



**UPTOWN PLANNERS**  
Uptown Community Planning Group  
APPROVED MINUTES  
**December 5, 2017**

Call to order by Leo Wilson at 6:03

In attendance: Gary Bonner, Leo Wilson, Jennifer Pesqueira, Mat Wahlstrom, Bill Ellig, Bob Daniel, Jay Newington, Amie Hayes, Michael Brennan, Tom Mullaney, Stuart McGraw (appointed at meeting), Ken Tablang (left early)

Absent: Dana Hook, Maya Rosas, Roy Dahl, Soheil Nakhshab, Tim Gahagan

**I. Board Meeting: Parliamentary Items/Reports:**

- A. Introductions by board members.
- B. Adoption of Agenda and Rules of Order: Motion by Ellig to approve the agenda, seconded by Wahlstrom, approved by unanimous voice vote.
- C. Approval of Minutes: none
- D. Treasurer's Report: none
- E. Chair/CPC Report: Chair indicated that the Uptown Project Pipeline had only two projects in it: the Front Street Vacation and Jordan Family Residence project.
- F. Appointment to Vacant Board Seat; board member Cindy Thorsen had previously resigned.
  - 1.) Each individual seeking appointment to the board was allowed three minutes to speak: The individuals were: Mia Earn, Stuart McGraw, Dennis Seisun, Lee Shepard, William Smith, Jr., & Judith Tentor
  - 2.) Board members voted by written ballot:  
First Vote:  
Stuart McGraw: 5 votes – Newington, Mullaney, Wilson, Ellig, Wahlstrom  
William Smith: 4 votes – Pesqueira, Brennan, Bonner. Daniel  
Dennis Seisun: 1 vote -- Hayes  
Judith Tentor: 1 vote -- Tablang  
Second Vote: Run Off:  
Stuart McGraw 6 votes -- Newington, Mullaney, Wilson, Hayes, Ellig, Bonner  
William Smith 5 votes -- Pesqueira, Brennan, Daniel, Wahlstrom, Tablang  
Stuart McGraw was appointed by the majority of votes and seated on the board.

**II. Public Communication:** None

**III. Representatives of Elected Officials:** None

**IV. Consent Agenda:** None

**V. Projects: Action Items:**

- 1. **1804 MISSION CLIFF DRIVE NDP (“MOTT RESIDENCE”)** – Process Two – University Heights – Neighborhood Development Permit for the demolition of existing retaining walls, and construction of a 1,108 square foot addition to an existing single family dwelling within a site that contains Environmentally Sensitive Lands in the form of

sensitive vegetation. The 0.17-acre site is located at 1804 Mission Cliff Drive in the RS-1-1 and RS-1-7 zones;

Chair Wilson indicated the city had an open code enforcement violation case on the property since 2007, as a result of unpermitted encroachments into sensitive lands done by a prior owner. The northern portion of the parcel had been rezoned in February 2017 from RM-1-1 to OR-1-1 (Open Space Residential).

Presentation made by Ricardo Perez, of Estudio 75, on behalf of the applicant, who indicated the encroachments into the sensitive lands would be removed, and the sensitive lands restored to their natural state. Perez also stated the current project being proposed would not involve a new encroachment into any sensitive lands. After restoring the sensitive land, the applicant would have a brush management plan as part of the project. Board members stated they felt it was too early in the planning review process for the board to make a recommendation regarding the project, and instead suggested the project be referred to the Design Review Subcommittee for review in the future as the project progresses.

Motion by Ellig, seconded by Daniel, that the project be referred to the Uptown Planners Design Review Subcommittee for further review as the project progressed through the planning process. Motion passed unanimously 10-0-1, with non-voting chair Wilson abstaining.

- 2. 4155 MARYLAND STREET TENTATIVE MAP AND SLOPE EASEMENT VACATION TOWNHOMES** – Process Five – University Heights – Tentative Map with Slope Easement Vacation to create six residential condominium units in an under-construction project, and vacate a slope easement on an 0.14 site located at 4155 Maryland Street in the RM-3-7 zone.

Presentation by Ty Creamer, of Tyco Construction, on behalf of the project applicant; Creamer stated the embankment slope easement vacation is sought as it is outdated and serves no present purpose. The project complies with city code, and its building permit and other necessary permits have been approved. Motion by Wahlstrom, seconded by Newington, to approve the vacation of the slope easement on the subject property; motion passed unanimously 10-0-1, with non-voting chair Wilson abstaining.

#### **VI. Letters of Support:**

- 1. REQUEST FOR LETTER OF SUPPORT FOR GREAT CHOCOLATE 10-MILE RACE** – Uptown -- Presentation by Michael Barder; The race will take place on December 17, 2017. The race will begin Downtown; enter Uptown along Sixth Avenue; go west on Fir Street, north on First Avenue; west on Laurel; north on State Street and Reynard Street; then east on University Avenue, and then south on Sixth Avenue into Downtown.

The applicant was not present to make a presentation. Motion by Wahlstrom, seconded by Bonner, to not take action as there was no presentation by the applicant; Motion passed unanimously 10-0-1, with non-voting chair Wilson abstaining.

#### **VII. Information Items: Misc.**

- 1. HAYES AVENUE STORM DRAIN REPLACEMENT PROJECT** – University Heights -- The project proposes to install approximately 500 linear feet (LF) of 18" Reinforced Concrete Pipe [RCP] along Hayes Avenue, down the alley/drive way at 926 Hayes Avenue and down

into the canyon where the outfall will be. The new storm drain will replace/upgrade the existing 16-inch diameter Corrugated Metal Pipe [CMP] which currently runs under a structure at 906 Hayes Ave. and will be abandoned with the new alignment keeping the pipe within the Right-of-Way.

No presentation was made by city staff; renditions received from city staff were forwarded to the board prior to the meeting for their review.

**Adjournment: 7:00pm**

Respectfully submitted

Michael Brennan  
Secretary  
(Finalized by Leo Wilson)