

UPTOWN PLANNERS

Uptown Planning Committee

Tuesday, **DRAFT** December 7, 2004 MINUTES of the
Uptown Planners Committee Regular Meeting

I. Parliamentary Items:

A. Introductions:

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

B. Adoptions of Agenda and Rules of Order:

1. Pull Item B from the consent agenda and add to Action Items as Item A.
2. Add Bonn motion to Section VII to Urgent, Non Agenda Action Items.

Motion by: Ernie Bonn, Second by: Hirsch Gottschalk, that UPC approve the adoption of the November 2, 2004 agenda.

MOTION CARRIED: By a unanimous voice vote.

C. Approval of Minutes:

1. **Motion by: Steve Satz, Seconded by: Leo Wilson**, that UPC approve the November, 2004 minutes as corrected.

MOTION CARRIED: By a unanimous voice vote.

D. Treasurer's Report: Checking Account: \$445.40 Savings Account: \$551.24

E. Chair's Report:

1. **ELECTION TO FILL VACANT SEAT** – Candidate ballots accepted until 7:00 pm. Each candidate will get 2 minutes to address the board and then vote will be taken.
2. Tuesday, January 11, 2005 @ 4:30 pm, will be the next Urban Design Subcommittee meeting.
3. Uptown Planners will be dark in January with the next regular meeting occurring on February 1, 2005.

II. Public Communications:

1. **Mary Wendorf** spoke about concerns over the building proposed for the Lafayette Hotel site on El Cajon Boulevard. Mary also passed out a petition to protest the proposed building program for the site.

III. City/Government Information:

1. Elected Officials:

- A. Representative **Margaret Radnick** for District 2 Councilmember **Michael Zucchet**-
 1. **Michael Zucchet** was confirmed as Deputy Mayor for 2005.
 2. Oversized vehicle ordinance was going on the docket before the City Council. Businesses using streets for their oversized vehicles.
 3. Urban Corps were going back in the Maple Canyon to remove Arrundo weed.
 - B. Representative **Seth Litchney** for Mayor **Dick Murphy** –
 1. **Seth Litchney** had no report but was available for questions.
 - C. Representative **Todd Gloria** for Congress member **Susan Davis** –
 1. **Todd Gloria** announced that the House of Representatives had come to an agreement over the bill to adopt the 9/11 Commission reforms.
 - D. Representative **Monica Palaez** for District 3 Councilmember **Toni Atkins** –
 1. How to help and volunteer during the Holidays is mentioned in Council member **Toni Atkins** newsletter.
 2. Councilmember **Atkins** office will be closed December 23, 2004 and reopen January 3, 2005.
2. **Staff Information Items:**
1. **FIRE DEPARTMENT SAFETY PROGRAM:** No one present to report.
 2. **STOP SIGN REQUEST W. LEWIS AND STEPHENS STREET: Mike Debas** – Presented a resident initiated petition of approximately 100 individuals to request that the City install a stop sign at this intersection. No significant impact to circulation is anticipated.
- UPC board comments:**
1. **Ernie Bonn** recommended a latter style crosswalk.
- Public Comment from the audience:**
1. **Mark Howell:** Children walking home from Francis Parker school are in constant danger in crossing intersection.
 2. **Chris Lathley:** Supported 4-way stop. Stated that a petition had been circulated with containing 344 names.
 3. **Monica Lafferty:** Felt her children are at risk when walking across intersection.
 4. **Tom Lattel:** Supported 4 way stop.

The following **MOTION** by: **Marilee Kapsa**; **SECONDED** by: **Roy Dahl**

The Uptown Planners Committee supports the request for a **Stop Sign at West Lewis and Stephens Street.**

MOTION CARRIED - FOR: 14 AGAINST: 0 ABSTAIN: 1

3. **AIRPORT NOISE MONITORING PROGRAM: Dan Frazee, Nyle Marmion, SDCRAA** presented this action Item for a plan that is proposing to remove monitor at the existing Site 4 (3rd Ave and Laurel St.) and erect a new sound monitoring Site 4 either on the northwest corner of Juniper and 2nd Ave or Juniper and 3rd Ave. Site 18, which is currently located on the corner of W.

Thorn and Curlew Streets, is proposed to be relocated to Brandt and Nutmeg Streets in Bankers Hill. Because of terrain constraints in this neighborhood, there is currently no alternate location for Site 18. 24 monitoring stations are installed around airport. Neighbors will be notified about installation of sites 4, 4a, and 18. (Located in Uptown).

UPC Comments:

1. **Paul de la Houssaye** asked if existing poles could be used to accept monitoring stations.
2. **Mike Singleton** queried if existing light poles could be used to house monitoring station.

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

That the Uptown Planners Committee table the **AIRPORT NOISE MONITORING PROGRAM** action item until the regular UPC meeting in February, 2005.

MOTION CARRIED – on a unanimous voice vote.

