



UPTOWN PLANNERS

Uptown Community Planning Committee Tuesday, September, 2004 MINUTES of the Uptown Planners Committee Regular Meeting

I. Parliamentary Items:

A. Introductions:

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

B. Adoptions of Agenda and Rules of Order:

1. **3852 Third Avenue** Motion passed by the Board at the August 3rd meeting. The applicant is requesting that the project be added to the agenda as VI. item C for reconsideration based on improvements made to the proposal based on our comments and concerns.
2. **David Gardner** announced he would be presenting the following motion for discussion and consideration during Urgent Non-Agenda Action items:

“DEMOLITION OF POTENTIALLY HISTORIC STRUCTURES

MOTION:TO ASK THE CITY TO PROVIDE NOTIFICATION AND ALLOW REVIEW BY LOCAL PLANNING GROUPS WHENEVER THERE IS AN APPLICATION FOR DEMOLITION OF A STRUCTURE MORE THAN 45 YEARS OLD IS RECEIVED. ALLOW TIME (60 DAYS) FOR COMMUNITY REVIEW PROCESS BEFORE ACTUAL PERMIT IS ISSUED TO APPLICANT”.

3. Under Committee Business I would like to discuss the possibility of establishing our own web page rather than using the Neighborhood link. Steve Satz has been working on designing our site. David Gardner, Chair, stated that he would be seeking input as to whether this would be worthwhile, what content the UPC felt it should contain, and general feedback to Steve Satz regarding design. The front page from the draft web page was attached to the supplemental agenda.
4. Attached to the supplemental agenda was a list of upcoming projects over the next several months. David Gardner, Chair, requested the Board to consider a special meeting in October in order to deal with the glut of large incoming

projects in the Bankers Hill neighborhood, and because this area is seeing the most dramatic changes in regards to new development.

SPECIAL MEETING DATES:

Tuesday October 12, or Tuesday October 19 for consideration.

The following **MOTION** by **Mike Singleton**; **SECONDED** by **Alex Sachs** was the response to the chair's request:

That the UPC approves to allow David Gardner, Chair, and Lara Evans, Planner with the City of San Diego, to chose a November date for a special meeting with November 9, 2004 as a requested priority.

MOTION CARRIED: By a unanimous voice vote.

5. **ALSO ATTACHED:** The update of the project tracking spreadsheet FYI.

The following **MOTION** by Leo Wilson; **SECONDED** by Roy Dahl was the response to the chair's request:

That the UPC approves the Agenda and Rules of Order.

MOTION CARRIED: By a unanimous voice vote.

C. Approval of Minutes:

Motion by: Mike Singleton Second by: Roy Dahl, that UPC approve the June 04 and August 04 minutes as corrected.

MOTION CARRIED: By a unanimous voice vote.

D. Treasurer's Report:

Checking Account: \$531.35
Savings Account: \$551.01

E: Chair's Report:

- 2004.
1. Housing and Facilities Workshop hosted by the Planning Dept on September 16,
 2. Info Bulletin on Condo Conversions, which explains the process and also describes the new inclusionary housing fee requirements as well as ~~and~~ relocation benefits to existing tenants.
 3. Condo Conversion spreadsheet was presented by the chair regarding the current condo projects in Uptown Planners.
 4. Council Policy 600-24 DRAFT Amendment relating to RECUSALS AND CONFLICT OF INTERESTS issues for Community Planning Group members. David Gardner emphasized the need to be conscious of the message that the UPC sends to the public in relation to the projects the UPC reviews, and being sensitive to the perception of a conflict, even when a legal conflict does not

exist. Members of the audience might not clearly understand the boundaries. Damage to the UPC's reputation and effectiveness can result from the perception alone.

5. Council Policy 600-25 Underground Utilities paid for by private developers. This policy lists the criteria the City uses to determine if a project qualifies for an exemption from undergrounding. It was stated how important that these parameters are before considering to approve Tentative Map Waivers.

II. Public Communications:

1. Sheila Hardin, CCDC:

- a) Downtown redevelopment is phenomenal and exceeding everyone's expectations.
- b) To learn about all the great things happening in downtown please address our website at www.ccdc.com
- c) Experience the changes downtown by going on our "Free" Downtown Redevelopment Bus Tour on the First and Third Saturday of every month. The first tour occurs at 10:00 am and the second tour at 12:00 noon. Please call 619 235.2222 for information.

