

## **UPTOWN PLANNERS**

Uptown Community Planning Committee

NOTICE OF PUBLIC MEETING

Tuesday, May 2, 2006 – 6:00 p.m.

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

Meeting called to order at 6:02 p.m. with a quorum present

**PRESENT:** Roy Dahl, Hirsch Gottschalk, Allen Edwards, Leo Wilson, Ruth Harrison, Peggy Mazzella, Ernie Bonn, Alex Sachs, Ian Epley, Janet Odea, Jay Hyde, Erin Matthews, Marilee Kapsa, Paul de la Houssaye, Mike Singleton, Max Stahlheim from City of San Diego

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**ABSENT:** Steve Satz, Mary Wendorf

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- I. **Parliamentary Items (6:00 p.m.)**
  - i. Introductions
  - ii. Adoption of Agenda and Rules of Order - MOTION by Alex Scahs, 2<sup>nd</sup> by Roy Dahl VOTE: 10-0-1 (chair abstain)
  - iii. Approval of Minutes - MOTION by: Hirsch Gottschalk, 2<sup>ND</sup> BY: Ernie Bonn to approve March and April minutes with a motion to add a correction to the March minutes to change word WIDOWS to WINDOWS made by Alex Sachs, 2<sup>nd</sup> by Ian Epley and accepted by Hirsch Gottschalk and Ernie Bonn VOTE: 10-0-1 (chair abstain)
  - iv. Treasurer's Report - At the April 4, 2006 meeting the treasurer, Roy Dahl, reports donations of \$46.00.
  - v. Chair/ CPC Report
  
- II. **Public Communications** - Non-Agenda Public Comment (3 minutes each). Please fill out a Public Comment Sheet and give it to the Secretary prior to the meeting. (6:20 p.m.)
  - a) Power point presentation for information only on the new Girl Scout building made by Peggy Mazzella and Wnie La Franks of Marston Hills. Issues are additional street traffic, the visual aesthetics of presenting the back elevation of the building to the neighbors across the street, and potential parking problems.
  - b) Response given by Linda Holt on behalf of the Girl Scouts stating the lease requires 1.9 million dollars in property improvements.
  - c) Sheila Hardin, Community Relations Manager of Center City Development Corporation reported on the Navy Broadway Complex, also known as Pacific Gateway. A workshop open to the public will be held on Saturday, May 13, 2006 at the Pacific Relations Building Recital Hall at 10 a.m. and lastinf approximately 2 hours.
  - d) Hirsch Gottschalk commented on the 301 University project letter of opposition and the Planning Commission hearings. He is disappointed that it was approved and passed forward.

**IV. Elected Official Representatives (3 minutes each) (6:30 p.m.)**

- i. Todd Gloria, Hon. Susan Davis, Member of Congress
  - a) Alex Sachs commended the congress woman for her work on the “Don’t Ask, Don’t Tell” bill currently before congress.
  - b) Ruth Harrison urged the congress woman to put forward a bill to cap federal gasoline tax to help control gas prices.

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- ii. Jeffrey Tom, City Councilmember Toni Atkins (Third District)
    - a) announced that the council offices are very busy with budget preparation
    - b) gave the budget hearing calendar

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- iii. Erica Mendelson, Councilmember Kevin Falconer (Second District) – Erica not present
    - a) James Lawson was present for Councilmember Falconer and announced he will probably be the permanent representative to Uptown Planners.

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- iv. Jason Weiss, State Senator Chris Kehoe – not present at meeting

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- v. Joe Kocurek, Assembly Member Lori Saldana – not present at meeting
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**V. Consent Agenda: Members Present – Roy Dahl, Hirsch Gottschalk, Allen Edwards, Leo Wilson, Ruth Harrison, Peggy Mazzella, Ernie Bonn, Alex Sachs, Ian Epley, Janet Odea, Jay Hyde, Erin Matthews, Marilee Kapsa, Paul de la Houssaye, Mike Singleton**