IV. Community Organization Reports/Information Items:

A. Monthly Community Calendar:

- 1.

B. Community Associations

1. None presented

V. Consent Agenda:

MOTION to approve the following consent agenda by: **Roy Dahl**

SECONDED: **Mike Singleton**

- A. 4533 NORTH AVE TM – Condo Conversion** - (Process 4 - Tentative Map) **Lindsay Erickson**, applicant: Request to convert 9 existing residential units to condominiums. University Heights MR1500

UDHR Motion: Approve with conditions ATTACHED 1.

- B. 4045 & 4047 EIGHTH AVE TM – Condo Conversion** - (Process 4 - Tentative Map) **Matt Sumek**, applicant: Request to convert 19 existing residential units to condominiums. Hillcrest MR800B

UDHR Motion: Approve with conditions ATTACHED 3.

- C. FOUR VILLAS HILLCREST TM -1452 ESSEX - Condo Conversion** - (Process 3 - Tentative Map), **Robert Ramsey**, applicant: Request to subdivide 4 new residential units (currently under construction) to condominiums. Hillcrest MR1000

UDHR Motion: Approve with conditions ATTACHED 4.

D. WALNUT ST PROFESSIONAL TM - 306 WALNUT ST - Condo Conversion - (Process 3 - Tentative Map) **John Pizzato**, applicant: Request to convert 13 existing commercial office units to condominium ownership within the 18,225 sf building. Hillcrest MR1000

UDHR Motion: Approve with conditions ATTACHED 5.

MOTION CARRIED - FOR: 13 AGAINST: 0 ABSTAIN: 1

VI. Items for Action:

A) **4022 CENTRE ST TM – Condo Conversion** - (Process 3 - Tentative Map) **Rick Turner**, applicant: Request to subdivide 2 new residential condominium units (currently under construction). Hillcrest CL2

UDHR Motion: Approve with conditions ATTACHED 2.

The following **MOTION** by: **Allen Edward**; **SECONDED** by: **Ian Epley**

That the Uptown Planners Committee table the **4022 CENTRE ST TM – Condo Conversion** request until the February regular UPC meeting, February 1, 2005.

MOTION CARRIED - FOR: 12 AGAINST: 0 ABSTAIN: 2

B) **112 REDWOOD ST TM – Condo Conversion** - (Process 3 - Tentative Map) **Herman Bateman**, applicant: Request to convert 3 existing residential units to condominiums. Bankers Hill MR1500

UDHR Recommendation: Consider with conditions ATTACHED 6.

The following **MOTION** by: **Leo Wilson**; **SECONDED** by: **Mike Singleton**

That the Uptown Planners Committee table the **112 REDWOOD ST TM – Condo Conversion** request until the Chair of UPC determines an appropriate future UPC meeting.

MOTION CARRIED - FOR: 13 AGAINST: 0 ABSTAIN: 1

C) **ELECTION TO FILL VACANT SEAT** – Candidate ballots were accepted until 7:00 pm. Each candidate received 2 minutes to address the board before a vote was taken.

People placed on ballot based on submitted applications:

1. **Philip Cohen**
2. **Warren Simon**
3. **Grace Wilson**
4. **Margaret Mazzella**
5. **Steve Kwaitcowsky**

Result of Election: **Margaret (Peggy) Mazzella** was elected.

VII. Urgent, Non-Agenda Action Items:

A. **Ernie Bonn** presented the following motion to the UPC:

The following **MOTION** by: **Ernie Bonn**; **SECONDED** by: **Hirsch Gottschalk**

That the Uptown Planners Committee request the proposed 2561 First Avenue Bankers Hill Townhomes project No. 5606 be resubmitted to the Uptown Planners Committee for review because the UPC was unaware that the project was in violation of the SDIA Comprehensive Land Use Plan (CLUP) and the City's Municipal Code when the UPC originally recommended approval for the project. The UPC believes this is a substantial change and thus requests the proposed project to be resubmitted to the UPC.

MOTION CARRIED – FOR: 11 AGAINST: 2 ABSTAIN: 1.

VIII. Planning Committee Business:

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

1. Nothing to report

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

1. The chair, **Steve Satz**, requested that UPC approve finances for the new Uptown Planners website.

The following **MOTION** by: **Mary Wendorf**; **SECONDED** by: **Jay Hyde**

That the Uptown Planners Committee approve funds to be used to operate the Uptown Planners website.

MOTION CARRIED – on a unanimous vice vote.

C. **Urban Design and Historic Resources Subcommittee:**

1. Nothing to report

IX. Upcoming Meetings

Urban Design and Historic Resources Sub Committee: Monday, January 11, 2005 at 4:30 p.m. at the Uptown Partnership's Office, 3108 Fifth Avenue, Suite B

Uptown Planners: Tuesday, February 1, 2005 at 6:30 p.m. at the Joyce Beers Community Center, Uptown District, 1230 Cleveland Avenue.

X. Adjournment at 9:05 P.M.

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