



UPTOWN PLANNERS

Uptown Community Planning Committee November 3, 2009, Tuesday – Meeting Minutes

Present: Jay Hyde, Bob Grinchuk, John Lamb, David Gatzke, Leo Wilson, Ernie Bonn, Hirsch Gottschalk, Mary Wendorf, Kim Adler, Janet O’Dea, Allen Edwards, Beth Jaworski (late), Jim Mellos (late),

Absent: Michael Seidel, Don Liddell, Roy Dahl, Andrew Towne.

Board Meeting: Parliamentary Items/ Reports:

Adoption and Approval of Agenda

Gatzke moved, seconded by Bonn, to place action item 2. 3919 Pringle Street Variance (“Berger Residence”), on the consent agenda. Chair read into the record the letter from the applicant requesting a revision of the motion previous motion passed by the board in June 2009 (see below). Motion to move to consent was passed by a 9-0-1 vote.

Hyde moved to approve agenda as amended; which passed by a voice vote

Approval of Minutes

Approval of October 2009 minutes deferred until December 1, 2009 meeting.

Treasurer’s Report

No report

Website Report

No report

Chair/ CPC Report

Chair report the CPC would be finalizing the Community Plan Preparation Manual at its November 2009 meeting. In October 2009, the CPC discussed medical marijuana dispensaries – after several motions failed; a motion was passed indicating the City of San Diego should not allow medical marijuana “storefronts.”

Board members Jaworski and Mellos arrived.

Public Communication

Ann Garwood spoke on an event commemorating Kate Sessions that would be held in November.

Mary Wendorf provided information on an event by the University Heights Historical Society.

Representatives of Elected Officials

Nick Norvell, representing Congress Member Susan Davis, gave an update on her activities.

Brian Pepin, from City Council District Two, provided information regarding the activities of Councilmember Kevin Faulconer. He read a response from traffic engineering that had been received that day regarding a request in Bankers Hill/ Park West to install stop signs at several intersections along Fourth, Fifth and Sixth Avenues.

Consent Agenda

3919 PRINGLE STREET VARIANCE (“BERGER RESIDENCE”) – Process Three -- Clarification and Possible Revision of Board Motion Approved at June 2009 Meeting – 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. *(Motion Approved by the Board on June 2, 2009: To recommend approval of the project plans as revised by applicant; with the following specific recommendations: (1.) support the height variance if the existing area that is over the height limitation is removed; (2.) support the FAR variance if necessary to allow enclosure of crawl space below family room addition, and there will not be a "pole structure." (3.) landscaping be placed on the outside front wall of the of the dining room addition and to the east side of the garage to obscure the mass of blank wall and roof, passed 6-0-1)*

Letter from Applicant Requesting Modification of Previous Motion – Read into record and incorporated into the motion by reference as passed on the consent agenda.

“Mr. Wilson thanks for your help on this. The original listed conditions are as follows:

(1.) support the height variance if the existing area that is over the height is removed, 2) support the FAR variance...etc.,
the condition # 2 and 3 are O.K.. the issue is with No. 1.

A suggested revision would be-“ support the height variance if the existing area that is over the height limit above the
entry/ master bath, which is 3-6, is removed, which reduces the overall height of the existing structure by 3’-6”.

If the original language were to be kept, then there would be no need for a height variance, and result in the entire second
floor that is existing being removed. Clearly not our intent. Thank you.... Sincerely Scott Spencer.”

Hyde made motion to pass consent agenda, passed 12-0-1. Non-voting chair abstaining.

Special Presentation

The Acting CEO for the UCSD Medical Center, Mona Sonnenshein, made a presentation regarding the plans, capital projects and program improvements at the UCSD Medical Center. Sonnenshein emphasized that UCSD was committed to improving its Hillcrest campus, and that previous plans to transfer some components of patient care to Thornton Hospital in La Jolla had been withdrawn.

Sonnenshein also indicated that although UCSD receives government money – the vast majority of its income is from private insurance and non-government sources; and talked about several special projects in which UCSD was on the cutting edge of new technology.

Several community members, including Ian Epley, Mark Stevens and George Wedemeyer, made inquiries or had comments; as did several board members.

Action Items

PROCTOR PLACE SDP (“STEVENS RESIDENCE”) – Process Three – University Heights -- Site Development Permit for Environmentally Sensitive Lands to construct an approximately 5,566 sq. ft. single-family residence on a 1.38 acre site at 4295 Proctor Place in the RS-1-7 and RS-1-1; FAA Part 77 Overlay Zone.

The project requires a site development permit for environmentally sensitive lands, necessitated because the 100-foot brush clearance requirement could not be met, as environmentally sensitive lands were located within the area of clearance. As a result, the applicant is required to obtain a site development permit for an alternative brush management plan.

The applicant expressed displeasure over the time and cost of having to obtain the permit in question – and suggested the board protest against the unnecessary bureaucratic delay he is experiencing. The applicant did not appear prepared to make a presentation regarding his project; although he had received the Uptown Presentation Tips summary.

The chair reviewed all the possible issues indicated in the cycle issue reports and other project documents. The board, after reviewing the issues and site plans for the project, was satisfied no outstanding issues existed.

Motion by Hyde, seconded by Bonn, to approve project passed by a vote of 10-1-1. Edwards voting against; non-voting chair abstaining. Several board members expressed disappointment in the applicant's failure to make an effective presentation.

4040 FIFTH AVENUE CRAFTSMAN – Historic Review/ Potential Demolition – Medical Complex – Approval of letter requesting that the City of San Diego prohibit further demolition or substantial alternation of a two-story craftsman structure built in 1911, with the street address of 4040 Fifth Avenue, pending completion of the historic review process.

The structure in question appeared to be in the process of demolition when this item was placed on the agenda. Subsequently, the demolition activity ceased: and a determination of the historic status of the structure was referred to the Historic Review Board, which placed the issue on its November agenda.

Gatzke questioned if the applicant had been informed the item would be on the Uptown Planners agenda. Chair and Ron May both replied the applicant had been informed.

Public comment was made by John Taylor, Ann Garwood of the Hillcrest History Guild, and Ron May, who at the request of the Hillcrest History Guild had made a historic study of the structure. All three supported historic designation of the structure, and indicated that it should remain at its present location.

Ian Epley stated that although he felt the structure clearly had historic merit; it should be relocated to a more suitable location.

Motion by Wendorf, seconded by Adler, to support the historic designation of the structure, and oppose it being removed from its present location in the north Hillcrest. Motion was passed by a 10-1-2 vote; Gottschalk voting against; Gatzke and non-voting chair abstaining.

FIRST AVENUE/UNIVERSITY AVENUE INTERSECTION POP-OUT – Hillcrest – Request that Uptown Planners make a recommendation regarding the design and possible vegetation of the planned pop-out at First Avenue & University Avenue.

Rob Applegate, the Hillcrest stakeholder who requested the item be placed on the agenda did not attend the meeting. Shortly before to the meeting, he sent an E-mail to the chair indicated he was satisfied with the design of the pop-out in question, despite the lack of landscaping.

The item was withdrawn from agenda.

Subcommittee Reports/Uptown Community Plan Committee of the Whole Report

Several board members expressed satisfaction with the first meeting of the Uptown Community Plan update advisory committee.

Adjournment

Meeting adjourned at approximately 8:40 p.m.

Respectfully submitted.

Leo Wilson
Acting Secretary