



# UPTOWN PLANNERS

## Uptown Planning Committee

Tuesday, **DRAFT** March 1, 2005 MINUTES of the  
Uptown Planners Committee Regular Meeting

### I. Parliamentary Items:

#### A. Introductions:

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

#### B. Adoptions of Agenda and Rules of Order:

1. Pull Item III-B.3 (**Airport Monitoring Noise Program**) from the **City/Government Information/Action Items** agenda and table to the April regular UPC meeting.

**Motion** by: **Hirsch Gottschalk**, **Seconded** by: **Roy Dahl**, that UPC approve the adoption of the March 1, 2005 agenda.

**MOTION CARRIED:** By a unanimous voice vote.

#### C. Approval of Minutes:

1. **Motion** by: **Leo Wilson**, **Seconded** by: **Hirsch Gottschalk**, that UPC approve the February, 2004 minutes as corrected.

**MOTION CARRIED:** By a unanimous voice vote.

- D. Treasurer's Report:   Checking Account: \$356.66  
  Savings Account: \$551.48

#### E. Chair's Report:

1. Staff support for Historic Planning needs to be maintained.  
    Buchanan Canyon Access & Maintenance Plan SCR will be on April 5 meeting.
2. 301 University Ave comments prior to Mar 21 Sub meeting: provide concerns.
3. Red Cross site being developed by DR HORTON – concern for Tudor bldg
4. I have been appointed to the CPC subcommittee to review Pedestrian Master Plan
5. A new library to replace the undersized branch in Mission Hills is in the planning stages. The City is in final negotiations with an architect to design the structure, which will be built on Washington Street. There will be public meetings with the architect. [www.library92103.org](http://www.library92103.org)

6. March 9, Joint Condo Conversion workshop between LU& H and the Planning Commission. Industry workshop to be held on Thursday March 3rd
7. Uptown Planners RETREAT scheduled for March 12<sup>th</sup> from 9am to 2 pm – If that date is ok, then we need to consider a location and I will meet with Peggy and Erin to plan details. Requests for agenda topics still being considered. Intent is team building and training, with a focus placed on defining our mission and improving communications.
8. SOHO is sponsoring the Craftsman & Spanish Revival Weekend, March 11, 12, and 13, INFO on their website [sohosandiego@aol.com](mailto:sohosandiego@aol.com). Headquarters for the weekend event will be at the Wonder Bread Warehouse building downtown, in the ballpark district and the Sunday feature tour will be 7 homes in City of Coronado.
9. SOHO Mailing list, anyone who does not want them to have your address please indicate.

## II. Public Communications:

1. **Sheila Hardin** announced where to subscribe to the CCDC Newsletter, that there are free bus tours of the Downtown Area and the Downtown Community Plan Update is available online.

## III. Consent Agenda:

**MOTION** to approve the following consent agenda by: **Allen Edwards**  
**SECONDED: Mike Singleton**

- a. **UPTOWN TOWNHOMES-1st Ave Townhomes SDP - 4021 FIRST AVE – 44839 (Process 3 - Site Development Permit)**, Kevin Pollem, Architect – to construct 4 new residential units on a 5400 SF vacant site. Hillcrest MR800B  
**UDHR Motion: Approve with conditions ATTACHED 1.**
- b. **VERMONT ST TMW - 4120 Vermont St – Condo Conversion - 53184** (Process 4 - Tentative Map) Walter Popen, applicant; request to convert 2 existing residential units to condominiums. University Heights MR3000  
**UDHR Motion: Approve with conditions ATTACHED 2.**
- c. **1410 W THORN ST TMW - Condo Conversion -** (Process 3 - Tentative Map Waiver), Christine Baird, Owner; request to convert 2 existing residential units to condominiums. Middletown MR3000  
**UDHR Motion: Approve with conditions ATTACHED 3.**
- d. **STATE & LAUREL VILLAS TMW - 2519 STATE ST - Condo Conversion - 53082** (Process 3 - Tentative Map Waiver) Bruce Damon, applicant; request to create 5 new residential condominium units (under construction). Middletown CL-6  
**UDHR Motion: Approve with conditions ATTACHED 4.**
- e. **NOB HILL TMW - 2330 FIRST AVE - Condo Conversion - 53948 -** (Process 3 - Tentative Map Waiver) Carol Fox, applicant; request to create 51 new residential condominium units (under construction). Bankers Hill NP-1

**UDHR Motion: Approve with conditions ATTACHED 5.**

- f. **4519 NORTH AVE TM - Condo Conversion – 50955** (Process 4 - Tentative Map)  
Mirek Knopp, applicant; request to convert 9 existing residential units to  
condominiums. University Heights MR1000

**UDHR Motion: Approve with conditions ATTACHED 6.**

- g. **AIDS WALK SAN DIEGO 2005** – Uptown Planners Letter of Support to City Special  
Events for the October, 2005 AIDS WALK to take place in Balboa Park.

