a minimum 12 foot trunk height.
- 7) Project should maintain high quality materials on the exterior of the building.
- 8) Continue to work with Uptown Partnership to install offsite sidewalk improvements consistent to the 4th/5th/6th Avenue Traffic Calming Project. These elements include a sidewalk pop-out at the NW corner of 6th and Redwood and a small pedestrian refuge island on 6th Avenue per 4th/5th/6th Avenue Traffic Calming Project concept plan.

- 9) UPC recommends that the developers meet with the Home Owners Association at 3060 Sixth Avenue.

MOTION CARRIED- FOR: 10 AGAINST: 4 ABSTAIN: 1

- C) BLUEMENTHAL RESIDENCE VAR - 4289 Ingleside St – (Process 3 – Variance), Randy Ehm, Architect – Variance to construct a new 537 sf two car garage with a roof deck at the front property line observing a 0 FYSB where 15 feet is required. Mission Hills RS-1-7 UDHR Recommendation: Consider public comment and alternative design which takes access from the alley or Deny PUBLIC COMMENT RECEIVED FROM ALLEN HAZARD RE: BLUEMENTHAL VAR**

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: **Allen Hazard, Frank Mangan, Bill & Helen Hillman and Scott Sandal.**

The following **MOTION** by: **Leo Wilson**; **SECONDED** by: **Roy Dahl**

Uptown Planners recommends approval of the **BLUEMENTHAL RESIDENCE** Variance request located at **4289 Ingleside St** with the following exception that the alternative design, with the garage located off the alley, be implemented.

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

- D) 4090 FALCON ST TM – Condo Conversion - (Process 4 - Tentative Map) David Parot, applicant; request to convert 10 existing residential units to condominiums. Mission Hills MR1000 UDHR recommended to approve with the following conditions:**
- (1) Uptown Planners do not support widening Falcon Street at this location
 - (2) The Uptown Planners support the concept of a pocket park at W Lewis Street therefore, this project should take into consideration the potential pocket park improvement in the ROW along W. Lewis Street so as to not conflict with that planned design, and the applicant should work closely with City Staff to negotiate an appropriate agreement to provide a needed amenity to the entire neighborhood.
 - (3) Pepper trees within the Falcon Street ROW should be preserved.

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: **John Lomac.**

The following **MOTION** by: **Mike Singleton**; **SECONDED** by: **Mary Wendorf**

Uptown Planners recommends approval of the **4090 FALCON ST TM/Condo Conversion** request as proposed with the following comments:

- 1) The UPC does not support the widening of Falcon Street or generally the removal of trees on the ROW.
- 2) The UPC supports the continued use of the ERA for an access easement and the non-exclusive use of (3)-three parallel parking spaces in the West Lewis ROW, until a deed transfer or street ROW vacation has occurred.

3) The UPC supports the concept which includes (3)-three parallel parking spaces (running north and south of the access drive) constructed at the applicants expense.

4). The applicant is requested to transfer title to the underlying property affected by the West Lewis and Falcon Street ROWs' from the property to the City of San Diego for use as a public park prior to the recording of the subdivision of property.

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

- E) 3065 THIRD AVE TM / STREET VACATION** – (Process 5 - Condo Conversion / Street Vacation) **David Parot**, applicant; request to convert 5 existing residential units to condominiums. This proposal requires a street vacation of a portion of Third Avenue between Redwood and Quince streets. Bankers Hill MR1000 UDHR Recommendation: Approve with conditions:
- (1) Conduct a Historical Resource Evaluation Report for possible designation
 - (2) Project should be reviewed by HRB Design Subcommittee for possible designation and to review any proposed changes to the exterior of the building
 - (3) Any proposed exterior improvements should be consistent with the original architectural style of the structure.

