



UPTOWN PLANNERS  
BOARD MEETING MINUTES  
Tuesday, April 4, 2006

Meeting called to order at 6:05 p.m.

Present: Marilee Kapsa, Janet O’Dea, Jay Hyde, Ernie Bonn, Mary Wendorf, Leo Wilson, Roy Dahl, Dan Horrigan, Alex Sachs, Peggy Mazzella, Hirsch Gottschalk, Ian Eply, Allen Edwards

Absent: Erin Mathews, Mike Singleton, Steve Satz, Paul de la Houssaye

I. Parliamentary Items

iii. Election Of Officers

- a) Chair: Alex Sachs nominated Leo Wilson, Roy Dahl seconded; Leo Wilson Elected by a vote of 12-0-0
- b) Vice Chair: Allen Edwards nominated Steve Satz, Ian Eply seconded; Steve Satz Elected by a vote of 12-0-1 (chair abstain)
- c) Treasurer: Alex Sachs nominated Roy Dahl, Ian Eply seconded; Roy Dahl Elected by a vote of 12-0-1 (chair abstain)
- d) Secretary:
  1. Ernie Bonn put forth a motion to suspend current by-laws in order that a general member other than a board member may serve as Secretary of the Uptown Planners, motion seconded by Mary Wendorf; Motion Passed by a vote of 12-0-1 (chair abstain)
  2. Peggy Mazzella nominated Ruth Harrison, Assistant Director of the Hillcrest Association BID, Jay Hyde seconded; Ruth Harrison Elected by a vote of 12-0-1 (chair abstain)

iv. Approval of Minutes, February 2006 and March 13, 2006 Special Meeting

- a) Not all members received minutes – approval delayed until May

v. Treasurer’s Report: \$443.36 balance in bank. Donation envelope passed around room. Treasurer will report amount donated at May meeting.

vi. Chair Report:

- a) Agendas and minutes will have to be prepared in house because the City of San Diego will no longer handle those items.
- b) CPC meeting had general announcement that the City intends to consolidate planning boards and to develop templates to be used in the update of the General Plan and the individual Community

Plans. Those changes must be approved by the City Council so the individual planning boards will have input during that process.

- c) Alex Sachs requested that proposed changes to planning boards by the City be placed on the May agenda for discussion and to form a majority opinion. Peggy Mazzella suggested a subcommittee be formed but realized that time is too short for such an action. The Chair suggested that letters to the Planning Commission and City Council members expressing opposition to the changes in community planners as suggested at the CPC meeting would be more timely and effective. Peggy Mazzella made a motion that the letters be issued, Ernie Bonn seconded. Motion passed 12-0-1 (chair abstain)
- vii. Subcommittee Reports:
  - a) DIF (Developer Impact Fee) met on March 29, 2006. Chair, Peggy Mazzella reports sizeable attendance to review prior year project list and to set priority order for next year's list. Approximately 1.1 million dollars is to be allocated and the priority list will be posted on Uptown Planners web site.
- viii. Board Action: Letter of Opposition to 301 University Project. A motion by Ernie Bonn, seconded by Jay Hyde that a letter of opposition be written on this project. Peggy Mazzella proposed a friendly amendment to add that "Uptown Planners did not see the final project." Amendment accepted by Bonn and Hyde. Motion passed by a vote of 10-2-1 (chair abstain)
- ix. Board Action: Letter of Opposition to Vista Diego Project motion by Dan Horrigan to issue letter of opposition to project, seconded by Ernie Bonn. Motion passed by a Vote of 9-3-1 (chair abstain)

## II. Public Communications:

1. Mary a resident of University Heights reported on a historic craftsman house slated for demolition. She urged signatures on a protest petition to be presented to the new property owner.
2. Charles of University Heights urged a 4 way stop sign or speed bump for Maryland St due to excessive vehicle speeds in a residential area. Jeffrey Tom of Councilmember Atkins office asked Charles to give him contact information for further followup.
3. Warren Simon, Executive Director of the Hillcrest Association BID presented a request for a letter of support from Uptown Planners. The Hillcrest Association requests a letter of support from the Uptown Planners for the 18<sup>th</sup> annual Open Air Book Fair and Festival to be produced by the Hillcrest Association. The Book Fair will be held June 11, 2006 from 10 a.m. to 5 p.m. It will have approximately