**: (6:45 p.m.)**

**items pulled from consent agenda: None**

**Motion: Move to approve full consent Agenda**

**Mot by: Roy Dahl, 2<sup>nd</sup> by: Ian Epley - VOTE: 13-0-1 (chair abstain)**

1. **GOFF RESIDENCE NDP/Variance – (Process Three)** -- Bankers Hill-Park West – Neighborhood Development Permit for Environmentally Sensitive Lands and Variance to reduce the required front and side yard setbacks for a 653 sq. ft. addition to an existing single family residence on a 10,000 sq. ft. site at 426 West Nutmeg in the RS-1-2 Zone: Airport Approach Overlay Zone, Airport Environs Overlay Zone
2. **2147-2153 BRANT STREET MAP WAIVER – (Process Three)** – Bankers Hill-Park West – Map Waiver application to waive the requirements of a Tentative Map to convert four existing residential units to condominiums on a 0.12 acre site at 2147 Brant Street in the MR-1000 Zone; Airport Environs Overlay Zone; Airport Approach Overlay Zone; Historic Review. **(Subject to standard conditions for condominium conversions.)**

3. **1707 ESSEX TM – (Process Four)** -- Hillcrest – Tentative Map to convert 52 existing residential units to condominiums on a 1.3 acre site, located at 1707 Essex Street in the MR-1000 Zone: Residential Tandem Parking, Transient Overlay Zone. (Subject to standard conditions for condominium conversions, and the additional conditions that the applicant will, as agreed, include five onsite affordable residential units, and will enclose the trash containers pursuant to code.)

**VI. Informational Items**

1. **412 WASHINGTON STREET - COMERCIA BANK** -Hillcrest North – Potential Site Development Permit to allow a full service bank to be built on a site formerly occupied by a Carl's Jr. Restaurant. Would need an exception to a limitation on a bank occupying more than 50% of the site, as it has more than a 100 square foot frontage. **This property is zoned CN1A with a currently applied for Site Development Permit**

(6:50 p.m.)

**VII. Action Items**

1. **LAUREL OFFICE BUILDING – (Process Three)** – Bankers Hill/Park West – Site Development Permit to add two exterior exit stairs in the required setback for an existing office building on a 10,050 sq. ft. site at 110 Laurel Street in the NP-3 Zone. Airport Approach Overlay (7:05 p.m.)

**Motion: Recommended approval as presented with presentation materials scanned and attached to minutes as appendix 1**

**Motion by: Ian Epley, 2<sup>nd</sup> by: Roy Dahl - VOTE: 12-1-1 (chair abstain)**

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2. **4514 CLEVELAND TM – (Process Four)** – University Heights – Tentative Map to convert nine existing residential units to condominiums on a 0.16 acre site located at 4515 Cleveland Avenue in the MR-1500 Zone: Transit Area Overlay Zone, Residential Tandem Parking Overlay Zone. (7:20 p.m.)

**Motion: Approve with landscaping plan as presented (appendix 2 but available only for viewing in original archive files of Uptown Planners due to drawing size) with the driveway to be pavers or equivalent and to have 40 inches of walkway with a 2 percent slope. Curb stops are to be moved further from building to control access to parking as single parking only.**

**Motion by: Jay Hyde, 2<sup>nd</sup> by: Ian Epley - VOTE: 12-0-2 (chair abstain)**

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**PROJECT PULLED BY APPLICANT**

- ~~3. **4250 FOURTH AVENUE TENTATIVE MAP – (Process Four)** – Hillcrest North Tentative Map to convert 126 existing residential units to condominiums and a waiver of the requirement to underground utilities on a site located at 4053 Fourth Avenue in the MR-800B Zone: Transit Area Overlay Zone (7:40 p.m.)~~
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**VIII. Subcommittee Report: Developer Impact Fee Distribution (8:00 p.m.)**

**Motion: Subcommittee recommends projects identified by the subcommittee meeting be moved forward to city staff with an additional recommendation that the University Heights portion of the North Park DIF funds be allocated to the Birney Park project. The motion was amended to drop support of Ped ramps in lieu of CDBG fund availability in North Park and future consideration of projects in impacted areas. Amendment to motion accepted.**

**Motion by Peggy Mazzella, 2<sup>nd</sup> by Allen Edwards – VOTE 11-1-1 (chair abstain)**

**IX. Urgent Non-Agenda Action Items** – Items may be initiated by a member or subcommittee, and added to the agenda by the Chair prior to the meeting. **(8:30 p.m.)**  
**Item dropped by request of Peggy Mazzella**

~~Request by Peggy Mazzella: That the Board comment on the draft negative environmental declaration for the General Development Plan for the Girls Scout Balboa Park project;~~

Request by Peggy Mazzella: That the Board recommend the adoption of an interim 65 foot height limitation for University Avenue in Hillcrest (from Third Avenue to Park Blvd.) and for Fourth, Fifth and Sixth Avenue (from Laurel Street to University Avenue) in Park West, which will remain in effect until the Uptown Community Plan update is complete.

