



UPTOWN PLANNERS

Uptown Community Planning Committee

March 3, 2009 (Tuesday) – Meeting Minutes

**Location: Joyce Beers Community Center, Uptown Shopping District
(Located on Vermont Street between the Terra and Aladdin Restaurants)**

Board Members Present: Jay Hyde, Hirsch Gottschalk, John Lamb, Michael Seidel, Leo Wilson (chair), Ernestine Bonn, Mary Wendorf, Andrew Towne; Roy Dahl;

Arriving Late: Janet O'Dea, Kim Alder, Jim Mellos, David Gatzke, Allen Edwards;

Absent: Bob Grinchuk, Don Liddell

Announcement made that Steve Satz has resigned from the board; Satz has moved to Northern California.

Board Meeting: Parliamentary Items/ Reports:

Approval of Agenda: Three items moved to consent agenda: Letter of Support for Rock and Roll Marathon; Letter requesting that Uptown Planners be represented on any committee reviewing the "Destination Lindbergh Airport Plan"; 4325 6th Avenue ("Promontory Condominiums",

Dahl moved to approve agenda as revised; approved by voice vote.

Approval of February Minutes: Bonn noted that she opposed one part of the parking meter fee/ community parking district motion, but not the other.

Hyde, seconded by Gottschalk, moved to approve minutes. Motion passed by voice vote.

Board members O'Dea and Adler arrived.

Treasurer's report: Dahl noted a balance of \$407.92.

Website Report: no report; chair said that Satz would temporarily continue as webmaster, until a replacement is found.

Chair/CPC Report: Wilson said that stakeholder committee for the Uptown Community Plan update would consist of eight board members and seven non-board members.

He said that recent CPC issues included the height of radio towers (CPC voted for discretionary review above any existing height limitation), and the appeals process proposed for the Historic Resources Board.

Public Communication – Non-Agenda Public Comment

Elected Official

+City Council Member Todd Gloria spoke on the various issues facing the city.

Public Comment

+Chair Wilson invited members of the Uptown community to apply for appointment to the vacant seat on Uptown Planners, which would be filed by the board at the April meeting.

+George Wedemeyer, from the Hospital District, said that residents of the hospital area were concerned about lack of traffic law enforcement and unsafe conditions for pedestrians. He asked for a letter of support from the board. Chair Wilson referred the matter to the public facilities subcommittee.

+John Lomac, from Mission Hills, noted an upcoming meeting concerning the West Lewis mini-park. The meeting would be with the University Heights Recreation Council. Kathy Jones, president of the Mission Hills Town Council, would attend. The meeting would concern both phases of the project, and softening its impact.

Representatives of Elected Officials

+Nick Norvell spoke about the latest activities of congress member Susan Davis.

+Joe Korucek spoke about the latest activities of state assembly member Lori Saldana.

+Stephen Puetz spoke on behalf of Council member Faulconer and noted Faulconer's interest in monitoring the West Lewis mini-park design and development.

+Erne Bonn said that the city should be doing more to conserve water now that it was asking residents to conserve. Puetz said that he would look into the situation further.

Mellos and Edwards arrived.

Approval of Consent Agenda: Bonn, seconded by Mellos, moved to approve consent agenda. Motion passed 12,0,1 (Chair abstaining). The following four items were approved on consent:

1. **3265 INDIA STREET CUP (“CAMP RUN A MUTT”) – Process Three** – Middleton -- Conditional Use Permit (CUP) for a dog day care with outdoor play area and boarding facility on a 0.22 acre site with an existing commercial building. The property is located at 3265 India Street in the CL-6 Zone.
2. **REQUEST FOR LETTER OF SUPPORT FOR ROCK AND ROLL MARATHON;** Event will take place on May 31, 2009.

3. **4325 SIXTH AVENUE (“PROMONTORY CONDOS”) – Process Four** – North Hillcrest – Extension of Time for Site Development Permit 123430 and Tentative Map 123433 to construct a seven-story building with 12 residential condominium units on a 0.35 acre site at 4325 Sixth Avenue in the MR-800B Zone
4. **LETTER REQUESTING THAT UPTOWN PLANNERS BE REPRESENTED ON ANY COMMITTEE REVIEWING THE ‘DESTINATION LINDBERGH AIRPORT’ PLAN:** The “Destination Lindbergh Airport” plan involves shifting a substantial amount of the airport passenger entry facilities to the northeast side of San Diego International Airport adjacent to Interstate 5; James Mellos would be appointed as the Uptown Planners representative on any such committee.

