



UPTOWN PLANNERS

Uptown Planning Committee

Tuesday, **DRAFT** April 5th, 2005 MINUTES of the
Uptown Planners Committee Regular Meeting

I. Parliamentary Items:

A. Introductions:

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

B. Adoptions of Agenda and Rules of Order:

1. Move that the Officer's elections be moved to the front of the agenda this UPC meeting.

Motion by: **Ernie Bonn**, **Seconded** by: **Marilee Kapsa**, that UPC approve the adoption of the April 5, 2005 agenda.

MOTION CARRIED: By a unanimous voice vote.

C. Approval of Minutes:

The March minutes will be deferred to the regular UPC meeting in May.

- #### D. Treasurer's Report:
- Checking Account: \$389.66
Savings Account: \$551.55

E. Chair's Report:

1. No chair's report this meeting.

II. Public Communications:

1. **Carol Shultz** was introduced as the new Executive Director of the Uptown Partnership.
- 2.

III. Elections of Officers:

1. **Leo Wilson** was nominated for **Chairman**.
2. **Steve Satz** was nominated for **Vice Chairman**.
3. **Roy Dahl** was nominated for **Treasurer**
4. **Erin Matthews** was nominated for **Secretary**

All nominees were elected to their respective offices by a unanimous voice vote.

IV. Consent Agenda: *Motions & Recommendations from the Mar 21 meeting of the Urban Design & Historic Resources Subcommittee. **Members Present:** Gardner, Mazzella, Dahl, Satz, Epley, Bonn, Kapsa, Hyde*

MOTION to approve the following consent agenda by: **Marilee Kapsa**
SECONDED: **Mike Singleton**

- a. **OVERSIZED VEHICLE ORDINANCE AMENDMENTS** – JULIO FUENTES, City Traffic Engineer. Municipal Code Sections 86.23(i) and 86.27. regulates the parking of non-motorized vehicles and oversized vehicles on City streets. Several concerns associated with the parking of these vehicles including traffic safety, perceived security, littering, and community ambiance. Area wide.
UDHR MOTION: The Uptown Planners support changes to the Oversized Vehicle Ordinance that include a reduction in the 72-hour rule.
- b. **STOP SIGN REQUEST AT PARK BLVD & MONROE ST** - DOUG CUSHMAN, KOROVA COFFEE BAR – A petition was drafted by adjacent businesses to have a 4-way stop installed at the intersection of Park Blvd and Monroe Street. No significant impact to circulation is anticipated. University Heights.
UDHR MOTION: The Uptown Planners recommend approval of an all-way stop with crosswalks at all four corners at Park Blvd. & Monroe Avenue in University Heights.
- c. **CLEVELAND CITY TMW – 4271 CLEVELAND AVE – 59963 - Condo Conversion** (Process 3 TM Waiver) BOB RAMSEY, Engineer - to create 4 new residential (under construction) condo units. University Heights MR1500.
UDHR Motion: Approve with conditions ATTACHED 1.
- d. **3002 COLUMBIA ST TMW - 55206 – Condo Conversion** - (Process 3 TM Waiver) to convert 2 existing residential units to condo units. Middletown MR1500.
UDHR Motion: Approve with conditions ATTACHED 2.
- e. **4077 THIRD AVE TM - 54000 – Condo Conversion** (Process 4 Tentative Map) Malcom Davies, Applicant. Request to convert 40 existing residential units to condos. Hillcrest NP-1
UDHR Motion: Approve with conditions ATTACHED 3.

MOTION CARRIED – On a unanimous voice vote

V. City/Government Information:

1. Elected Officials:

A. Representative **Margaret Radnick** for District 2 Councilmember **Michael Zucchet-**

1) **Margaret Radnick** was not present

B. Representative **Seth Litchney** for Mayor **Dick Murphy** –

1. **Seth Litchney** was not present.

C. Representative **Todd Gloria** for Congress member **Susan Davis** –

1. **A Townhall Meeting** will be held in North Park April 2, 2005

D. Representative **Monica Palaez** for District 3 Councilmember **Toni Atkins** –

1. **Monica Palaez** announced that Councilmember **Toni Atkins** would be giving the state of the District address, Wednesday March 2, 2005.

2. Budget Forum to be held for District Three, see Community calendar for date and location.

2. Staff Information Items:

1. FIRE DEPT SAFETY PROGRAM:

Battalion Chief **Pollard:**

a) Stated that most of all the February calls were rain related.