**MOTION CARRIED – On a unanimous voice vote**

**IV. City/Government Information:**

**1. Elected Officials:**

A. Representative **Margaret Radnick** for District 2 Councilmember **Michael Zucchet-**

- 1) Public Safety and Neighborhood Service Committee will be discussing the San Diego Fire Department budget (3/2/05). This proactive approach to the budget will allow the City to avoid deliberately under funding the Fire Department budget.
- 2) City Council discussed the transition to a Strong Mayor form of government. Two consultants were approved to help with the transition. A work plan was adopted (available on the City's website) and a Strong Mayor Citizens Advisory Group was formed.
- 3) A Hearing Officer amended the Conditional Use Permit of the **Thomas Jefferson School of Law** to address the parking situation. The amended C.U.P. will limit the number of students on campus at any one time and put a cap on enrollment without parking spaces.

B. Representative **Seth Litchney** for Mayor **Dick Murphy** –

1. **Seth Litchney** gave an Update on the Mayor's actions to fix City finances including appointment of new Retirement Board, plan for the meet and confer process with City labor unions, and hiring of accounting specialist to resolve issues regarding City's disclosure practices.

C. Representative **Todd Gloria** for Congress member **Susan Davis** –

1. **Todd Gloria** announced upcoming events: A **Social Security Townhall Meeting** on Saturday March 26, 2005 Cox Center for Peace.
2. **A Townhall Meeting** will be held in North Park April 2, 2005

D. Representative **Monica Palaez** for District 3 Councilmember **Toni Atkins** –

1. **Monica Palaez** announced that Councilmember **Toni Atkins** would be giving the state of the District address, Wednesday March 2, 2005.

**2. Staff Information Items:**

**1. FIRE DEPT SAFETY PROGRAM:**

Battalion Chief **Pollard:**

- a) Stated that most of all the February calls were rain related.

b) Budgetary Items:

- 1) **McClune** Chrysler donated 20 vehicles to the Lifeguard Staff.
- 2) A bike shop in Solana Beach donated 8 paramedic Bikes.
- 3) The San Diego Fire Department will purchase a rescue helicopter.

**2. AIRPORT MASTER PLAN (Info item with comments)**

**Ted Anasis**, Manager of Airport Planning **SDCRAA**: Briefed UPC about the Airport Master Plan (AMP) for San Diego International Airport to outline the preliminary concepts for phased development of the airport. Under the AMP, A short term approach will be identified to ensure responsible measured improvements are made so that the Airport can continue to operate safely and efficiently for the public, while at the same time looking at a long term plan to identify another site that will meet the needs of the traveling public in 30 years.

**3. UCSD MEDICAL CENTER MASTER PLAN (Info item with comments) -**

**Leslie Franz**, Director of Health Sciences Communication of **UCSD**: Announced that **UCSD** recently announced a new vision for healthcare in San Diego. The new model, which will be implemented over the next 15-20 year, is designed to respond to the changing needs of patients by focusing more on emergency and inpatient services.

- a. Environmental review not yet determined, Facilities Master Plan might need replacement.
- b. The existing tower will be investigated for a different use, mostly because it would be too costly to retrofit the building to current Oshpod seismic requirements.

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

**A. Monthly Community Calendar:**

1. HA - 4th Annual Mardi Gras celebration on Tuesday, February 8, 2005. from 6:00 pm to 11:00 pm (University Ave will be closed from 1<sup>ST</sup> to 4<sup>TH</sup> from 9:00 am – 5:00 am).

**B. Community Associations**

1. Balboa Park Committee: - New Special Events requests are overwhelming the Committee and are being evaluated on a case-by-case basis.