**Motion: Item to be placed on June Agenda as a one hour discussion item with a community wide invitation issued for comment.**

**X. Community Organization Reports/Information Items (9:00 p.m.)**

No community organization reports

**XI. Future Meetings/ Adjournment**

**Urban Design and Historic Resource Subcommittee:** Next meeting: **Monday, May 15, 2006 @ 5:00 pm** at St. Paul's Cathedral "Great Hall", 2750 5th Avenue at Nutmeg Street

**Uptown Planners:** Next meeting: **Tuesday, June 6, 2006 at 6:00 pm** at the Joyce Beers Community Center.

- APPENDIX: 1. Laurel Office Building presentation package attached pages 1 to 6  
2. 4514 Cleveland Street Landscape Plan – too large to scan, available to view by appointment with secretary, Ruth Harrison.

The standard five conditions for condominium conversions in Uptown shall apply.

1. No waiver or exemption shall be granted from state and local requirements that existing utility services for this property be placed underground. Exceptions may only be made for utilities located in back alleys, or for streets which have a definite schedule date to have their utilities placed underground within the next five years;
2. The right of first refusal to purchase a unit shall be given to the current tenants;
3. Historic sidewalk stamps and scoring of existing sidewalks shall be preserved, and any replacement or new sidewalks shall be constructed so that the new scoring matches the existing sidewalk scoring, color, texture and type of contractor date stamp;
4. Landscaping shall be brought into conformance with the current Land Development Code regulations of the City of San

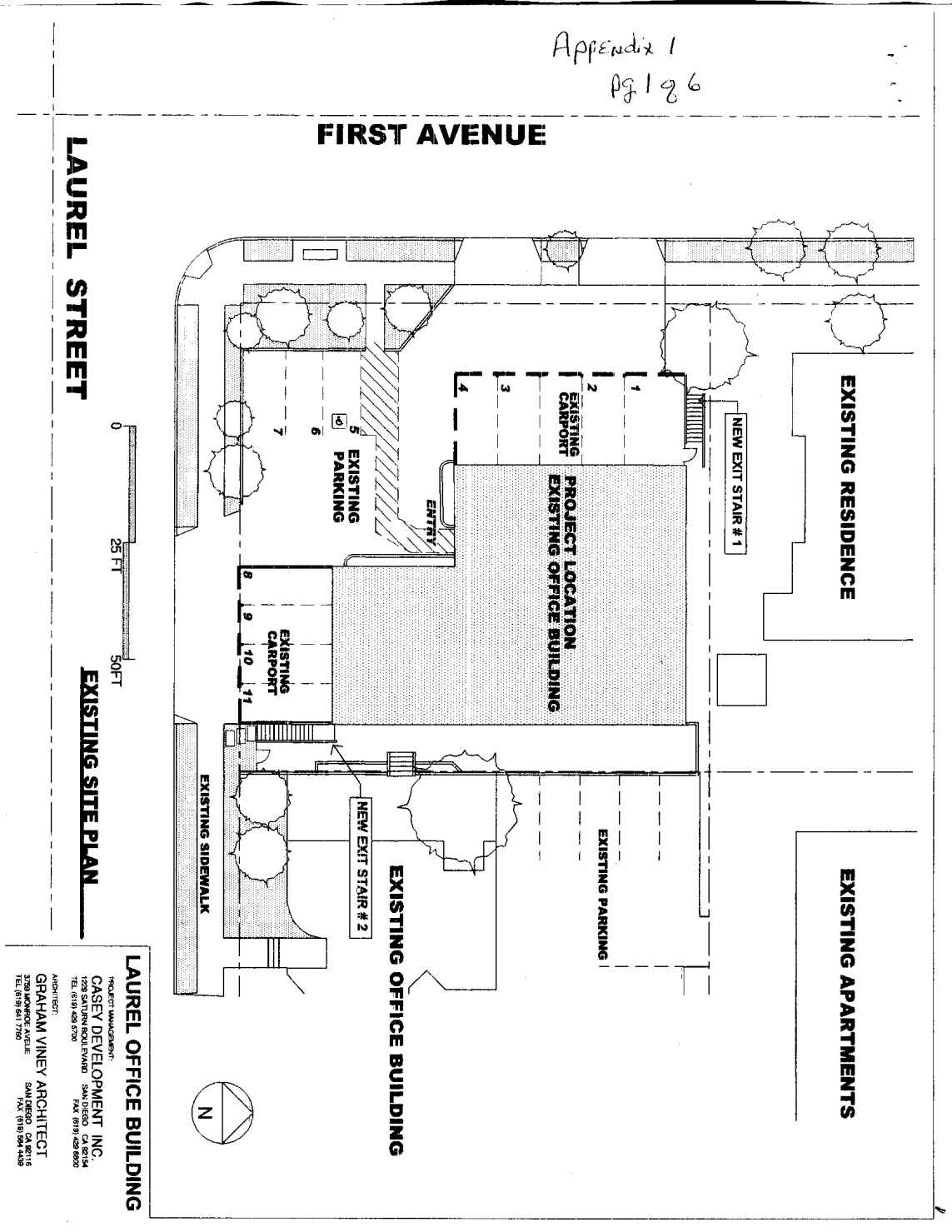
- Diego, including the placing of street trees at required locations as indicated in the San Diego Street Design Manual;
5. Current street parking will be preserved, and where feasible, the provision of new parking should be provided both onsite and offsite. The latter goal can be accomplished by minimizing curb cuts, and other innovative measures. There should be no net loss of on street parking.