Gatzke arrived.

Action Items: Projects:

101 DICKINSON STREET (“SHIRAZ MEDICAL CENTER”) – Process Five – North Hillcrest – Site Development Permit and Rezone from RS-1-1 to demolish existing structures and construct a four-story medical building with height and setback deviations on a 1.4 acre site at 101 Dickinson Street within the Uptown Community Plan, FAA Flight Path, Community Plan Implementation Overlay Area B.

Neighbors speaking in opposition: George Wedemeyer, Don Hinderliter. UCSD representatives speaking in opposition: Milton Phagley, director of community planning; Dr. David Guss, director of emergency medicine. Community members speaking in favor: Ian Epley.

Gatzke, seconded by Dahl, moved to approve the project. Motion failed 4,9,1 (Seidel, Gatzke, Edwards and Dahl voting in favor; Chair Wilson abstaining)

Wendorf, seconded by Mellos, moved to deny the project. Motion passed 9,4,1 (Seidel, Gatzke, Edwards and Dahl voting against; Chair Wilson abstaining.)

Reasons given for denial: traffic concerns and neighborhood/UCSD opposition.

Applicant was advised to work with the neighbors and UCSD to address their concerns. Towne noted that UCSD should do its part to improve traffic conditions (given that UCSD was the cause of them) and expedite its plan for improved circulation.

2965 FRONT STREET (“QUINCE STREET REZONE/ VACATION”) – Process Five – Bankers Hill/ Park West -- Public Right-of-Way Vacation to vacate a portion of West Quince Street and Rezone from RS-1-2 and RS-1-7 at 2965 Front Street; within Airport Influence Zone, FAA Part 77, Residential Tandem Parking, and Transit Area.

Neighbors Gary Bonner, Karen Burr and Doug Buckley spoke in opposition.

Gatzke, seconded by Dahl, moved to continue the matter and request more information including a fire safety study. Motion passed 10,3,1 (O'Dea, Wendorf and Adler voting no; Chair abstaining.) Those voting no said that they had wanted to deny the project altogether.

3545 ALBATROSS (“MACHADO DUPLEX”) -- Process Two – Hillcrest – Neighborhood Development Permit for a 461 sq. ft. addition to a previously conforming duplex and 378 sq. ft.

garage on a 0.14 acre site at 3545 Albatross Street in the RS-1-7 Zone; Tandem Parking Overlay Zone; Tandem Parking Overlay Zone; Transit Area. (

Hyde, seconded by O'Dea, moved to approve. Motion passed 12,0,2 (Chair and Bonn abstaining)

1005 ROBINSON MAP WAIVER – Process Three – Hillcrest – Map Waiver application to waive the requirements of a Tentative Map to convert one existing unit to condominiums and create one new condominium unit on a 0,05 acre site at 1005 Robinson Avenue in the MR-1000 Zone; FAA Part 77; Residential Tandem Parking; Transit Area Overlay Zone.

Bonn, seconded by Edwards, moved to deny based on the following factors: 1) the project does not fit into the urban design element of the Uptown Community Plan; 2) the project is a demolition under the guise of a remodel; 3) There should be three parking spaces.

Motion passed 9,4,1 (Gottschalk, Lamb, Gatzke and Dahl voting no; Chair abstaining)

II. Action Items: Non-Project

REQUEST FOR LETTER OF SUPPORT FOR TOPS OUTDOOR THEATRE – Mission Hills – Request to the City Council that TOPS Outdoor Theatre, which has provided outdoor movie entertainment in Mission Hills/ Uptown community for several decades, be allowed to continue to operate pending the update of the Uptown Community Plan/ Mid-City PDO. City Code Enforcement is attempting to close the theater based on a claim it does not comply with the uses permitted in the current Mid-City PDO.

Letter of support for TOPS outdoor theater in Mission Hills:

O'Dea, seconded by Gatzke, moved to approve. Motion passed 13,0,1, Chair abstaining.

Adjournment:

Edwards moved to adjourn; Motion passed by voice vote.

These minutes respectfully submitted by Andrew Towne.