



## UPTOWN PLANNERS

Uptown Community Planning Committee  
December 1, 2009, Tuesday – Meeting Minutes

Present: Grinchuk, Liddell, Lamb, Seidel, Dahl, Wilson (Chair), Bonn, Gottschalk, Edwards, O'Dea, Towne, Wendorf, Jaworski. Mellos, Gatzke, Adler. Also present, Marlon Pangilinan from CPCI.

Absent: Hyde

### **Board Meeting: Parliamentary Items/ Reports:**

#### Adoption of Agenda and Rules of Order

Jaworski moved to continue the information item, 2155 First Avenue/121 Ivy Street (“Gruenberg Office”) from the agenda per the applicant's request, and approve the agenda as amended. Motion passed by voice vote.

#### Approval of October 2009 and November 2009 Minutes

After several corrections, Seidel moved to approve the October minutes. Motion passed by voice vote.

After several corrections, Bonn moved to approve the November minutes. Motion passed by voice vote.

#### Treasurer's Report

Treasurer Dahl reported a balance of \$399.13.

#### Website Report

Website report: O'Dea requested any interested parties to help put survey tools on the website.

As she had to leave the meeting early, O'Dea gave the **Historic Resources Subcommittee Report** out of order. O'Dea indicated she and several other subcommittee members had recently met with Neighborhood Code Compliance to discuss the issue of un-permitted demolition activity

#### Chair/CPC Report

Chair indicated that someone with printer that could print heavy paper was needed to print the name cards for board members. Chair had the template and name cards. Uptown Planners had its scheduling of the Joyce Beers Center confirmed for 2010.

Chair Wilson gave a short CPC report; the CPC discussed the issue of rules and regulations for medical marijuana dispensaries at its November meeting.

## **Public Communication – Non-Agenda Public Comment.**

Mary Wendorf stated she felt that Downtown should no longer be a redevelopment area; and should pay its fair share of city property tax.

## **Representatives of Elected Officials**

Brian Pepin from City Council District Two discussed issues relating to the city's current budget crisis.

## **Consent Agenda:**

- 1. 906 HAYES AVENUE SDP (“LEATHERS RESIDENCE”) – Process Three --** University Heights – Sustainable Building Expedite Program (Platinum) --Site Development Permit for Environmentally Sensitive Lands for a 1,728 sq. ft. addition to an existing single family residence on a 0.46 acre site at 906 Hayes Street in the RS-1-7 and RS-1-1 Zone; MHPA; Tandem Area Overlay Zone; Transit Area Overlay Zone; FAA Flight 77;

Dahl, seconded by Bonn, moved to approve the consent agenda. Motion passed 15,0,1; Chair Wilson abstaining.

## **Special Presentations Motions:**

- 1. PROPOSAL FOR EXTENSION OF THE DURATION OF THE INTERIM HEIGHT LIMITATION ORDINANCE -- Uptown –** Proposal to extend the duration of the Interim Height Limitation, adopted on July 29, 2008, as enacted as City Ordinance 19773, until the completion of the Uptown Community Plan update process. Presently, the Interim Height Limitation automatically expires 30 months after July 29, 2008; unless the City Council approves a 180 day extension. The City Council under the existing ordinance may enact no more than two 180 day extensions.

Ann Garwood, Nancy Moors, Rick Wilson, Barry Hager spoke in favor the proposed extension. Ian Epley spoke against it. After public comment, board members discussed the item.

Mellos moved to support the proposal that the Interim Height Limitation Ordinance be extended so that it does not expire until after the completion and approval of the update of the Uptown Community Plan Motion passed 14,1,1: Grinchuk, Liddell, Lamb, Seidel, Dahl, Bonn, Gottschalk, Edwards, O'Dea, Towne, Wendorf, Jaworski. Mellos, Adler in favor. Gatzke voted against. Chair Wilson abstained.