100 vendor booths with book sellers, antiques, maps, arts & crafts and food. The book fair is held on Fifth Avenue between Robinson Avenue and Pennsylvania Avenue. That block of Fifth Avenue will be closed at 2 a.m. June 11<sup>th</sup> for the fair setup and the street will reopen by 11 p.m. on June 11<sup>th</sup>. The Hillcrest Association will perform the usual mitigation within the community for the street closure, traffic, residents parking, etc. Motion to approve by Jay Hyde, seconded by Alex Sachs. Motion passed by a vote of 12-0-1 (chair abstain)

4.

IV. Elected officials representatives reported. Todd Gloria, Hon. Susan Davis, Congress Woman and Jeffrey Tom, Third District City Councilmember Toni Atkins.

V. Consent Agenda: motion to accept by Marilee Kapsa, second by Ian Eply  
Items 1, 3, 4, 5 Approved by a vote of 12-0-1 (chair abstain)  
Item 2 Approved by a vote of 11-1-1 (chair abstain)

1. **2251 THIRD AVENUE MAP WAIVER – (Process Three) – Bankers Hill/Park West – Map Waiver application to waive the requirements of a Tentative Map to create six residential condominiums (under construction) on a 0.231 acre site at 2251 Third Avenue in the NP-2 Zone; Airport Environs Overlay Zone, Approach Overlay Zone, Transit Overlay Zone (Motion to approve subject to standard five conditions; applicant stated to the DRS that utility lines will be placed underground; Vote 9-0-1)**
2. **3964 ALBATROSS MAP WAIVER – (Process Three) – Mission Hills – Map Waiver Application to waive the requirements of a tentative map to create 18 residential condominium units and three commercial units (under construction) on a 14,467.7 sq. ft. site located at 3964 Albatross Street.; Three lots, two zoned commercial and one zoned MR-1110.) (Motion to approve subject to the standard five conditions; Vote 8-0-2 )**
3. **3951 ALBATROSS MAP WAIVER – (Process Four) – Mission Hills – Tentative Map to convert 14 residential units to condominiums on a 0.239 acre site located at 3951 Albatross Street in the MR-1000 Zone. (Motion to approve subject to the following conditions: (1.) That recessed window boxes be incorporated into the design, (2.) that the windows be upgraded, and vinyl not used, (3.) the front planter be preserved so that it extends to the front of the property, (4.) three new street trees be planted in front area, (4.) that front patios be added, and (5.) that the project be subject to the standard conditions; Vote 9-0-1)**
4. **4093 FIRST AVENUE TENTATIVE MAP – (Process Four) – Hillcrest – Tentative Map to convert eight two bedroom 855 sq. ft. apartments to condominiums on a site locate at 4093 First Avenue in the MR-00B Zone; Transit Overlay Zone, Tandem Parking Zone. (Motion to approve with the conditions: (1.) This approval is expressly conditioned on the project’s design substantially conforming to the rendition presented the DRB (2.) The rendition will be presented to the full Board of Uptown Planners on April 4; and will be incorporated as an attachment to the minutes; (3.) and subject to the standard five conditions; Vote: 7-0-1)**
5. **319 WEST HAWTHORNE TENTATIVE MAP – (Process Four) – Bankers Hill/Park West – Tentative Map to convert seven existing residential units to condominiums and waive the requirements to underground overhead utilities on a 0.154 acre site at 319 West Hawthorne in the MR-1000 Zone. (Motion to approve**

with the condition that (1.) the applicant insert in the condominium CC&Rs that the designated parking may not be used for storage, and (2) subject to the five standard conditions; Vote: 9-0-1)

V. Action Items

1. BARANSKI APARTMENTS; pulled from agenda by applicant.
2. 4560 NORTH AVENUE – Request for rehearing – Process Four – University Heights – Tentative Map to convert 18 existing residential units to condominiums on a 0.33 acre site at 4560 North Avenue in the MR-1500 Zone.

