



UPTOWN PLANNERS

Board Meeting, May 3, 2005

DRAFT MINUTES

Board Members Present: **Paul de la Housseye, Allen Edwards, Alex Sachs, Steve Satz, Ian Epley, Mary Wendorf, Ernie Bonn, Leo Wilson, Erin Mathews, Roy Dahl, Mike Singleton, Peggy Mazzella, Jay Hyde**

Excused: **David Gardner, Hirsch Gottchak, Marilee Kapsa, Sean Schwerdtfeger**

Adoptions of Agenda and Rules of Order:

Minutes

- Motion to approve April Minutes Steve Satz 2nd: Jay Hyde
- Motion to approve March Minutes Steve Satz 2nd Peggy Mazzella
- Still missing February Minutes

Treasurers Report

Savings \$551

Checking \$377.81

- Will transfer accounts to Wells Fargo Bank.

Chairs Report

- Design Review Subcommittee Meeting will be held at St Paul's in the Great Hall. This is a bigger meeting room, and will allow more members of the community to attend the subcommittee meetings;
- On the agenda for May includes at least three condominium conversions and one new project;
- June meeting of Uptown Planners will feature an hour presentation about the General Plan Update – a very important issue;
- 301 University is indefinitely continued – the applicant is talking to organizations and neighbors in the Hillcrest community. In response to an inquiry, the Chair indicated Board members could attend any public meetings discussing the project as individuals, and that the project would be coming back to Uptown Planners for review.

PUBLIC COMMUNICATIONS

Sheila Harden – CCDC Representative -- An update to the Centre City Community Plan is being prepared, and the preliminary draft is ready and will be considered at public hearing late this summer.

Thomas Wm. Little -- a Mission Hills resident -- Announced that an art auction will take place this Saturday at the Frame Shop in Mission Hills, from 5:00-7:00 p.m.

ELECTED OFFICIALS REPRESENTATIVES

Todd Gloria from Congresswoman Susan Davis' office and Seth Litchney were absent.

Margaret Radnick, from Council Member Michael Zucchet's Office, and Monica Pelaez, from Council Member Toni Atkins Office, made a joint presentation. They spoke about the City budget problems, and indicated there will be major cuts in services. Historic Review Board will be totally suspended. No sacred cows in the budget process. They also stated that the primary for the special election for Mayor will be held July 26th.

UPTOWN BUS ROUTE CONSOLIDATION

Presentation by Dennis Desmond, Senior Transportation Planner, for Metropolitan Transit Board (MTB) about consolidation of Bus Routes 1 and 3 in Uptown. Alex Sachs pointed out the MTB has already voted to approve the consolidation, so it was too late for a formal recommendation by the Board. Desmond spoke about the budget issues that MTB faced, and the need to use recurring revenues to cover operating costs. The bus lines in the area had not been reviewed for twenty years. Consolidation will help alleviate budget problems by consolidating lines with low ridership.

DEVELOPER IMPACT FEE UPDATE

Presentation by John Tracanna concerning the use of developer impact fees (DIF) in Uptown, and the priorities set for the next fiscal year. The recommendation for projects to be funded by DIF funds comes out of the Uptown Facilities Finance Plan. Recommendations concerning the priorities for use of DIF fees are made by the City Council Districts, and the decision made by the City Manager's Office. There are about \$2.7 million dollars presently available in DIF funds for Uptown. The fees are paid according to their intended use, with the majority being for parkland acquisition. Board members discussed their concerns, and indicated they wished to be included within the process of setting priorities.

MOTION (Peggy Mazzella, 2nd Mike Singleton): A special meeting will be held of Uptown Planners to discuss the use of DIF funds in Uptown, including the prioritization of projects. (**Passed: Favor 8, Against 2, Abstain 1**)

UPTOWN PARTNERSHIP

Presentation by Carol Schultz, the Executive Director of Uptown Partnership, regarding a proposal by the City Manager to take the portion of parking meter fee revenue collected in Uptown that goes to Uptown Partnership. Uptown Partnership has objected to this transfer of revenue, and it was recently withdrawn for the next fiscal year.

MOTION (Alex Sachs, 2nd Jay Hyde): Uptown Planners goes on record in support of the continued funding of Uptown Partnership from its share of the parking meter revenue collected in Uptown. The motion also supported the continued funding of the University Heights Community Development Corporation from

parking meter funds collected in University Heights. Alex Sachs will prepare a letter indicating the Board's position. **(Passed: Favor 10, Against 0, Abstain 1)**

ACTION ITEMS:

1. First and Thorn Row Homes (Process 2) – Park West- Neighborhood Development Permit- Proposal to demolish existing structure and construct 6 residential for rent units with all setbacks reduced 20% on a 7,100 sq ft site at 115 Thorn Street in the MR-1000 Zone;

The Board expressed concerns over the need for additional landscaping, and the need to modify the bulk created by an outside stairway. Written comment by a neighbor, Sally Fall, also expressing concerns over landscaping.

MOTION: (Mike Singleton, 2nd Alex Sachs): Approve the project as proposed with the condition that there be increased landscaping along the outside wall, and the possibility be looked at of redesigning the stairway with a less vertical concrete wall, with the possible addition of more outside social space for the units in the stair area; **(Passed: Favor, 10, Against 0, Abstain 1)**

2. CPI 3511 Tentative Map (Process 4) – Park West- Tentative Map to convert 18 existing residential units to condominiums on a 0.282 acre site at 3511 6th Avenue;

The project had gone through the approval process without review by Uptown Planners. This omission was recently discovered, and the project was brought before the full Board for review as an urgent item. It was determined there was sufficient time in the approval process to allow the project to be brought before the Design Review Subcommittee;

MOTION (Steve Satz, 2nd Peggy Mazzella): Project be referred to the Design Review Subcommittee, and put on its agenda for May 16th. **(Passed: For 8, Against 2, Abstain 1)**

3. BALBOA PARK COMMITTEE VACANCY

The term of the current representative of Uptown Planners on the Balboa Park Committee has expired. The representative, Warren Simon, is no longer a member of the Board. Uptown Planners had the option of reappointing Simon, or submitting three new names to the Mayor's Office for selection as the current representative.

MOTION (Peggy Mazzella, 2nd Alex Sachs): To submit the names of Marilee Kapsa, Mike Singleton and Jay Hyde, all present Board members, for appointment as the representative of Uptown Planners to the Mayor's Office. It was also voted to recommend that Warren Simon be appointed to the vacant position for representative from the District Three, City County office. **(Passed: For 10, Against: 1, Abstain 1)**

MOTION TO ADJOURN: 9:34 p.m.

Minutes Respectfully Submitted,
Erin Matthews
Secretary, Uptown Planners