Respectfully submitted,  
Ruth Harrison  
Secretary

**Note: All times listed are estimates only:** Anyone who requires an alternative format of this agenda or has special access needs, please contact (619) 835-9501 at least three days prior to the meeting. For more information on meeting times or issues before Uptown Planners, contact Leo Wilson, Chair, at (619) 231-4495 or at [Leo.Wikstrom@sbcglobal.net](mailto:Leo.Wikstrom@sbcglobal.net). Correspondence may be sent to 1010 University Ave, Box 1781, San Diego, CA 92103 Uptown Planners is the City's recognized advisory community planning group for the Uptown Community Planning Area.

*Visit our website at [www.uptownplanners.org](http://www.uptownplanners.org) for meeting agendas and other information*

Appendix 1  
Pg 1 of 6



**LAUREL STREET**

**FIRST AVENUE**

**EXISTING RESIDENCE**

**EXISTING APARTMENTS**

**PROJECT LOCATION  
EXISTING OFFICE BUILDING**

**EXISTING OFFICE BUILDING**

**EXISTING  
PARKING**

**EXISTING  
CARPORT**

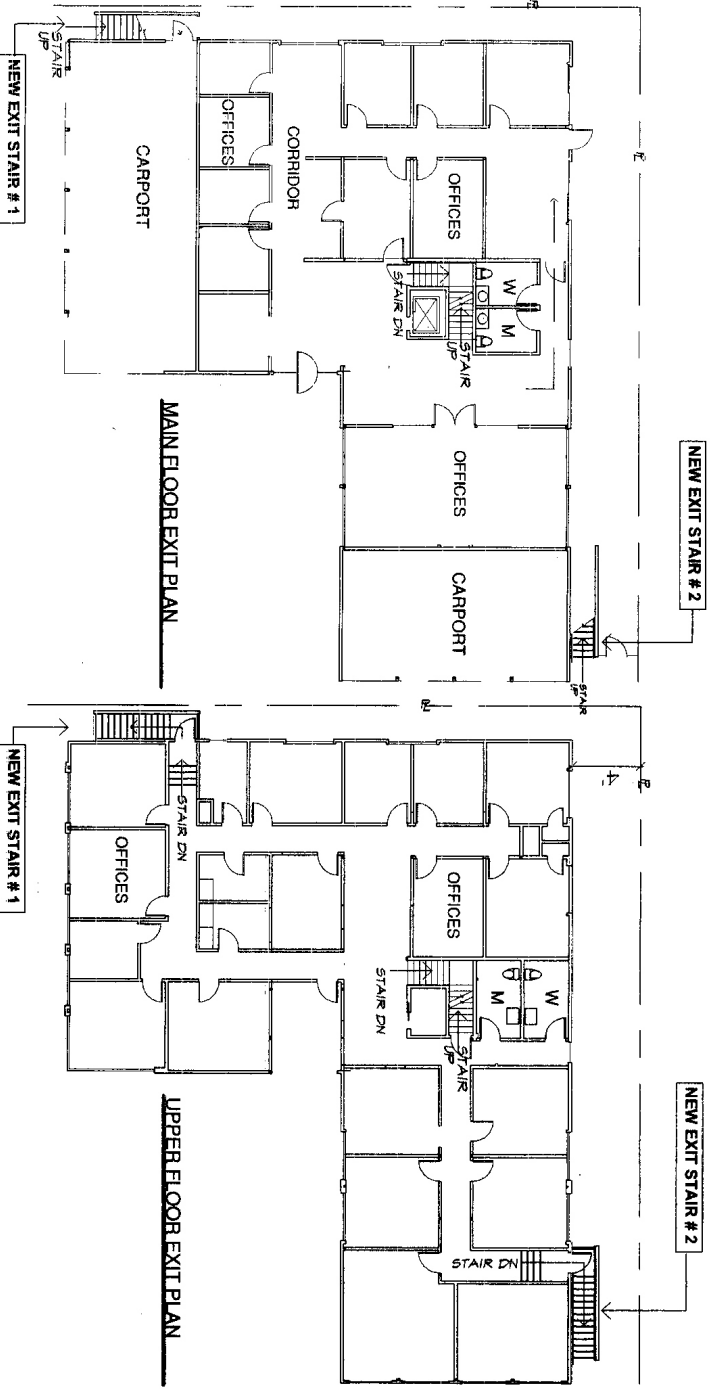