Motion to deny rehearing by Peggy Mazzella, second Allen Edwards  
Vote 6-6, chair votes for tie breaker yes final vote 7-6-0 Motion passes  
Applicant to reschedule rehearing and produce complete landscaping plans.

3. SCRIPPS – MERCY HOSPITAL COMMUNITY PLAN AMENDMENT INITIATION – (Process Five) – Hillcrest – Proposal to approve the initiation of a proposed land amendment which would change the designation of a portion of land zoned as open space to institutional use.

Motion to approve initiation of Community Plan Amendment by Alex Sachs, second Peggy Mazzella.

Subject to the following conditions:

- a) Move the North Boundary to bottom of canyon
- b) New designated area will be dedicated open space
- c) Presentation to Uptown Planners of regular updates on project progress
- d) Form a community advisory committee comprised of residents within 1,000 feet of project area
- e) Restore native habitat
- f) Design should be compatible and sensitive to existing local cottages and houses

Vote 9-3-1 (chair abstain) Motion Passed

4. ESSEX VILLAS WEST MAP WAIVER –(Process Four) – Hillcrest – Application to waive the requirement of a Tentative Map to convert six residential units (under construction) to condominiums on a 0.21 acre site, located at 1415 Essex street in the MR-1000 Zone; Transit Overlay Zone.

Motion to approve by Marilee Kapsa, seconded by Hirsch Gottschalk –  
Motion amendment by Roy Dahl to add a condition of finishing the public viewing side of fencing, accepted by Marilee Kapsa.

Vote 9-1-3 (abstain chair and 2 members who have not seen the project)  
Motion passed subject to the following conditions:

- a) The standard five conditions for condominium conversions in Uptown shall apply.
  - 1. No waiver or exemption shall be granted from state and local requirements that existing utility services for this property be placed underground. Exceptions may only be made for utilities located in back alleys, or for streets which have a definite schedule date to have their utilities placed underground within the next five years;
  - 2. The right of first refusal to purchase a unit shall be given to the current tenants;
  - 3. Historic sidewalk stamps and scoring of existing sidewalks shall be preserved, and any replacement or new sidewalks shall be constructed so that the new scoring matches the existing sidewalk scoring, color, texture and type of contractor date stamp;
  - 4. Landscaping shall be brought into conformance with the current Land Development Code regulations of the City of San Diego, including the placing of street trees at required locations as indicated in the San Diego Street Design Manual;
  - 5. Current street parking will be preserved, and where feasible, the provision of new parking should be provided both onsite and offsite. The latter goal can be accomplished by minimizing curb cuts, and other innovative measures. There should be no net loss of on street parking.
  
- b) Outside of fence shall be finished.

VI. No item

VII. Community Organizations Reports/Information Items

- a) Peggy Mazzella reported that the Girl Scouts are building a new headquarters and that the Marston Hills residents are encouraging a green building.
- b) Bankers Hill/Park West is working on a traffic calming stop sign at Nutmeg Street.
- c) Ruth Harrison reported that 12 BID's appeared before the planning commission on March 30, 2006 to speak in support of issuing site development permits for the PROW program. Hillcrest and 9 other BID's were issued site development permits and 2 BID's were continued.

VIII. Urgent Non-Agenda Action Items: none brought forth

IX. Future Meetings/Adjournment

1. Urban Design and Historic Resource Subcommittee – Next meeting, Monday, April 24, 2006 at 5 p.m. at St. Paul's Cathedral "Great Hall", 2750 Fifth Avenue at Nutmeg Street.
2. Uptown Planners: Next meeting, Tuesday, May 2, 2006 at 6 p.m. at the Joyce Beers Community Center
3. Meeting Adjourned at 8:49 p.m. with no objections

Respectfully submitted,  
Ruth Harrison  
Secretary