- 2. REQUEST FOR LETTER OF SUPPORT FOR PLACEMENT OF STOP SIGNS ON SIXTH, FIFTH AND FOURTH AVENUES, AT THE INTERSECTIONS OF NUTMEG, HAWTHORNE AND QUINCE; AND AT THE INTERSECTION OF FIFTH AVENUE AND SPRUCE STREET —**Bankers Hill/ Park West – Petition by neighborhood residents; and Bankers Hill/ Park West Community Association. Special Presentation: Letter of support for additional stop signs in Bankers Hill-Park West.

Speaking in favor of the request for a letter of support for the stops signs were Ricky Warkentin, Gary Bonner, Marilee Kapsa, Richard Ledford, Mel Penner, June Gottschalk, Amelia Gardner, Don Stroebel, Ursula Stroebel, Francine Fill, Kathy Schneider and Dale Hess. Ruth Benedict and Tom Schaeffer spoke against stop signs at the intersections with Juniper Street. The chair

indicated that Jim Frost and Janet Fairbanks had sent E-mails opposed to the request, which had been distributed to the board. After public comment, board members discussed the request.

Towne, seconded by Mellos, moved to approve the request as indicated on the agenda. At the suggestion of Chair Wilson, Towne removed the request for stops signs at the intersections along Hawthorne Street. The motion requested the stop signs be larger than average; lit with reflector lights; and the intersections in question should have well-marked cross walks.

Gatzke submitted a friendly amendment that the added signs only be experimental, with a review to take place after one year to see whether they should stay. Towne did not accept the amendment. Gatzke made a motion to include his amendment in the motion, which failed on a vote of 5,10,1. In favor Gatzke, Dahl, Jaworski, Grinchuk, Wendorf. Against the motion; Liddell, Lamb, Seidel, Bonn, Gottschalk, O'Dea, Towne, Edwards, Mellos, Adler. Chair Wilson abstained.

Towne moved his original motion, which passed 14,1,1: Dahl, Jaworski, Grinchuk, Edwards, Liddell, Lamb, Seidel, Bonn, Gottschalk, O'Dea, Towne, Wendorf, Mellos, Adler voted in favor. Gatzke voted against. Chair Wilson abstained

Board member O'Dea left the meeting.

### **Information Items**

The following project was continued at the request of the applicant during the approval of the agenda.

1. **2155 FIRST AVENUE/ 121 IVY STREET (“GRUENBERG OFFICE”)** – Process Three -- Bankers Hill/Park West – Site Development Permit to demolish two existing cottages and construct a 3,914 sq. ft. office building with zero yard setback on a 0.17 acre site with an existing designated historic building at 2155 First Avenue in the CV-4 Zone; FAA Part 77; Airport Influence Zone; AAOZ; Residential Tandem Parking; Transit Area.

### **Action Items: Projects**

1. **666 UPAS STREET (“VERIZON SAN DIEGO ZOO”)** – Process Four – Hillcrest – Conditional Use Permit to extend the use of an existing wireless communication facility on the roof of an existing residential building at 666 Upas Street in the MR-400 Zone; FAA Part 77.

Presentation by a representative of the applicant. No public comment made.

Towne, seconded by Mellos, made a motion to approve as presented. Motion passed 14,0,1: Dahl, Jaworski, Grinchuk, Edwards, Liddell, Lamb, Seidel, Bonn, Gottschalk, Towne, Wendorf, Mellos, Adler, Gatzke voted in favor. Chair Wilson abstained.

### **Subcommittee/ Member Reports**

1. **Ernestine Bonn – University Heights Library Update** -- Action Item -- Update on the progress of the proposal to relocate the University Heights Library to the historic teacher's training annex located between Normal Street and Park Boulevard.

Bonn requested a letter of support for the University Heights Library Task Force recommendation attached to the December 1, 2009 agenda.

Gatzke, seconded by Jaworski, moved to approve. Motion passed 14,0,1; Dahl, Jaworski, Grinchuk, Edwards, Liddell, Lamb, Seidel, Bonn, Gottschalk, Towne, Wendorf, Mellos, Adler, Gatzke voted in favor. Chair Wilson abstaining.

### **Adjournment**

Towne moved to adjourn: Motion passed by voice vote.

These minutes respectfully submitted by board secretary Andrew Towne