



# UPTOWN PLANNERS

## Uptown Community Planning Committee

### Meeting Minutes

Tuesday, February 7, 2006 – 6:00 p.m.

Attending: Alex Sachs, Allen Edwards, Hirsch Gottschalk, Mary Wendorff, Leo Wilson, Ian Eply, Roy Dahl, Peggy Mazzella, Dan Horrigan, Sean Schwerdtfeger, Jay Hyde, Ernestine Bonn, Erin Mathews, Mike Singleton

- I. **Parliamentary Items**
  - i. Introductions
  - ii. Adoption of Agenda and Rules of Order. *Approved*
  - iii. Approval of Minutes (Sept, Oct, Nov) *Approved*
  - iv. Announcement of March Election, Three Seats up for election – three incumbents, Hirsch Gottschalk, Peggy Mazzella and Sean Schwerdtfeger all eligible for re-election.
  - v. Letter of Support for Pride Event Motion write letter of support: 1<sup>st</sup> Alex, 2<sup>nd</sup> Hirsch
  - vi. Treasurer's Report \$687.11 balance
  - vii. Chair/ CPC Report
  - viii. Planner's Report
  - ix. Motion to write a letter of support of Priscilla Berge begin appointed to the Historical Resources Board: *Approved* Vote: 11 – 0 – Chair abstaining
  - x. Motion to write letter to Mayor requesting a representative be sent to the meetings of Uptown Planners. Jay Hyde will draft the letter: *Approved* – Vote: 11 – 0 – Chair abstaining
  
- IV. **Elected Official Representatives (3 minutes each)**
  - i. Todd Gloria, Hon. Susan Davis, Member of Congress
  - ii. Jeffrey Tom, City Councilmember Toni Atkins (Third District) *Absent*
  - iii. James Lawson, Councilmember Kevin Falconer (Second District) *Absent*
  
- V. **Consent Agenda:** (Members present at DR Subcommittee on January 16: Mary Wendorff, Ian Eply, Jay Hyde, Hirsch Gottschalk, Marilee Kapsa, Ernestine Bonn, Roy Dahl, Steve Satz, Leo Wilson) *Motion to Approve:* 1<sup>st</sup> Roy, 2<sup>nd</sup> Hirsch: 10 – 0 – 2, chair and one member abstained
  1. **BRANDON LAW OFFICE CUP/NDP – (Process Three)** – Hillcrest – Conditional Use Permit and Neighborhood Development Permit for proposed law office in existing residential building and designated historic building (HS Hardesty House) previously used as professional offices at 3965 Third Avenue in the MR-800B. Transit Overlay Zone, Residential Tandem Parking Overlay Zone.
  2. **3360 REYNARD TOWNHOME APARTMENTS NDP – (Process Two)** – Bankers Hill- Park West -- Neighborhood Development Permit to demolish existing apartments and construct seven residential (for rent) units on an 8,759 sq. ft. site with increased floor area, reduced front yard setback, and reduced front yard open space at 3360 Reynard Way in the MR-1000 Zone. Approved with condition that overhead utilities be placed underground.
  
- VI. **Special Presentation: *The Concepts Behind "Green" Buildings* – 30 Minute Power-Point Presentation:**

1. **2234 BRANT STREET TENTATIVE MAP WAIVER – (Process Three – Map Waiver)** – Bankers-Hill/Park West – Map waiver application to waive the requirements of a Tentative Map to create 10 residential condominiums (under construction) on a 0.299 acre site at 2234 Brant Street in the MR-1000 Zone. Airport Environs Zone; Airport Overlay Zone. Motion to approve with standard conditions failed: Vote: 5 - 7 - Chair abstaining; Project was CONTINUED so the applicant can present site plans and other specific information to the Board.

**VII. Unfinished Business From Prior Meeting**

1. **SIXTH AVENUE AND UPAS (MI ARBOLITO) TENTATIVE MAP WAIVER – (Process Three)** – Hillcrest – TMW application to waive the requirements of a Tentative map to create 14 residential condominium units (under construction) on a 10,258 sq. ft. site at 3415 Sixth Avenue in the MR-400 Zone. *(Continued from December meeting)* Initial Motion to Approve: 1<sup>st</sup> Roy, 2<sup>nd</sup> Alex; SUBSTITUTE MOTION: To table the item until after the CEQA litigation is resolved by the appellate court 1<sup>st</sup>: Peggy, 2<sup>nd</sup>: Jay. Approved: 7 – 5 – Chair abstaining
2. **530 OTSEGO DRIVE RESIDENCE – (Process 3 – Neighborhood Development Permit; Variance)** – Mission Hills -- NDP for Environmentally Sensitive Lands and Variance to increase the maximum floor area and building height for a new single family residence on a vacant 1,926 sq. ft. site at 530 Otsego Drive in RS-1-1 Zone. *(Continued from December meeting)* Initial Motion to Approve: 1<sup>st</sup> Roy, 2<sup>nd</sup> Jay. Failed: 6 – 7 chair abstaining; MOTION: To deny, with the stipulation that the project would be supported if the floor area deviation were reduced to 20%; 1<sup>st</sup> Mike, 2<sup>nd</sup> Allen. Approved: 7 – 6 – Chair abstaining