III. City/Government Information:

A. Elected Officials:

1. Representative Todd Gloria for Congress member Susan Davis –
Issued a special Veterans Report from Congresswoman Davis' office.
Announced that the 9/11 Commission Report hearings were soon taking place.
2. Representative Seth Litchney for Mayor Dick Murphy –
The ballot initiatives, including District Four Councilmember re-election were discussed by the San Diego City Council.
An appointment was made to the City of San Diego's Director of Homeland Security.
3. Representative Margaret Radnick for District 2 Councilmember Michael Zucchet –
The September Zucchet newsletter "The Zucchet Gazette" is available.
Margaret Radnick supplied an information update item on undergrounding of utilities.
The phone to call for more information is 619 533.3841. In some cases Councilman Zucchet will supply matching funds to private stakeholders.
4. Representative Monica Palaez for District 3 Councilmember Toni Atkins –
Reminded the community that the 15th Annual AIDS walk will occur on Sunday September 26th, 2004 in Balboa Park.
Deputy Mayor Atkins will be present at the Parking Summit meeting on September 18th at the Balboa Park Recital Hall.
Monica presented a map of General areas of residential undergrounding, including costs and footage.
For complaint of Prostitution activity please call the San Diego Police Vice Unit at 619 531.2452. Sergeant Hurt can also be contacted at 619 531.2897.

B. Staff Information Items:

1. Fire Department – University Ave. + Eighth Ave. Station

- a) The fire department is working with the city to further develop plans for Homeland security Department of the City of San Diego.

2. Uptown Partnership, Jeffrey Tom, Exec. Dir.; w/ Mike Singleton, KTU+A

- a) Normal Street Median Improvement (University Avenue to Blaine Avenue) Concepts were discussed. Included in the concepts **was** a proposal to include reconfiguration of the median to allow for angled parking, decreasing the crossing widths for the pedestrians through the use of pedestrian pop-outs, upgrade crosswalks, colored concrete and street tree plantings.

IV. Community Organization Reports/Information Items:

A. Monthly Community Calendar:

1. PARKING SUMMIT – Hosted by Uptown Partnership Cosponsored by Uptown Planners to be Held on Saturday, September 18th.
2. The Planning Department will be hosting a forum to discuss the issues of balancing public facilities needs and the demand for more housing at the September Forum on September 18, 2004 at 6:00PM in the Santa Fe Room at the Balboa Park Club in Balboa Park. The panelists are Jack McGrory, former City of San Diego City Manager; Tom Mullaney, President of Friends of San Diego; and Donald Cohen co-founder of the Center of Policy Initiatives. Community members are invited to join this discussion. We want to hear your thoughts about the housing and facilities issues facing San Diego.

B. Community Associations and Committees. None to report

V. Consent Agenda:

MOTION to approve the following consent agenda by: **Leo Wilson**

SECONDED: Roy Dahl

- A. The Uptown Planners recommend approval of the Condominium Conversion request by Lindsay Erickson, applicant for the **3603 State Street Condominium Conversion Tentative Map** project (16 existing units to Condominiums) located at 3603 State Street, in the MR1500 zone subject to the following conditions:

1. No waiver or exemption from state and local jurisdictional requirements that existing utility services for this property be under-grounded. Under-grounding of all overhead utility services is a critical infrastructure need in our community and is typically paid for by the developer. Exceptions may include alleyway above ground utilities or any utility planned and programmed to be under grounded verified by the local council district office.

2. Historic sidewalk stamps and scoring of existing sidewalks be preserved. If sidewalks are missing or need replacement, new sidewalks will be built to match scoring, coloring, texture and contractor or date stamps.
3. If existing or previously constructed landscaping does not meet the current land development code landscape requirements, the project will be brought into compliance as part of this permit. The sidewalk and parkway planter configuration will be brought into general compliance with the City of San Diego Street Design Manual including streetscape-planting requirements.
4. Place all new utilities and backflow preventers outside of the public right of way and shielded from view.
5. Replace all adjacent sidewalk, curb, and gutter pursuant to above and provide a street tree pursuant to current streetscape standards. Repair drainage problem while reducing curb cuts.
6. Locate trash containers outside of public R.O.W.

B. The Uptown Planners recommend approval of the Condominium Conversion request by Lindsay Erickson, applicant for the **3606 State Street Condominium Conversion Tentative Map** project (16 existing units to Condominiums) located at 3606 State Street, in the MR1500 zone subject to the following conditions:

1. No waiver or exemption from state and local jurisdictional requirements that existing utility services for this property be under-grounded. Under-grounding of all overhead utility services is a critical infrastructure need in our community and is typically paid for by the developer. Exceptions may include alleyway above ground utilities or any utility planned and programmed to be under grounded verified by the local council district office.
2. Historic sidewalk stamps and scoring of existing sidewalks be preserved. If sidewalks are missing or need replacement, new sidewalks will be built to match scoring, coloring, texture and contractor or date stamps.
3. If existing or previously constructed landscaping does not meet the current land development code landscape requirements, the project will be brought into compliance as part of this permit. The sidewalk and parkway planter configuration will be brought into general compliance with the City of San Diego Street Design Manual including streetscape-planting requirements.
4. Place all new utilities and backflow preventers outside of the public right of way and shielded from view.
5. Replace all adjacent sidewalk, curb, and gutter pursuant to above and provide a street tree pursuant to current streetscape standards. Repair drainage problem while preserving as many off-street parking spaces as feasible.

