



UPTOWN PLANNERS

Uptown Community Planning Committee April 7, 2009 (Tuesday) – Meeting Minutes

Present: Hyde, Grinchuk, Liddell, Lamb, Seidel, Dahl, Wilson (Chair), Bonn, Gottschalk, O'Dea, Adler, Wendorf, Gatzke, Towne, Mellos, Jaworski

Absent: Edwards

Mellos arrived late (see below.)

New board member Jaworski was seated during the meeting (see below.)

Board Meeting: Parliamentary Items/ Reports:

Approval of Agenda: Gatzke made a motion to move requested letters of support (Item VII) to the Consent Agenda. Motion passed 13,0,1. Adler moved to approve the agenda. Motion passed by voice vote.

Election of officers: Don Liddell moved that all the current officers continue in their positions, with Wilson as Chair, O'Dea as Vice-Chair, Dahl as Treasurer, and Towne as Secretary. Motion passed 13,0,1, Chair abstaining.

Approval of March Minutes: Hyde moved to approve the March Minutes. Motion passed 11,0,3. Chair abstained, as did Liddell (because he had not been present at the March meeting) and Gatzke (because he hadn't yet read the Minutes.)

Treasurer's Report: Dahl reported income of \$46 and a balance of \$453.92.

Website Report: None.

Chair/CPC Report: Chair Wilson asked if there were any objections to spending money on a table for use at the Joyce Beers Center. There were none. Wilson reported that the CPC was addressing several issues:

1) the draft Community Plan Preparation Manual was reviewed by CPC; there were still issues to be resolved, including whether a community planning group had “veto power:

over the non-board membership of a proposed stakeholder group involved with the updating of community plans;

2) A presentation was made about the airport plan update process; and some comments were made about Lindbergh Field;

3) The City Council indicated it favored indemnifying community planning group subcommittee members, the City Attorney was directed to bring back to the City Council draft language that would be added to the indemnification ordinance to accomplish this goal.

Public Communication – Non-Agenda Public Comment

Carol Shultz, executive director of the Uptown Partnership (the parking district for Uptown) spoke regarding the mayor's plan to change meter rates and hours of enforcement. She said that there would be community review of any increase in meter rates and hours of enforcement. She said that the Partnership had no interest in raising rates, and would actually prefer to lower them. She submitted a handout, "Parking Meter FAQs," a part of which says: "Uptown Partnership plans to install the new meter technology. Its initial focus will be on lowering rates and extending time limits at under-utilized meters...Downtown's pilot program that tested new meters has confirmed that lowering rates and extending time limits at under-utilized meters increases both usage and revenues." She asked board members to contact the Partnership directly with any concerns.

Mike Vogel, from the office of the City Treasurer, spoke regarding the proposed changes in meter rates and hours of enforcement. He said that he was available to discuss the changes, and noted that the new program downtown had been a success. The goal is to increase occupancy, availability and turnover of parking spaces, he said. Any increase in revenue would go partly to the neighborhood parking district.

Chair Wilson noted that Cecilia Moreno, Treasurer of the Hillcrest Business Improvement Association, had been planning to speak, but would speak at the next board meeting instead.

Representatives of Public Officials:

Nicholas Norvell was unable to attend the meeting; however, prior to the meeting he delivered the newsletter from Congresswoman Susan Davis for distribution..

Stephen Puetz reported on the activities of council member Faulconer. He said the Faulconer had gotten a lot of emails in support of the TOPS open air theater in Mission Hills. He noted that there were unresolved issues: specifically, bringing electrical wiring up to code and zoning for an outdoor theater. Faulconer is working with the mayor on

resolving these issues. Puetz said that Faulconer thought that \$3 an hour was too much to charge for parking, and that the hours of enforcement should not be excessive.

Courtney Thompson reported on the activities of council member Gloria.

Approval of Consent Agenda:

Approval of Consent Agenda: O'Dea, with Bonn seconding, moved to approve the Consent Agenda. Motion passed 13,0,1, Chair abstaining. The following agenda items were approved on consent:

1. **3535 INDIA STREET CUP ("ROUTE 66 GAS STATION") -- Process Three --** Middleton --Conditional Use Permit (CUP) to amend CUP # 85-0789 to demolish existing mini-mart and construct a 3,398 sq. ft. convenience store for an existing gas station with two new gas dispensers on a 0.50 acre site at 3535 India Street in the CL-6 Zone; Airport Influence Area, FAA Part 77; AAOZ;
2. **REQUEST FOR LETTER OF SUPPORT FOR THE 20th AIDS WALK:** Event will take place on May 31, 2009.
3. **REQUEST FOR LETTER OF SUPPORT FOR PRIDE:** Event will take place on July 18 through July 19, 2009.
4. **REQUEST FOR LETTER OF SUPPORT FOR NIGHTMARE ON NORMAL STREET;** Event will take place on October 31, 2009.
5. **REQUEST FOR LETTER OF SUPPORT FOR STONEWALL 2.0 DANCE PARTY;** Event will take place on July 18, 2009 at the Center on Normal Street.

Board Vacancy AppointmentL

Board Vacancy Appointment to fill the seat of Stephen Satz, who recently resigned: Four candidates made speeches: Beth Jaworski of University Heights, Benjamin Nicholls of Hillcrest, Scott Sandel of Mission Hills and Ken Tablong of Mission Hills. Board members voted by written ballot, which were marked and available for inspection. The votes were counted. Beth Jaworski won, with 8 votes, a majority. Chair Wilson suggested that the losers be appointed to the Design Review Subcommittee and that Jaworski be seated immediately. Towne so moved, seconded by Hyde. The motion passed 13,0,1, Chair abstaining.