VI. Community Organization Reports/Information Items:

A. Monthly Community Calendar:

1. See community calendar for dates and events.

B. Community Associations

1. University Heights CDC: - Library Task Force to determine seismic issues of North Park Branch Library.

VI. Items for Action:

- A. FLAMING SKEWER ALCOHOL BEVERAGE OUTLET CUP - 59038** – (Process 3 – Conditional Use Permit) **Scott Fleming, Architect.** CUP to establish an alcoholic beverage outlet at 3896 Fifth Avenue in conjunction with a restaurant / deli. Hillcrest CN-1A.

UDHR Recommendation: Hear and consider potential conditions ATTACHED 5.

The following **MOTION** by: **Alex Sachs**; **SECONDED** by: **Jay Hyde**

That the **Uptown Planners Committee** recommends that the UPC take the position of the Hillcrest Association to deny the application unless the City of San Diego DSD approves onsite seating and alcohol is only served during dining hours.

MOTION CARRIED – FOR: 14 AGAINST: 0 ABSTAIN: 1.

- B. The MEMPHIS - 3752 PARK BOULEVARD - 50214 (Process 4 - Site Development Permit/Tentative Map)** Nicholas Properties, Developer; Neville Wilsmore, KMA, Architect – to construct a proposed 5 story, 54,305 SF mixed use development consisting of 23 residential condo units, and one commercial unit on an existing 16,891 sf site located at the northwest corner of Park and Robinson. Hillcrest CN-2.

UDHR Recommendation: Hear and consider potential conditions ATTACHED 6.

The following first **MOTION** by: **Leo Wilson**; **SECONDED** by: **Jay Hyde**

That the **Uptown Planners Committee** recommends denial of the requested **Process 4 – Site Development Permit, proposed Memphis Project** located at **3752 Park Boulevard** based on bulk and scale of structure in context to it's surroundings.

MOTION FAILED – FOR: 6 AGAINST: 8 ABSTAIN: 1.

The following second **MOTION** by: **Allen Edwards**; **SECONDED** by: **Roy Dahl**

That the **Uptown Planners Committee** recommends approval of the requested **Process 4 – Site Development Permit, proposed Memphis Project** located at **3752 Park Boulevard** with the condition that the applicant use enhanced building materials at the base to reflect the Egyptian Court structure to the North and to setback the north facing balconies on the third floor and above.

MOTION CARRIED – FOR: 12 AGAINST: 2 ABSTAIN: 1.

- C. SIXTH AVE RESIDENTIAL CARE FACILITY CUP - 3739 Sixth Avenue** – (Process 4 – Conditional Use Permit)– Scott Fleming, Architect. CUP to construct two additional stories above an existing single-story retail building on the 8625 SF site that will house 24 Autistic Adults in a residential care facility. Hillcrest CN-1A.

UDHR Recommendation: Hear and consider potential conditions ATTACHED 7.

The following **MOTION** by: **Leo Wilson**; **SECONDED** by: **Jay Hyde**

That the **Uptown Planners Committee** recommends approval of the project as proposed with the clarification that conditions be placed on the property to prevent future use conversion from the proposed use to standard residential units without the property being brought into parking conformance.

MOTION CARRIED – FOR: 13 AGAINST: 0 ABSTAIN: 1.

VII. Urgent, Non-Agenda Action Items:

- A. Motion by: Peggy Mazzella; Seconded by Mary Wendorf

That the Uptown Planners Committee moves that starting in June the regular UPC meetings start at 6:00 pm instead of 6:30 pm.

VIII. Planning Committee Business:

- A. **Rules Subcommittee.** (Chair: **Leo Wilson**)

1. Nothing to report.

- B. **Resources Subcommittee.** (Chair: **Steve Satz**)

1. Nothing to report

- C. **Urban Design and Historic Resources Subcommittee** (Chair: **Ernie Bonn**)

1. Nothing to report.

IX. Upcoming Meetings:

Urban Design and Historic Resources Sub Committee: Monday, March 21, 2005 at 4:30 p.m. at the Uptown Partnership's Office, 3108 Fifth Avenue, Suite B

Uptown Planners: Tuesday, May 3, 2005 at 6:30 p.m. at the **Joyce Beers** Community Center, Uptown District, 1230 Cleveland Avenue.

X. Adjournment at 9:30 P.M.

Respectfully Submitted, **Ian Epley**, Secretary, Uptown Planners Group