**EXISTING SIDEWALK**

**EXISTING SITE PLAN**

**LAUREL OFFICE BUILDING**

PROJECT MANAGEMENT:  
**CASEY DEVELOPMENT INC.**  
 1228 SUTUN BOULEVARD SAN DIEGO CA 92114  
 TEL: (619) 428-8700 FAX: (619) 429-8800

ARCHITECT:  
**GRAHAM VINEY ARCHITECT**  
 3729 MONROE AVENUE SAN DIEGO CA 92116  
 TEL: (619) 641-7190 FAX: (619) 584-4488



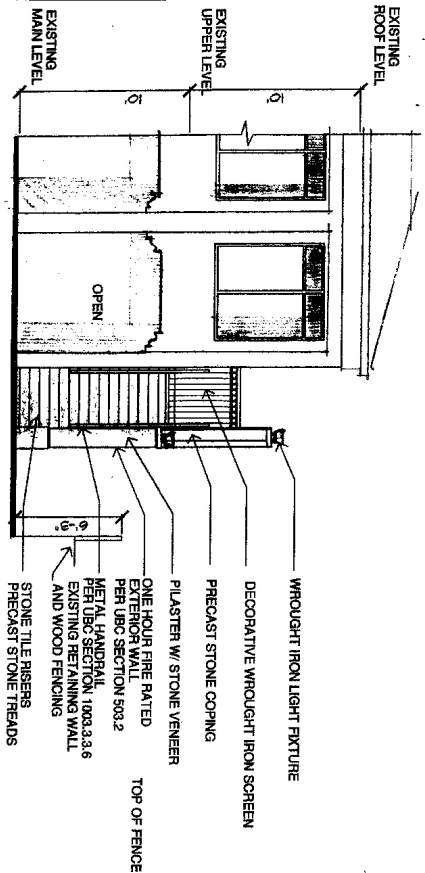
**NEW EXIT STAIRS**

- Existing central stair serves 5000 sf upper floor 49 person occupancy
- Two additional stairs required for exiting per current code
  - a) to meet current exit separation requirements
  - b) to eliminate dead end corridors
- Site development permit required for:
  - Stair No. 1 : Zero interior side yard setback per MCCPD Section 103.1510 c(5)
  - Stair No. 2 : deviation for current zoning regulations for street side and rear setbacks for open stair

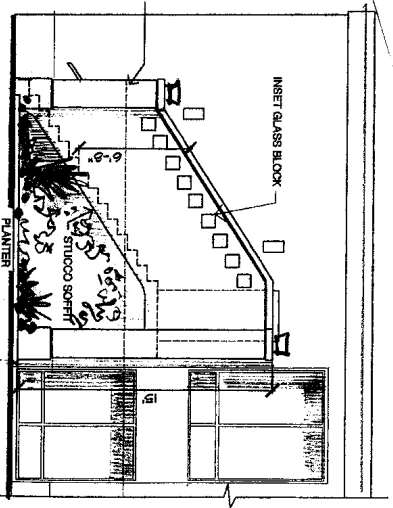
**LAUREL OFFICE BUILDING**

PROJECT MANAGER:  
 CASEY DEVELOPMENT INC.  
 1208 SATHAN BOULEVARD SAN DIEGO CA 92114  
 TEL: (619) 428 6700 FAX: (619) 429 8800

