



UPTOWN PLANNERS

Uptown Community Planning Committee March 2, 2010, Tuesday – Meeting Minutes

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

Absent: None

Election to fill Three Board Seats:

Elections were held for three board seats; for which there were four candidates. A total of 54 votes were cast. Those elected were Kim Adler with 45 votes; Janet O'Dea with 45 votes; and Gary Bonner with 43 votes. Neil Ferrier received 8 votes. Those elected will take their seats at the April meeting.

Adoption of Agenda and Rules of Order

Hyde moved to place the two action items regarding requests for letters of support by the Hillcrest Business Association on the consent agenda. The board approved the motion 16,0,1. Chair Wilson abstained.

O'Dea moved to approve the meeting agenda. Motion approved by voice vote.

Approval of the December 2009 and February 10, 2010 Meeting Minutes

Mellos moved to approve the December 2009 meeting minutes. Motion passed by voice vote.

O'Dea moved to approve the February '2010 meeting minutes. Gatzke made a correction -- noting that his vote should have been recorded as a "yes" instead of a "no" on the Gruenberg project. With the addition of the correction, the motion passed by a voice vote..

Treasurer's Report

Treasurer Dahl reported a balance of \$498.13.

Website Report:

There was nothing new to report.

Chair/CPC Report:

Chair Wilson said that CPC had at its February meeting a City Attorney representative, who discussed the applicability of CEQA to the community planning group process. Also, the chair indicated that the City Council's Land Use and Housing Committee had continued the proposed sustainable building policies for new projects to provide time for community planning group review.

Public Communication:

CCDC representative Joyce Summers updated the board on recent activities by CCDC.

Dale Purcell -- Uptown Planners representative to the North Bay Redevelopment Agency -- reported on recent activities by that agency.

A representative of the U.S. Census announced that temporary census jobs were available.

Ian Epley said that many of his architectural clients did not like having to deal with Uptown Planners because the board "says 'no' too much." He said that Uptown needed to grow, following smart growth principles of increased in-fill, higher buildings and higher density. Failure to do this was causing blight.

Ian Trowbridge announced he was planning on running for the Second City Council District, and was seeking enough signatures to qualify.

Board member Gottschalk said farewell to the board after eight years of service.

Board member Bonn announced that ground had finally been broken on the Birney Elementary School joint-use playing field.

Board member Wendorf announced an upcoming SOHO home tour.

Representatives of Elected Officials:

Brian Pepin, representing President Pro Tem Faulconer, announced that the reconstruction of the First Avenue bridge was recently completed, and that the bridge was now open.

A representative of County Supervisor Ron Roberts announced a trade-in program for gas-powered lawnmowers.

Mike McLaughlin, representing Congress member Susan Davis, updated the board on Davis's recent activities.

Consent Agenda:

O'Dea pulled the 4190 Front Street ("First Unitarian Church") item from the consent agenda, which was added to the regular agenda as an action item.

Bonn made a motion seconded by Hyde, to approve the remainder of the consent agenda. Motion passed 16,0,1, Chair Wilson abstaining.

The two items passed on consent were:

LETTER OF SUPPORT FOR CITY FEST 2010 – Event will take place on August 8, 2010.

LETTER OF SUPPORT FOR THE PROPOSAL BY THE HILLCREST BUSINESS ASSOCIATION TO PROVIDE LIGHTING AND OTHER IMPROVEMENTS TO THE UNIVERSITY AVENUE LANDSCAPED MEDIUM.

Information Items:

3844 ALBATROSS (“CORWIN PROJECT”) – Hillcrest – Proposal to remove an existing residence and built four multi-unit residential buildings on a 1.30 acre site at the northeast end of Albatross Street, between Robinson Street and University Avenue. The project borders, to the north and west, and is partial located within Dove Canyon, and is sited within an area designated as open space in the Uptown Community Plan. An amendment would be required to the Uptown Community Plan to redesign the property from open space to a residential use.

