



UPTOWN PLANNERS

Uptown Community Planning Committee

Meeting Minutes

September 2, 2008

Present: Hyde, Towne, Grinchuk, Liddell, Lamb, Seidel, Dahl, Wendorf, Bonn, Wilson (Chair), Satz, Adler, Edwards, O'Dea, Gottschalk, Mellos (arrived after meeting called to order)

Board Meeting: Parliamentary Items/ Reports:

Seidel moved approval of meeting agenda. Motion passed by voice vote.

Bonn submitted corrections of typos in the August minutes. Hyde moved approval of the August minutes. Motion passed by voice vote.

Treasurer Dahl reported a balance of \$284.71

Chair/CPC report: Chair Wilson noted that the community plan update process would begin in early '09. In the meantime, there would be a meeting of planning group leaders from Golden, North Park and Uptown in October.

Public Communication

John Taylor spoke about the reconstituted 301 University Ave. project. There was uncertainty as to whether the application completion date brought the reconstituted project under the constraints of the recently passed Uptown interim height limit.

Ian Epley submitted copies of the City of San Diego Development Services Department Information Bulletin 620 (June, 2007) entitled "Coordination of Project Management with Community Planning" to the board and said that the board should submit its suggestions to Development Services as early as possible in the project review process.

Upcoming meetings were announced by various board members and community members.

Representatives of Elected Officials

Bonn noted that City Planning and Community Investment planner Marlon Pangilinan was absent. Steve Satz noted there was no representative of the Mayor's office.

Nicholas Novell, representative of Congresswoman, updated the board on Davis's recent activities.

James Lawson, representing Council member Kevin Faulconer, said that Faulconer would work with the neighborhood to mitigate the effects of the 1st Ave. bridge retrofit. He said that Faulconer was also working with the community on overseeing the development at Washington and Goldfinch. He noted that the Historic Resources Board had approved signs for the Mission Hills historic district.

Amy Benjamin, representing Council member Toni Atkins, said that the city was pursuing the enforcement of a performance bond against the developer of Mi Arbolito in order to restore the city's right of way.

Gottschalk raised the issue of other abandoned development projects in Uptown. Benjamin said that they were being treated individually, and that the various projects were in different stages of financial difficulty.

Board member Mellos arrived.

Action Items: General

1. REQUEST FOR SUPPORT OF PLACEMENT OF STOP SIGN AT THE INTERSECTION OF HERBERT AND BROOKES STREETS -- Hillcrest – Petition by Neighborhood Residents.

After public testimony and board comment, Hyde moved approval of a letter of support for a stop sign at Herbert and Brookes. Wendorf seconded. Gottschalk submitted a friendly amendment to change the recommendation to a four-way stop sign. Hyde accepted the amendment. Motion passed 13,2,1 (Liddell and Mellos voting no; Chair Wilson abstaining.)

Liddell moved that the board send a letter to the City of San Diego asking that a representative of the Planning Department attend the Uptown Planners meetings. The City's current policy is that such representation will only take place at selective meetings. Hyde seconded. Motion passed 13,2,1, Dahl and Edwards voting against, Chair Wilson abstaining.

2. 1210 UNIVERSITY (“UNIVERSAL NIGHTCLUB”) -- Hillcrest – Request for information and documents regarding the permitting process, including any deviations granted, for a recently approved commercial use at 1210 University Avenue.

After public testimony and board comment regarding problems associated with the Universal night club, Mellos moved that board make a public records request to the city of San Diego for all documents related to the city's approval of the Universal project. Bonn seconded. Mellos accepted a friendly amendment by O'Dea to add a request that the project manager explain why standard conditions such as street trees, sidewalk scoring, noise mitigation and adequate parking were not required of the project applicant. Motion passed 15,0,1, Chair Wilson abstaining.

3. **412 WASHINGTON STREET (“COMERICA BANK”) – Process Three** -- North Hillcrest – Site Development Permit to allow for 100% bank use and 92 sq. ft. addition to an existing 2,430 sq. ft. space at 412 Washington Street in the CN-1A Zone: FAA 77, Residential Tandem Parking, Transit Area.

Towne moved to approve a request by Comerica Bank to be granted a deviation so that it could expand to full use of its Washington Street location. Grinchuk seconded. Satz offered a friendly amendment that would require more elaborate landscaping as a condition of approval. Towne did not accept the amendment. Mellos offered a friendly amendment to require off-site parking for Comerica employees as a condition of approval. Towne accepted the amendment. Motion passed 13,2,1. Satz and O'Dea voted against, Chair Wilson abstained.

4. **EIGHTH AVENUE RIGHT-OF-WAY VACATION – Process Five – Limited Action Item** – Hillcrest – Right-of-Way Vacation for a portion of 8th Avenue adjacent with lots 47 and 48, portion of lot 10, Map 1185, located in the RS-1-7 Zone; Brush Zone with 300-foot buffer; Transit Area Overlay Zone; Residential Tandem Parking Overlay Zone, FAA Part 77.

Mellos moved to approve in concept (not formally) 3606 8th Avenue project applicant's request for a paper street vacation and turn-around (located where the project applicant, not city staff, prefers it) in exchange for the applicant's dedication to the city of an open-space easement that includes Kate Session's gardens. Dahl seconded. Motion passed 15,0,1, Chair Wilson abstaining.

5. **4231/4241 THIRD AVENUE MAP WAIVER – Process Three** – North Hillcrest – Application to waive the requirements of a Tentative Map and under grounding of overhead utilities to create six residential condominium units (under construction) on a 0.20 acres site, with the street address of 4241 Third Avenue in the MR-800B Zone.; FAA Part 77. (

Subcommittee Reports: Action/ Information

1. **Bylaws Subcommittee: -- Action Item** -- Don Liddell: Status of Uptown Planners bylaws re: clarification of two provisions so they are not interpreted to required deviations from City Council 600-24.

The Bylaws Subcommittee Chair Don Liddell presented the Board with revised bylaws, in which two sections had been edited so to better clarify the text. The revisions were made in response to written comments received from the City's Planning Department.. O'Dea, seconded by Hyde, moved to approve the revised bylaws as presented by the Bylaws Subcommittee; Motion passed 15,0,1.

2. **Historic Resources Subcommittee** – Subcommittee Chair Janet O'Dea made a report to the Board
3. **Public Facilities Subcommittee** – Subcommittee Chair John Lamb made a report to the Board.
4. **Appointment of Steve Satz as representative of Uptown Planners to COMPAC.**

Wendorf, seconded by Mellos, moved to approve Satz as the representative of Uptown Planners to meetings between community planning groups and SANDAG. Motion passed 15,0,1, Chair abstaining.

5. **Balboa Park Committee** – Uptown Planners appointed representative Don Liddell made a brief report to the Board.

Adjournment

These minutes respectfully submitted by board secretary Andrew Towne