**VI. Items for Action:**

- A. SPENCER RESIDENCE - 1724 W ARBOR DR – 5838 (Process 3 – Site Development Permit HILLSIDE / Variance)** - proposed 2nd story addition to an existing single family residence and new 2 car garage on a 18,444 SF site. Variance is requested to allow second story addition to encroach 4 inches into setback to match existing first floor. Mission Hills RS-1-7 & RS-1-4

**UDHR Recommendation: Take testimony and consider potential conditions ATTACHED 7.**

The following **MOTION** by: **Leo Wilson**; **SECONDED** by: **Jay Hyde**

That the **Uptown Planners Committee** recommends approval of the **Process 3 – Site Development Permit HILLSIDE / Variance** request located at **1724 W. Arbor Drive**.

**MOTION CARRIED – FOR: 11 AGAINST: 3 ABSTAIN: 1.**

- B. THORN STREET VACATION - 3305 Falcon St - 45365 (Process 5 – Street Vacation) Michael Pallamary**, Applicant; request vacation of portion of the right of way of Thorn Street adjacent to 3305 Falcon Street. Mission Hills RS-1-4  
**UDHR Motion: Approve with conditions ATTACHED 7.**

The following **MOTION** by: **Leo Wilson**; **SECONDED** by: **Jay Hyde**

That the **Uptown Planners Committee** recommends approval of the **Process 5 – Street Vacation** request located at 3305 Falcon Street based on the findings for street vacations in the Uptown Community Plan.

**MOTION CARRIED – FOR: 8 AGAINST: 5 ABSTAIN: 1.**

- C. PETRIE RESIDENCE COMM PLAN AMEND/SDP/TPM – 3520 Dove Ct** – (Process 5 - Community Plan Amendment/Tentative Map/ Site Development Permit) for rezone of a) parcel from RS-1-1 & RS-1-7 to RS-1-4 to allow for a lot split, including a partial Street Vacation for portion of Walnut Ave & Eagle St south of Dove Court and b) Reynard Way & Bear Dr in order to allow for the potential development of a new single family home. Mission Hills.

**UDHR Recommendation: Take testimony and consider potential conditions ATTACHED 9.**

The following **MOTION** by: **Leo Wilson**; **SECONDED** by: **Jay Hyde**

That the **Uptown Planners Committee** recommends approval of the Process 5 - Community Plan Amendment/Tentative Map/ Site Development Permit request located at 3520 Dove Court based on the findings for street vacation in the Uptown Community Plan.

**MOTION CARRIED – FOR: 11 AGAINST: 3 ABSTAIN: 1.**

- D. RICHMOND STREET IMPROVEMENTS** – (Community initiated proposal) – **Michael Singleton**, presenter: Proposed improvements to Richmond Street between Robinson and Upas to enhance the pedestrian linkage from the adjacent neighborhoods to Balboa Park. Consider potential funding in addition to a neighborhood fundraising campaign.

The following **MOTION** by: **Jay Hyde**; **SECONDED** by: **Steve Satz**

That the **Uptown Planners Committee** recommends approval of forwarding the community initiated Richmond Street Improvement plan.

**MOTION CARRIED – On a unanimous voice vote.**

**VII. Urgent, Non-Agenda Action Items:**

A. None to report.

**VIII. Planning Committee Business:**

**A. Rules Subcommittee.** (Chair: **Leo Wilson**)

1. Nothing to report.

**B. Resources Subcommittee.** (Chair: **Steve Satz**)

1. Nothing to report

**C. Urban Design and Historic Resources Subcommittee** (Chair: **Ernie Bonn**)

1. Nothing to report.

**IX. Upcoming Meetings:**

**Urban Design and Historic Resources Sub Committee:** Monday, March 21, 2005 at 4:30 p.m. at the Uptown Partnership's Office, 3108 Fifth Avenue, Suite B

Projects to be considered as of the March 1, 2005 UPC Meeting:

Fifth & Maple – Britt House Mixed Use  
The Memphis – Robinson & Park Mixed Use  
Baranski Apartments / W Washington Street Vacation

**Uptown Planners:** Tuesday, April 5, 2005 at 6:30 p.m. at the **Joyce Beers** Community Center, Uptown District, 1230 Cleveland Avenue.

**X. Adjournment** at 10:30 P.M.

Respectfully Submitted, **Ian Epley**, Secretary, Uptown Planners Group