**VIII. Action Items – Special Review – Public Right-Of-Way Enhancement Program (PROW)**

1. **PROW Program Overview** – Scott Kessler – Executive Director of Business Improvement District Council.
2. **HILLCREST BID PROW SITE DEVELOPMENT PERMIT – (Process 4)** – Ruth Harrison – Assistant Director, Hillcrest Business Association. Site Development Permit for Business Improvement District (BID) to allow encroachments into PROW per approved guidelines. Initial motion to continue; 1<sup>st</sup> Peggy 2<sup>nd</sup> Ernie; SUBSTITUTE MOTION: To approve with conditions: (1.) that no items be allowed to be stored in the public right of way, and (2.) the offer of the Hillcrest Association that a representative of the Board be placed on the PROW Committee be accepted 1<sup>st</sup> Sean, 2<sup>nd</sup> Roy. Approved: 13 – 1 - Chair abstaining
3. **MISSION HILLS BID PROW SITE DEVELOPMENT PERMIT (Process 3)** – Scott – Executive Director, Mission Hills Business Improvement District. Site Development Permit for Business Improvement District (BID) to allow encroachments into PROW per approved guidelines. MOTION: To approve with conditions: (1.) that no items be allowed to be stored in the public right of way, and (2.) the offer of the Hillcrest Association that a representative of the Board be placed on the PROW Committee be accepted 1<sup>st</sup> Sean, 2<sup>nd</sup> Roy. Approved: 13 – 1 - Chair abstaining
4. **UNIVERSITY AVENUE AND FRONT STREET PEDESTRIAN ENHANCEMENT.** Pop-out will be built on the southwest corner of the intersection, which will slow traffic and make pedestrians more visible. New curb ramp will be built on the other side of the intersection. Use of DIF funds – discussion of retention of historic scoring and costs. Will enhance pedestrian safety. MOTION: To support the project with the condition that the sidewalk incorporates the historic scoring pattern; 1<sup>st</sup> Mike 2<sup>nd</sup> Jay Approved 10 – 1 – Chair Abstaining

**IX. Action Items— Projects:**

- i. **BARANSKI APARTMENTS – (Process Five)** – Middleton – Site Development Permit for affordable housing density bonus and Public Right of Way Vacation for a

portion of West Washington Street to construct 28, for rent, residential units. Located on a 36,136 sq. ft. site at 1770 West Washington Street, in the MR-1500 Zone. Discussion included issues regarding safe access, from either the steep hillsides to the north or Washington Street to the south; the sensitive nature of the slopes and vegetation; the drainage issues involved with the canyon site; and the question of density. Possible incorporation of an acceleration and deceleration lane on Washington Street mentioned. MOTION TO CONTINUE TO NEXT MEETING: 1<sup>st</sup> Roy, 2<sup>nd</sup> Mike; Approved: 9 – 0 – Chair abstaining.

- ii. **131 HAWTHORNE STREET MAP WAIVER – (Process Three)** – Bankers Hill-Park West – Request to waive the requirements of a Tentative Map to create four residential condominium units (under construction) on a 0.115 acre site at 131 Hawthorne Street in the MR-1000 Zone. MOTION: To approve subject to the standard conditions for condominium conversions required by Uptown Planners: 1<sup>st</sup> Roy 2<sup>nd</sup>: Alex ; Approved 8 – 0 – Chair abstaining.
- iii. **3517 SIXTH AVENUE TENTATIVE MAP – (Process Four)** – Continued to next meeting at request of the applicant.

**X. Community Organizations Reports / Information Items** None

**XI. Urgent Non-Agenda Action Items** –Items may be initiated by a member and added to the agenda by the Chair prior to the meeting. None

**XII. Future Meetings**

**Urban Design and Historic Resource Subcommittee:** Next meeting: **Monday, February 20, 2006 @ 5:00 pm** at St. Paul's Cathedral "Great Hall", 2750 5<sup>th</sup> Avenue at Nutmeg Street

**Uptown Planners:** Next meeting: **Tuesday, March 7, 2006 at 6:00 pm** at the Joyce Beers Community Center, Uptown District; on Vermont Street between the Aladdin and Terra restaurants.

**XIII. Adjournment** (approximately 10:15 p.m.)