Action Items:

1. **BUCHANAN CANYON SEWER REPLACEMENT PROJECT SDP -- Process Three -** University Heights/ North Hillcrest -- Site Development Permit for Environmentally Sensitive Lands to replace and install sewer pipe mains in an area of University Heights and North Hillcrest

including State Hwy 163, Mercy Hospital and Medical Center; Sleepy Hallow Villas, Washington Street, Lincoln Street.

Applicant answered questions and addressed concerns expressed by neighbor Alex Sachs and board member Jaworski. Towne, seconded by Hyde, moved to approve the project with the condition that the City consult with affected homeowners to address their concerns. Motion passed 14,0,1, Chair abstaining.

Note: Board member Mellos arrived late.

2. WEST LEWIS & FALCON SDP (“WEST LEWIS MINI-PARK”) – Process Three -- Mission Hills – Site Development Permit for Environmentally Sensitive Lands for a .033 acre park located over a vacated portion of Falcon Street and a section of West Lewis Street; FAA Part 77.

Public comment: Scott Sandell, of the Mission Hills Town Council, said that he supported completion of Phase 1 and a firm spending cap. Ian Epley, business owner and architect, said that he thought too much money had been spent and advised the board to ask for an audit. Neighbor Tom Mullaney asked why the applicant had not followed the board's previous recommendation for redesigning the project. Neighbor Alan Hazard, said that he had the same question Mullaney had. He said there was too much hardscape and that the project should be simpler. He also said that he thought too much money was being spent for too little result. Neighbor Alex Sachs suggested that council member Faulconer look into the spending issue, but added that he didn't think that Uptown Planners should establish a budget. Neighbor John Lomac said that he had submitted a letter to the board, and asked board members to read it. He said that now that \$150,000 had been spent -- an amount he considered excessive -- that the board should try to get something to show for that money. In his letter, he had written that he wanted \$450,000 to be spent to complete phase 1. If that amount was insufficient, then an additional \$45,000 of Uptown DIF money would be spent, but any further funding could not come from the DIF fund. Eventual completion of Phase 2 would not use any DIF money. Neighbor Jim Gates said that he supported the project, saying that it had gone through the approval process as required and had already taken a lot of time. He said that he supported the existing design, but said that a limit should be put on the amount of money spent.

After comment by board members, O'Dea, seconded by Dahl, moved to approve the Public Facilities Subcommittee motion to eliminate Phase 2 and establish a firm budget with an amendment to that motion as follows: 1. Recommend support for the development of a mini-park at the location; and (a) that the design proposed for Phase 1 of the mini-park be significantly revised in order to minimize interference with the canyon and its natural slope by eliminating the proposed grading and instead utilizing the natural canyon edge to set the boundaries for any active use as a park; (b) that the concrete portions that transform the natural canyon setting into a plaza be eliminated so that the use of natural canyon lands for recreational purposes is brought into conformity with the

stated objectives set out in the Uptown Community Plan ("Open Space and Recreation Element.") This means moving the walkable areas farther back from the canyon edge, significantly simplifying the overall design, retaining the interpretative elements, providing a bench, providing a cobble walkway, and providing cobble/rock and native vegetation in place of the poured concrete; 2) Eliminate the second phase ("Phase Two") of the project, and delete all reference to it in all project-related documents; 3) Uptown Planners recommends that a firm budget not to exceed \$300,000 be established, and that the City of San Diego waive any additional fees. Motion passed 11,4,1, Chair abstaining and Seidel, Lamb, Liddell and Gatzke voting "no."

3. 4496 ARCH STREET NDP ("HAMILTON RESIDENCE") – Process Two – University Heights – Neighborhood Development Permit for Environmentally Sensitive Lands to construct a single family residence on a 0.32 acre site at 4496 Arch Street in the RS-1-7 & RS-1-1 Zones; FAA Notification Area.

Gatzke, seconded by Seidel, moved to approve. Motion passed 12,3,1, Chair abstaining and O'Dea, Adler and Wendorf voting "no" because a house they considered historic had been demolished.

4. 142 UNIVERSITY AVENUE BUILDING PERMIT APPLICATION ('HULA'S BEACH BAR & GRILL T. I.') – Process Two – Hillcrest --Building permit for tenant improvement for existing restaurant. Code case to rectify all violations per Civil Penalty Notice & Order; Scope of work proposed: New frame work & thatching for ceiling fans. Associated electrical & lighting throughout. The (E) windows were removed & replaced w/sliding plexiglass panels. Permit for non-permitted awning that crosses into right of way ** Sidewalk café not included **

Gatzke, seconded by Seidel, moved to approve with the condition that the applicant comply with current code requirements. Motion passed 15,0,1, Chair abstaining.

5. 3919 PRINGLE STREET VARIANCE ("BERGER RESIDENCE") – Process Three – Mission Hills -- Variance for a 1,261 sq. ft. addition to an existing family residence with necessary building height on a 0.15 acre site at 3919 Pringle Street in the RS-1-7 Zone.

Applicant not present. O'Dea, seconded by Adler, moved to continue the item to the May Uptown Planners meeting. Motion passed 15,0,1, Chair abstaining.

Formation of Stakeholder Committee for Uptown Community Plan Update.

Board members began discussing the formation of a stakeholder group to guide the development of an updated Uptown Community Plan. Seidel, seconded by Dahl, moved to continue the discussion to the next board meeting. Motion passed 11,4,1, Chair abstaining and Adler, O'Dea, Wendorf and Mellos voting "no."

Historic Resources Subcommittee:

Motion approved recommending that a representative from Save Our Heritage Organization be included on any Uptown Plan update stakeholder committee. Consideration was deferred until the next meeting.

Adjournment:

Gatzke moved to adjourn. Motion passed by voice vote.

These minutes respectfully submitted by Andrew Towne.