The following **MOTION** by: **Leo Wilson**; **SECONDED** by: **Erin Matthews**

Uptown Planners recommends approval of the request for **3065 THIRD AVE TM / STREET VACATION** at **3065 Third Avenue with the following conditions:**

- 1). No waiver or exemption from state and local jurisdictional requirements that existing utility services for this property be under-grounded. Under-grounding of all overhead utility services is a critical infrastructure need in our community and is typically paid for by the developer. Exceptions may include alleyway above ground utilities or any utility planned and programmed to be under grounded verified by the local council district office.
- 2) 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.
- 3) If existing or previously constructed landscaping does not meet the current land development code landscape requirements, the project will be brought into compliance as part of this permit. The sidewalk and parkway planter configuration will be brought into general compliance with the City of San Diego Street Design Manual including streetscape-planting requirements.
 - 4) Place all new utilities and backflow preventers outside of the public right of way and shielded from view.
 - 5) Replace all adjacent sidewalk, curb, and gutter pursuant to above and provide a street tree pursuant to current streetscape standards. Repair drainage problem while reducing curb cuts.

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

- F) 720 WEST LEWIS ST TM – Condo Conversion** - (Process 4 - Tentative Map) **Doug Peterson**, applicant; request to convert 16 existing residential units to condominiums. Mission Hills MR3000 UDHR Recommendation: Approve with standard conditions to include:

- (1) Soften Falcon Street frontage and driveway with landscape or hardscape improvements
- (2) Provide additional street tree on W. Lewis Street,
- (3) Consider balconies on Falcon St elevation to add interest and residential amenities to the building.

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

Uptown Planners recommends approval of the request for the **720 WEST LEWIS ST TM – Condo Conversion** with the following conditions:

- 1). No waiver or exemption from state and local jurisdictional requirements that existing utility services for this property be under-grounded. Under-grounding of all overhead utility services is a critical infrastructure need in our community and is typically paid for by the developer. Exceptions may include alleyway above ground utilities or any utility planned and programmed to be under grounded verified by the local council district office.
- 2) 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.
- 3) If existing or previously constructed landscaping does not meet the current land development code landscape requirements, the project will be brought into compliance as part of this permit. The sidewalk and parkway planter configuration will be brought into general compliance with the City of San Diego Street Design Manual including streetscape-planting requirements.
- 4) Place all new utilities and backflow preventers outside of the public right of way and shielded from view.
- 5) Replace all adjacent sidewalk, curb, and gutter pursuant to above and provide a street tree pursuant to current streetscape standards. Repair drainage problem while reducing curb cuts.
- 6) Soften Falcon Street frontage and driveway with landscape or hardscape improvements.
- 7) Provide additional street tree on W. Lewis Street.
- 8) Consider balconies on Falcon Street elevation to add interest and residential amenities to the building.
- 9) Include landscape treatments (consistent with Mid-Cities Planned District Ordinance (PDO) corner visibility guidelines) for the corner of West Lewis and Falcon Streets.

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

VII. Urgent, Non-Agenda Action Items:

- A. There were no items presented.

VIII. Planning Committee Business:

- A. **Rules Subcommittee.** (Chair: Leo Wilson)
- B. **Resources Subcommittee.** (Chair: Steve Satz):

Items to be discussed at next Resources Subcommittee meeting:

TRANSFER OF LIQUOR LICENSE
TELECOMMUNICATIONS POLICY CHANGES
4TH AMENDMENT TO THE LDC CHANGES
UPTOWN ZONING MAP CHECK
CRITERIA FOR INITIATING A COMMUNITY PLAN AMENDMENT
UPTOWN JOINT COMMITTEE ON TRANSPORTATION AND PARKING
DEMOLITION PROCESS FOR STRUCTURES OVER 45 YEARS OLD

C. Urban Design and Historic Resources Subcommittee:

IX. Upcoming Meetings

Urban Design and Historic Resources Sub Committee: Monday, November 15, 2004 at 4:30 p.m. at the Uptown Partnership's Office, 3108 Fifth Avenue, Suite B

Uptown Planners: Tuesday, December 4, 2004 at 6:30 p.m. at the Joyce Beers Community Center, Uptown District, 1230 Cleveland Avenue.

X. Adjournment at 10:15 P.M.

Respectfully Submitted, Ian Epley, Secretary, Uptown Planners Group