MOTION CARRIED- By a unanimous voice vote

VI. Items for Action:

- A. **SALE OF CITY OWNED PARCEL OF LAND ON OTSEGO DRIVE** – (process V, Council Action) Jack Farris, City of San Diego Real Estate Assets Department. The City of San Diego Council designated the .26-acre site for sale in 1979. Park and Recreation reviewed the site and determined that the site does not fit current park or open space standards or plans. The site has an estimated value of \$100,000 - \$150,000 if determined by the Department of Development Services to be undevelopable by City of San Diego Zoning and Building Standards.

To request of public comment on record for this item, contact the Secretary of Uptown Planners.

The following **MOTION** by: **Mike Singleton**; SECONDED by: **Alex Sachs**

Uptown Planners support the auctioning of the property known as site 221 since there is no City of San Diego support for public park improvements, open space preservation, or environmentally sensitive lands designation. UPC's support is conditioned with the following:

1. At least 50% of the property should be placed as a permanent open space easement with the maintenance and liability covered by the purchasing owner, (which could include a potential future ROW vacation of Brookes Street as Otsego Drive).
2. Given the commitment from District 2, this motion incorporates the proceeds to be applied to park and Open Space acquisition or park development and maintenance within a three-mile radius of the site.
3. That any residence built on this property not exceed 150% of floor area of other residences within a two block area.

MOTION CARRIED - FOR: 10 AGAINST: 3 ABSTAIN: 1

- B. **India and Chalmers Streets Mixed Use Project** (Process 3- Site Development Permit/Tentative Map Waiver) – Dan Fessori, Pacifica, Inc., Developer; Brett Tullis, Carrier Johnson, Architects. Proposing a mixed use project consisting of 25 units of residential and 10,000 SF of commercial area on a 30,000 SF site located at the corner of India and Chalmers Streets. Site Development Permit required for the split zoned parcel, zoned CN-4 and MR 1500.

To request of public comment on record for this item, contact the Secretary of Uptown Planners.

The following **MOTION** by: **Mary Wendorf**; SECONDED by: **Steve Satz**

Uptown Planners recommend approval of the mixed project of the site at India and Chalmers including the Site Development Permit request for the split zoned parcel and deviations requested as presentation to the UPC.

MOTION CARRIED- FOR: 13 AGAINST: 0 ABSTAIN: 1 (David Gardner, Chair)

- C. **Third Avenue TM – 3852 Third Avenue Condominium Conversion** (Process 4 Tentative Map Waiver) Lindsay Erickson, Archstone Management, applicant. Request to convert 6 existing apartment units to condominiums.

No action was taken other than to recommend to the applicant to revise the plans to reflect the comments from the previous UPC comments and to present to the Urban Design Sub-Committee.

VII. Urgent, Non-Agenda Action Items:

- A. **Demolition of Potentially Historic Structures** Motion:

The following **MOTION** by: **Leo Wilson**; SECONDED by: **Roy Dahl**

Uptown Planners request that the City Manager direct the appropriate staff to amend the Land Development Code (LDC) to require that community planning groups be notified of potential historic structure demolition in order to determine the community historic value placed on the property and to include this criteria in the review process and that this process may result in the property being designated.

MOTION CARRIED - FOR: 10 AGAINST: 1 ABSTAIN: 0

VIII. Planning Committee Business:

- A. Rules Subcommittee. (Chair: Leo Wilson) Consider amendments to the Bylaws to bring us in conformance with Administrative Guidelines.
- B. Resources Subcommittee. (Chair: Allen Edwards) Track and review Environmental Impact Reports (EIR) and provide research, technical assistance, and information for Board members on regulations currently under review by the Committee:
- Uptown zoning map review & verification process
 - Uptown streetscape standards summary chart & handout
 - Zoning summary and development standards table

IX. Urban Design and Historic Resources Subcommittee: Project tracking was reported.

X. Upcoming Meetings

- A. Urban Design and Historic Resources Sub Committee: Monday September 20 at 4:30 p.m. at the Uptown Partnership's Office, 3108 Fifth Avenue, Suite B
- B. Uptown Planners: Tuesday, October Third, 2004 at 6:30 p.m. at the Joyce Beers Community Center, Uptown District, 1230 Cleveland Avenue.

XI. Adjournment at 10:15 P.M.

Respectfully Submitted,
Ian Epley, Secretary, Uptown Planners Group