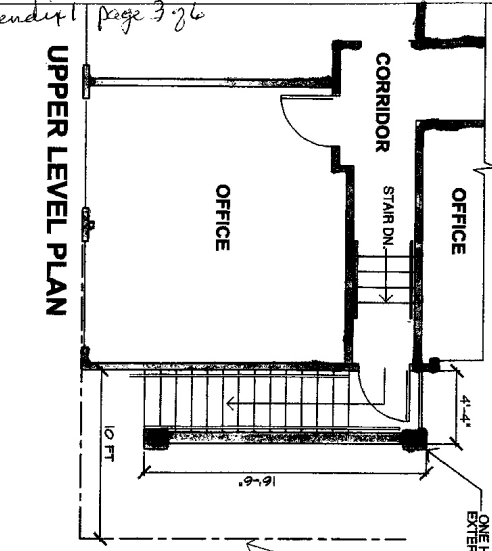
ARCHITECT:  
 GRAHAM VINEY ARCHITECT  
 3750 LAUREL AVENUE SAN DIEGO CA 92116  
 TEL: (619) 541 7700 FAX: (619) 544 4428



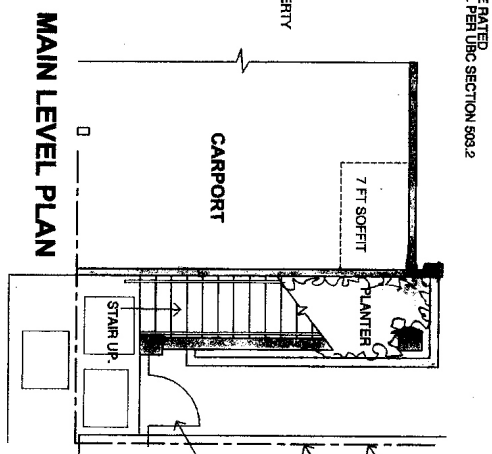
ELEVATION FROM LAUREL



EAST SIDE ELEVATION



UPPER LEVEL PLAN

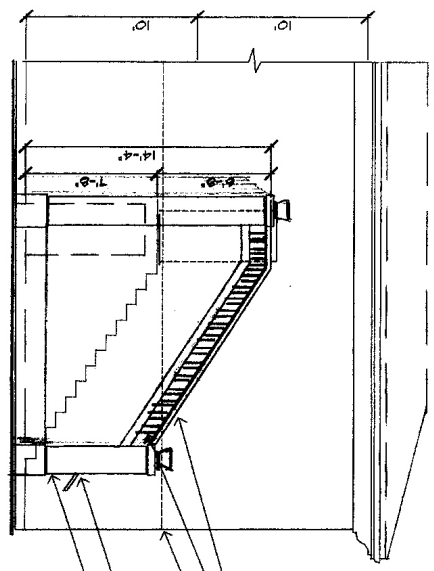


MAIN LEVEL PLAN

**STAIR NO 2 @ LAUREL**  
**LAUREL OFFICE BUILDING**

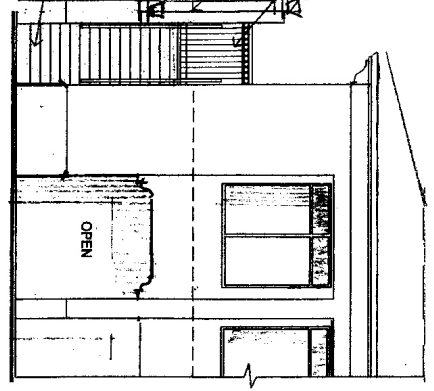
PROJECT MANAGEMENT:  
CASEY DEVELOPMENT INC.  
1228 SUTTER BOULEVARD SAN DIEGO, CA 92114  
TEL: (619) 429-9700 FAX: (619) 529-9591

