



UPTOWN PLANNERS

Uptown Community Planning Committee

Meeting Minutes

November 12, 2008

Present: Grinchuk, Towne, Lamb, Satz, Dahl, Gatzke, Seidel, Liddell, Bonn, Wilson (Chair), Gottschalk, Edwards, Wendorf, Hyde, O'Dea, Adler, Mellos (Mellos arrived late; see below)

Marlon Pangalinan of City Planning and Community Investment Department was present.

Rob Steppke of the North Park Planning Group and Vicki Granowitz of the Balboa Park Committee were present.

I. Board Meeting: Parliamentary Items/ Reports:

Request for letters of support for Hillcrest Mardi Gras 2009 and Hillcrest City Fest 2009 moved to consent agenda by a voice vote.

Seidel moved to approve agenda. Motion passed by voice vote.

Correction to minutes: Page 3, Item 5, # 1: Change "accuse" to "express concern."

Towne moved to approve minutes. Motion passed by voice vote.

Treasurer's Report: Dahl reported \$21 in income and a balance of \$277.92.

Website Report: Satz said there was nothing to report.

Chair/CPC Report:

Chair Wilson reported that subcommittees of the three planning groups involved in the update for Uptown, North Park and Golden Hill community plan cluster will each have a separate stakeholders committee, which will operate as a subcommittee of the respective planning group. Pursuant to the Brown Act, a majority of planning group members may not serve on a subcommittee, so no more than eight Uptown Planning Group board members may sit on the stakeholders committee. The chair of the stakeholder committee will be the chair of the respective community planning group.

Operating procedures for the stakeholders committees were being developed by the City's Planning and Community Investment Department in consultation with the planning group chairs.

Wilson said that apportioning the eight subcommittee slots as evenly as possible between the various Uptown communities University Heights, Hillcrest, Bankers Hill-Park West, Mission Hills would be the goal. Middleton would have a separate representative appointed by the City.

He reported that the CPC was concerned that the Historic Resources Board currently has too many vacancies, which often results in no quorum being present for the meetings, or a situation where a unanimous vote of Historic Resources Board members present take place to designate a property.

II. Public Communication – Non-Agenda Public Comment (3 minutes); Speakers are encouraged, although not required, to fill out public comment forms and provide them to the Secretary at the beginning of the meeting.

Vicki Granowitz of the Balboa Park Committee asked for community opinion on the placement of a decommissioned Atlas Missile in Balboa Park. The missile would be very tall, and might adversely impact Lindbergh Field.

Wendorf announced upcoming events of interest to the community.

Grinchuk said that he was concerned that Bankers Hill-Park West residents had not been given timely notice of the impending closure of the First Avenue Bridge.

Resident Barry Hager announced upcoming events sponsored by Mission Hills Heritage.

Satz asked when the DMV redevelopment was slated to begin. Chair Wilson said that he didn't know.

Gottschalk noted that City Council Member Toni Atkins had not replied to a letter from board member Bonn concerning the Mott residence.

III. Representatives of Elected Officials: (3 minutes each)

Nick Norvell reported on the recent activities of U. S Representative Susan Davis.

IV. Consent Agenda: Design Review Subcommittee Members Present at October 21st meeting: *Ernie Bonn, David Gatzke, Jay Hyde, Ian Epley, Janet O'Dea, Leo Wilson, Mary Wendorf, Hirsch Gottschalk*

- 1. 4047 NORMAL STREET CUP("CASA SAN JUAN") – Process Four – Hillcrest –** Conditional Use Permit for a 40 bed residential care facility in an existing building on a 15.750 sq. ft. site at 4047 Normal Street in the MR-800B Zone; Residential Tandem Parking; Transit Area. *DRB recommendation to approve: motion by O'Dea; second by Hyde passed 7-0- chair abstaining.*
- 2. 1804 MISSION CLIFF DRIVE NDP ("MOTT RESIDENCE") -- Process Two – University Heights –** Neighborhood Development Permit for Environmentally Sensitive Lands for

previous grading and containing walls on a 0.16 acres site with an existing single family residence at 1804 Mission Cliff Drive in the RS-1-7 and RS-1-1 Zone; Brush Zone Overlay, Brush Zone with 300 ft Buffer, Residential Tandem Parking; Transit Area: *DRB Recommendation: 1.) The site in question was originally graded fill, which contained chunks of asphalt and concrete. It was not a pre-existing natural slope; (2.) A landslide took place on the site involving the fill material. The owner felt he had to immediately remedy the problem on an emergency basis, and built stone terraces to hold the fill material in place so there would be no further slippage; (3.) The owner would face severe financial hardship if he was required to remove the stone terraces and restore the site to a natural contoured condition, which did not previously exist on the site prior to the landslide. The owner has already expended a substantial amount of money in a good faith effort to comply with the applicable regulations; (4.) Given these circumstances, the DRS recommends that any further mitigation required for the site allow the present low stone terraces to remain, and that the re-vegetation and landscaping of the site be done with native plant species that will grow to cover the stone terraces, and shield them from public view. Motion by Wendorf; second by Hyde passed 7-0 – chair abstaining.*

3. REQUESTS FOR LETTER OF SUPPORT FOR MARDIS GRAS 2009 AND CITY FEST 2009.

Towne, seconded by Bonn, moved to approve consent agenda. Motion passed by voice vote.

V. Information Items:

- 1. 301 UNIVERSITY (“HILLCREST BOUTIQUE HOTEL”)** – Hillcrest – Proposed project would be a boutique hotel with 140/150 rooms, and include upscale restaurant, lounge, rooftop bar, and banquet and meeting rooms. The height would be 72 feet at the roof parapet, with a slightly taller elevator shaft for access to rooftop bar. There will be a plaza and fountain at the corner of Third and University Avenues; the third floor of the hotel on Third Avenue will be set back 60 feet to accommodate a third floor pool. There will be two floors of underground parking; the existing alley way will be re-routed west to Third Avenue.

