



UPTOWN PLANNERS

Uptown Community Planning Committee

DRAFT MINUTES

Tuesday, December 5, 2006

Meeting called to order at 6:05 p.m. with a quorum present. Members present: Dan Horrigan, Leo Wilson, Roy Dahl, Ernestine Bonn, Hirsch Gottschalk, Janet O'Dea, Erin Matthews, Ian Epley, Marilee Kapsa, Allen Edwards, Steve Satz, Jay Hyde, Mary Wendorf, Alex Sachs

I. Parliamentary Items

- A. Introductions – new planner from City Of San Diego – Marlon Pangilinan
- B. Adoption of Agenda and Rules of Order motion by S. Satz, approved by voice vote with no opposition
- C. Approval of Minutes - corrections given to chair by E. Bonn. Motion to approve by Janet O'Dea voice vote Ayes have it none opposed
- D. Treasurer's Report - Bank Balance is \$652.60
- E. Chair/ CPC Report
 - a. DRS date changed to 1-22-07 due to holiday on 1-15-07
 - b. No meeting of Uptown Planners on 1-2-07
 - c. St. Paul's Cathedral going back to FAA on height limitations
 - d. Leo Wilson is temporary Chairman of CPC
 - e. The housing element was passed by the city council
 - f. The CPC opposes the Housing Element as passed
 - g. The CPC will be aggressive on quality of life issues
 - h. The Brown Act will be included in the bylaws revisions
 - i. There are January workshops planned to give detailed training to planning group members on the Brown Act
 - j. A new Density Bonus policy is being looked at by city staff to increase the bonus
 - k. The state mandates exemptions to code if affordable housing is part of a project
- F. Announcement of Vacant Seat – 4 candidates have declared
- G. Our web site was hijacked and the new web site is www.uptownplanners.com - Alex Sachs noted the new web site is not showing on Google

II. Board Vote to Fill Vacant Seat

- A. 4 candidates:
 - a. **Kim Adler**
 - b. **Don Hinderliter**
 - c. **Jim Sidorick**
 - d. **David Rea**

- B. Brown Act forbids secret votes but a written ballot can be used if the Board Member voting labels the ballot with their name
- C. Candidates will speak for up to 3 minutes
- D. The candidate getting a majority will be elected – if there is no majority on the first ballot then there will be a runoff of the top two
- E. Kim Adler elected on first ballot

IV. Public Communications –

- 1. Sheila Hardin reported on a Petco Park event being held Dec. 9th which is a snow mound for children
- 2. Tom (no last name given) Asked about the new housing elements and inventory of housing sites
- 3. Jay Hyde reported that Park & Recreation turned down the Girl Scouts proposal for a gate on Richmond. Noted it is important for citizens to attend public meetings
- 4. Janet O'Dea reported the historic district policy has been revised to two types of districts, the survey has been continued to January 2007
- 5. Ernestine Bonn reported she met with the city attorney on Dec. 10th
- 6. Hirsch Gottschalk commented on Street Scene attempting to move into Balboa Park and the very negative impact it would have on the neighborhood and the park – said there is a public meeting on this item and encouraged people to attend and oppose

V. Elected Officials Representatives

- 1. Jason Weisz of Christine Kehoe's office passed out their monthly newsletter. He reported the next bill up for consideration is the Airport Authority
- 2. Nick Colero of Kevin Falconer's office reported the Toys For Tots program at Horton Plaza to be held on 12-8 and 12-9-06 and a 6 week CERT Training Academy starts on January 20, 2007. This academy had no tuition.
- 3. Todd Gloria of Congresswoman Susan Davis office passed out their newsletter. He said to check the 100 hour plan in the newsletter as an important item. He also announced that paid public parking at the Hillcrest post office lot has been arranged with the funds to go to post office maintenance.

VI. Consent Agenda:

- 1. No items on consent

VII. Action Items

- 1. **3778 ALBATROSS DUPLEX -- (Process Three) – Hillcrest – Site Development** Permit for deviations to floor area ratio and demolish an existing residence with garage and construct a new two and three story duplex residence on a 6,500 sq. ft. site at 3778 Albatross Street in the MR-3000; Brush Zones; Residential Tandem Parking; Transit Overlay Zone.
- 2. **The project architect did a presentation that requested a 20 percent deviation in floor surface area request and noted the exterior changes made due to neighbor concerns.**
- 3. **Mr. Friedman speaking for 53 neighbors present identified two issues on this project of concern to the neighbors – a) the size and design of the new unit and b) destroying the existing "Historical" house**
- 4. **20 public comment sheets were filed with the secretary all in opposition to this project as presented.**

Motion by M. Wendorf to require a full section historic review with following amendment offered by Janet O'Dea:

a) Uptown Planners should deny this project unless the applicant comes back with changes 1) reduce height, bulk, scale, roofline 2) preserve tree 3) redesign to conform to historic nature 4) plan adaptive reuse of existing structure 5) on street scape maintain character of surrounding landscape 6) request referral to Historic Review Board 7) owner and neighbors to meet on the redesign. M. Wendorf accepted amendments. Second by Marilee Kapsa VOTE 12-2-1 (chair abstains)

5. **PHARIS RESIDENCE – (Process Three)** – Mission Hills – Site Development Permit for a 1,970 sq. ft. addition to an existing building to be converted to a single family residence, located on a 4,800 sq. ft. site at 4111 Palmetto Way in the West Lewis Street Planned District.

One letter from Johnson & Hanson LLP representing a neighbors group opposing this project was filed with the secretary.

Motion by Alex Sachs: Uptown Planner shall deny this project unless and until the applicant meets with and works with the neighbors and conforms to the 24 foot set back. Second by Erin Matthews – Motion amendment to push second story backload to rear of building and preserve the open front porch. Sachs and Matthews accept the amendment.

VOTE: 9-5-1 (chair abstains)

VIII. Subcommittee Reports/Community Organization Reports/Member Comment

- A. Steve Satz; Concern over vote take by Hillcrest Association regarding use of DIF fees within the Hillcrest Business District.
- B. Barry Hager; Independent Task Force, Proposed Uptown Interim Height Limitation.

IX. Urgent Non-Agenda Items – Items may be initiated by a member or subcommittee, and added to the agenda by the Chair prior to the meeting. No non-agenda items brought forward.

X. Future Meetings/ Adjournment **Meeting adjourned at 9:33 p.m.**

Uptown Planners: Next meeting: **Tuesday, February 6, 2006 at 6:00 p. m.**
at the Joyce Beers Community Center, Hillcrest.

Respectfully submitted,

Ruth Harrison, Secretary