ARCHITECT:  
GRAHAM VINEY ARCHITECT  
3729 MONROE AVENUE SAN DIEGO, CA 92116  
TEL: (619) 541-7780 FAX: (619) 541-4433

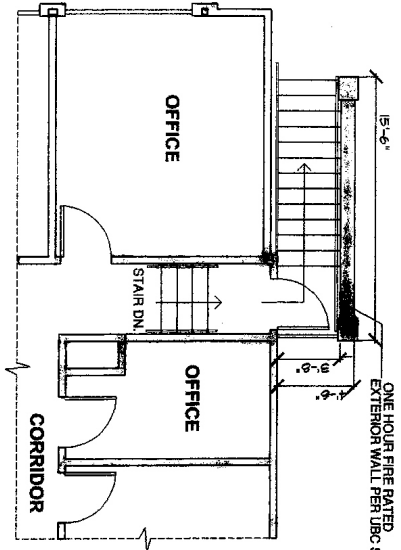


**NORTH SIDE ELEVATION**

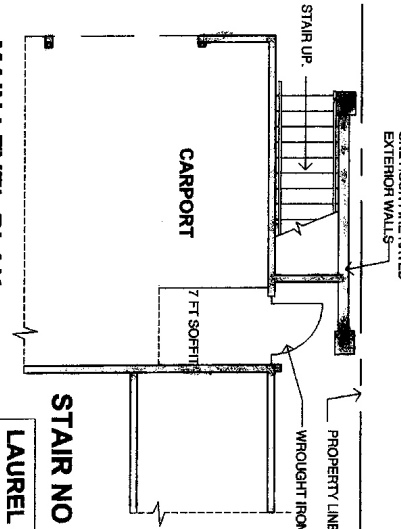
- WROUGHT IRON LIGHT FIXTURE
- DECORATIVE WROUGHT IRON SCREEN
- STUCCO PANEL SAND FINISH
- ONE HOUR FIRE RATED EXTERIOR WALL PER UBC SECTION 603.2
- PRECAST STONE COPING
- DECORATIVE TILE INLAY
- FUTURE RETAINING WALL AND WOOD FENCING
- METAL HANDRAIL PER UBC SECTION 1003.3.3.6 PLASTER W/ STONE VENEER
- STONE TILE RISERS
- PRECAST STONE TREADS



**ELEVATION FROM FIRST AVE**



**UPPER LEVEL PLAN**



**MAIN LEVEL PLAN**

**STAIR NO 1 @ FIRST AVE.**

**LAUREL OFFICE BUILDING**

PROJECT MANAGEMENT:  
**CASEY DEVELOPMENT INC.**  
 129 SUTHERLAND AVENUE SAN DIEGO, CA 92104  
 TEL: (619) 238-8700 FAX: (619) 238-8800

ARCHITECTS:  
**GRAHAM VINEY ARCHITECT**  
 3000 LA JOLLA VILLAGE DRIVE SAN DIEGO, CA 92108  
 TEL: (619) 594-7200 FAX: (619) 594-4438

**PROJECT: LAUREL OFFICE BUILDING  
SITE DEVELOPMENT PERMIT NO. 96760**

**BUILDING CODE REQUIREMENTS**

**SECTION 1006 — THE EXIT DISCHARGE**

**1006.1 General.** The exit discharge is that portion of the means of egress system between the exit and the public way. Components that may be selectively included in the exit discharge include exterior exit balconies, exterior exit stairways, exterior exit ramps and exit courts, in addition to those common means of egress components described in Section 1003.3.

**EXCEPTION:** When approved by the building official, the exit discharge may lead to a safe dispersal area on the same property as the building being exited. The proximity and size of such safe dispersal area shall be based on such factors as the occupant load served, the mobility of occupants, the type of construction of the building, the fire-protection features of the building, the height of the building and the degree of hazard of the occupancy. In any case, such safe dispersal areas shall not be located less than 50 feet (15 240 mm) from the building served. (See Section 1007 for means of egress from safe dispersal areas.)

Grade level areas designated as an exit discharge component for a building shall be permanently maintained. Such areas shall not be developed or otherwise altered in their capacity to provide for a continuous, unobstructed and undiminished means of egress for building occupants. If such areas are sold independent of the building they serve, an exit discharge complying with the requirements of Section 1006 shall be provided for such building.

**1006.2 Exit Discharge Design Requirements.** The exit discharge portion of the means of egress system shall comply with the applicable design requirements of this section.

**1006.2.1 Location.** The exit discharge shall be at grade or shall provide direct access to grade. The exit discharge shall not reenter the exit access. Exterior exit balconies, exterior exit stairways and exterior exit ramps shall not be located in areas where building openings are prohibited or openings are required to be protected by Table 5-A.

**503.2 Fire Resistance of Walls.**

**503.2.1 General.** Exterior walls shall have fire resistance and opening protection as set forth in Table 5-A and in accordance with such additional provisions as are set forth in Chapter 6. Distance shall be measured at right angles from the property line. The above provisions shall not apply to walls at right angles to the property line.