Applicant's plans for a boutique hotel were generally well received by the board and the public (John Taylor representing the Hillcrest Town Council, Ian Epley, Rick Wilson, Warren Simon of the Hillcrest Business Association.)

The applicant was urged to make the project as "green" and environmentally sustainable as possible (consistent with having adequate or more-than-adequate off-street parking); to maintain the proposed height, bulk and setbacks and not squash the building down to a uniform height; to avoid a "mausoleum," hospital, sanitarium or other cold, impersonal and "institutional" look; to have toned-down signage; to conserve water as much as possible (but still have a nice swimming pool, fountain and other water features); to construct the hotel with minimum disruption to the neighborhood and neighborhood traffic; to do any needed repairs to roads and sidewalks impacted by heavy vehicles during construction after the project was completed; to try to have the swimming pool and restaurant accessible to the community as well as to hotel guests; to have as much off-street parking as possible and remove as few street parking places as possible; to provide as much public parking as possible; to have a design that reflects the character of the community; and to maintain the proposed corner "cut-outs" (setbacks) on both University and 4th Avenue (for a restaurant patio and waterfall) and University and 3rd Avenue (for a plaza and fountain.)

Chair Wilson noted that he was pleased that what had started out as a contentious relationship between the community and the applicant appeared to be turning into a "win-win" relationship for both sides.

Note: Board member Mellos arrived late.

- 2. ST. PAUL'S MANOR SENIOR LIVING FACILITY – Bankers Hill/ Park West – St. Paul's Homes & Senior Services** is proposing to build a 215,000 sq. ft. independent living facility consisting of approximately 122 units. The facility will include dining services, a fitness center and outdoor pool; along Fourth Avenue there will be 2,000 sq. ft. of commercial. The maximum high would be 72 feet (an elevator shaft would exceed this height); along Nutmeg Street the height would be 59 feet. The block the proposed project is located on is bordered by Fourth Avenue, Maple Street, Third Avenue, and Nutmeg Street

Applicant's plans for a senior living facility were generally well received by the board and members of the community (Marilee Kapsa.)

Board members asked for enhanced landscaping; asked for pictures of what the project would replace; expressed concern over the dwarfing of a neighboring house containing a law office; suggested bamboo or other high plantings, trees or hedges to visually separate the senior living facility from the neighboring house; asked that the project be as "green" and environmentally sustainable as possible (consistent with having adequate or more-than-adequate off-street parking); asked that seniors be asked for their recommendations on the design and amenities of the project; asked that there be (if possible) windows and natural ventilation of hallways consistent with Title 24 requirements; asked that the applicant avoid placing utility boxes in the middle of sidewalks; and urged the applicant to provide as much affordable senior housing as possible.

Chair Wilson praised the applicant for working cooperatively with the neighbors and the community.

V. Action Items: – Projects:

- 1. 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.

Public comment:

Milton Bagley, UCSD Director of Community Planning, said that the applicant's project would add an average of 4,000 vehicle trips each day in a heavily trafficked area.

He said that nearby Arbor and Front Streets were already approaching traffic carrying capacity and that additional traffic would unduly interfere with access to UCSD Hospital's emergency room.

He asked the board not to take action until it received a complete traffic study.

Some board members expressed concern about traffic impacts and locating a large project requesting a deviation from the normal lot footprint on the edge of a canyon in an area not easily accessed by fire engines.

Seidel moved, with Towne seconding, to continue the item until a traffic study was completed. Motion passed 16,0,1, Chair Wilson abstaining.

2. 4496 ARCH STREET (“HAMILTON RESIDENCE”) – Process Two – University Heights – Neighborhood Development Permit for Environmentally Sensitive Lands to construct a single family residence on a 0.32 acre site at 4496 Arch Street in the RS-1-7 & RS-1-1 Zones; FAA Notification Area.

Item was continued at applicant's request to the chair.

3. 3585 INDIA STREET (“WALNUT STREET VACATION”) – Process Five – Middleton – The project proposes to vacate an unimproved segment of Walnut Avenue public-right-of-way adjacent to 3585 India Street in order to increase the development potential on an adjacent property. The portion of the street to be vacated was established as part of an original subdivision in 1908.

Neither the Applicant nor his representative not present; Satz, seconded by O'Dea, moved to continue the item. Motion passed by voice vote.

V. Subcommittee Reports: Action/ Information Items

Historic Resources Subcommittee had nothing to report.

Public Facilities Subcommittee: The subcommittee unanimously agreed to forward to the full board a letter to city staff and leaders urging them to consider changing the way they calculate development impact fees. Move from a flat-fee, one-size-fits-all unit fee to a DIF based on square footage. The issue will come before the full board for consideration in December.

Also in December, the subcommittee will be bringing to the full board a proposal to alter plans for two DIF-funded canyon-edge mini-parks in the Uptown planning area: the West Maple Canyon Mini-Park and the W. Lewis/Falcon St. Mini-Park. The subcommittee is fine-tuning the language for the recommended action.

Balboa Park Committee: Liddell asked board members who are interested to look at the various park governance proposals that are being shown on the website of the Balboa Park Committee.

VI. Adjournment.

Prior to adjourning, Gottschalk noted that there were no representatives of the District 2 and 3 City Council Members or the mayor's office present at the meeting.

Mellos moved to adjourn. Motion passed by voice vote at approximately 8:30 p.m.

These minutes respectfully submitted by Board Secretary Andrew Towne