Public comment:

Ian Epley said that the design should be modified. He indicated it was not bad, but thought it could be better.

Board member comment:

Several board members expressed concerns over losing open space and the increased density of the project, as well as the appropriateness of placing large structures along the rim, and into the side, of an open space canyon. Concern was also expressed regarding the loss of a view corridor, and whether there had been appropriate historical review of the house that the applicant planned to demolish.

Action Items:

4190 FRONT STREET (“FIRST UNITARIAN CHURCH”) – Medical Complex – Neighborhood Development Permit to demolish and existing building and construct a 9,829 sq. ft. multipurpose building for an existing church with deviations to parking and driveway width on a 7.50 acres site at 4190 Front Street in the MR-3000 & RS-1-1 Zone; FAA Part 77; Residential Tandem Parking; Transit Area Overlay Zone. *(Motion to approve and place on consent by Hyde, second by Dahl, with the finding: (1.) The driveways have been redesigned to conform with code, so there is no need for the initially proposed deviations; (2.) The project is being built almost entirely within the footprint of the existing structure, and with required mitigation, will not significantly impact adjacent environmentally sensitive lands. The landscaping and exterior features of the project consist of native species and incorporate sustainable features; (3.) The replacement of the existing structure will only add 2,000 sq. ft. to the size of the building, and as indicated in the project parking study, involves no additional uses of the building that will result in a substantial need for additional parking. (4.) It is recommended the applicant recycle and adaptively reuse as much of the existing building as possible as part of the new structure*

O'Dea said that there were several potential issues involving the historicity of the structure on the site in question, and stated that the Historic Resources Board should review the project. The applicant responded that the project had been submitted to the Historic Resources Board, which would be reviewing it in the future.

Dahl, seconded by Hyde, moved to approve the Design Review Subcommittee's recommendation, which is stated above. O'Dea made a friendly amendment to include as a condition of the motion that the applicant comply with any recommendation made by the Historic Resources Board. Dahl accepted the amendment. Motion passed 15,0,2, Chair Wilson and Seidel abstaining.

2515 BRANT STREET (“BRANT HOME OCCUPATION”) – Process Two – Bankers Hill/Park West -- Neighborhood Use Permit for home occupation of executive recruiting at 2515 Brant Street in the MR-1000 Zone of the Mid-City Communities

Planned District within the Uptown Community Plan; AAOZ, Airport Influence Area; FAA Part 77; Residential Tandem Parking; Transit Area.

The applicant was represented by Janay Krugar, who made the presentation. There was no public comment on the project. A neighbor, Jo Marr, sent an E-mail indicating support of the project.

Gatzke made a motion, seconded by Hyde, to approve the project as presented. Motion passed 16,0,1; Chair Wilson abstaining.

Subcommittee Reports:

Public Facilities Subcommittee:

LETTER FROM BILL ANDERSON TO COUNCILMEMBER TODD GLORIA RE: DEVELOPMENT IMPACT FEES

Chair Lamb lead the discussion regarding the letter from Bill Anderson to Todd Gloria. Various opinions were expressed on the matter, and the board agree to study the matter further and place the item on a future agenda.

PROPOSED LINEAR CAR SALES ORDINANCE: Would regulate automobiles with “for sale” signs on public streets in the City of San Diego

At Chair Lamb’s suggestion, the item was referred to the Public Facilities Subcommittee.

Uptown Community Plan Update Report/Comment

Gatzke, seconded by Mellos, recommended that the board ask the city to give full public notice of community plan update meetings at least four weeks in advance, and that a representative of CPCI be present at each meeting to explain the agenda of the upcoming meeting.

It was also suggested by other board members that a the consultants hired by the city attend future plan update meetings so they can communicate directly with Uptown stakeholders.

The board unanimously supported of the above recommendation.

Adjournment

These minutes respectfully submitted by board secretary Andrew Towne,