Projections beyond the exterior wall shall comply with Section 705 and shall not extend beyond:

1. A point one third the distance to the property line from an assumed vertical plane located where fire-resistive protection of openings is first required due to location on property; or
2. More than 12 inches (305 mm) into areas where openings are prohibited.

**1003.3.3.4 Headroom.** Every stairway shall have a headroom clearance of not less than 6 feet 8 inches (2032 mm). Such clearances shall be measured vertically from a plane parallel and tangent to the stairway tread nosings to the soffit or other construction above at all points.

1997 UNIFORM BUILDING CODE

TABLE 5-A

**TABLE 5-A—EXTERIOR WALL AND OPENING PROTECTION BASED ON LOCATION ON PROPERTY FOR ALL CONSTRUCTION TYPES<sup>1,2,3</sup>**  
For exceptions, see Section 503.4.

OCCUPANCY GROUP <sup>4</sup>	CONSTRUCTION TYPE	EXTERIOR WALLS		OPENINGS <sup>5</sup>
		Bearing	Nonbearing	
		Distances are measured to property lines (see Section 503). × 304.8 for mm		
B F-1 M S-1, S-3	II One-hour	One-hour N/C	Same as bearing except NR, N/C 40 feet or greater	Not permitted less than 5 feet Protected less than 10 feet
	II-N <sup>3</sup>	One-hour N/C less than 20 feet NR, N/C elsewhere	Same as bearing	Not permitted less than 5 feet Protected less than 10 feet
	V One-hour	One-hour	Same as bearing	Not permitted less than 5 feet Protected less than 10 feet
	V-N	One-hour less than 20 feet NR elsewhere	Same as bearing	Not permitted less than 5 feet Protected less than 10 feet

**HANDICAPPED REQUIREMENTS FOR TREADS AND RISERS**

1133B.4.4 Striping for the visually impaired. The upper approach and the lower tread of each stair shall be marked by a strip of clearly contrasting color at least 2 inches (51 mm) wide placed parallel to and [not more than 1 inch (25.4 mm) from] the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip resistant as the other treads of the stair.

Where stairways occur outside a building, the upper approach and all treads shall be marked by a strip of clearly contrasting color at least 2 inches (51 mm) wide and placed parallel to and not more than 1 inch (25.4 mm) from the nose of the step or landing to alert the visually impaired. The strip shall be of a material that is at least as slip resistant as the other treads of the stair. A painted strip shall be acceptable.

1133B.4.5 Treads, nosing and risers.

1133B.4.5.1 Treads. All tread surfaces shall be slip resistant. Weather-exposed stairs and their approaches shall be designed so that water will not accumulate on the walking surfaces. Treads shall have a smooth, rounded or chamfered exposed edges, and no abrupt edges at the nosing (lower front edge).

1133B.4.5.2 Nosing. Nosing shall not project more than 1/2 inch (38 mm) past the face of the riser below.

1133B.4.5.3 Open risers are not permitted. On any given flight of stairs, all steps shall have uniform riser height and uniform tread widths consistent with Section 1133B.4. Stair treads shall be no less than 11 inches (279 mm) deep, measured from riser to riser. See Figure 11B-35. Risers shall be sloped or the underside of the nosing shall have an angle not less than 60 degrees from the horizontal.

**1003.3.3.6 Handrails.** Stairways shall have handrails on each side, and every stairway required to be more than 88 inches (2235 mm) in width shall be provided with not less than one intermediate handrail for each 88 inches (2235 mm) of required width. Intermediate handrails shall be spaced approximately equally across with the entire width of the stairway.

**EXCEPTIONS:** 1. Stairways less than 44 inches (1118 mm) in width or stairways serving one individual dwelling unit in Group R, Division 1 or 3 Occupancy or a Group R, Division 3 congregate residence may have one handrail.

2. Private stairways 30 inches (762 mm) or less in height may have a handrail on one side only.

3. Stairways having less than four risers and serving one individual dwelling unit in Group R, Division 1 or 3, or a Group R, Division 3 congregate residence or Group U Occupancies need not have handrails.

The top of handrails and handrail extensions shall not be placed less than 34 inches (864 mm) nor more than 38 inches (965 mm) above landings and the nosing of treads. Handrails shall be continuous the full length of the stairs and at least one handrail shall extend in the direction of the stair run not less than 12 inches (305 mm) beyond the top riser nor less than 12 inches (305 mm) beyond the bottom riser. Ends shall be returned or shall have rounded terminations or bends.

**EXCEPTIONS:** 1. Private stairways do not require handrail extensions.

