



## **UPTOWN PLANNERS**

Uptown Community Planning Committee

MINUTES

December 2, 2008

Joyce Beers Community Center, Uptown Shopping District

Board Members Present: Hyde, Grinchuk, Seidel, Liddell, Lamb, Dahl, Satz, Wilson (Chair), Bonn, Gottschalk, Adler, O'Dea, Towne, Gatzke

### I. Parliamentary Items:

1. Adoption of Agenda and Rules of Order: Bachman MW project was continued at the request of the applicant; amended agenda approved by voice vote.
2. Approval of Minutes: Motion by O'Dea to approve agenda; passed by unanimous voice vote.
3. Treasurer's Report; Treasurer Dahl reported income of \$52, leaving a balance of \$329.92.
4. Website Report; Satz indicated nothing new to report; solicited questions about the website from the board.
5. Chair/ CPC Report: Chair Wilson said that the indemnification ordinance for community planning groups had been approved by the city council. The ordinance would take effect in thirty days. The CPC was also working on revising the existing Administrative Guidelines for community planning groups; no changes were proposed which would require a modification of the Uptown Planners bylaws. Wilson also said that there would be no Uptown Planners meeting in January, as it was one of the two "dark" (no meeting) months.

### II. Public Communication: None

### III. Representatives of Public Officials

Joe Kocurek, representing State Assembly Member, Lori Saldana, announced that Saldana had been made Speaker Pro-Tem of the California Assembly.

Nicholas Norvell, representing Congresswoman Susan Davis, passed out a newsletter and said that legislation requiring insurance companies to

give mental health parity with physical health had been passed as part of one of the bailout bills.

Bonn announced that she had been reappointed by the mayor to the parking advisory board.

IV. Consent Agenda: Hyde made motion to approve; second by Grinchuk – consent agenda passed by a 13 – 0 vote (chair not voting)

Design Review Subcommittee members present at the November 18<sup>th</sup> meeting: Ernie Bonn, David Gatzke, Jay Hyde, Janet O’Dea, Leo Wilson, Roy Dahl, Marilee Kapsa, Ian Epley

1. **330 WASHINGTON (“HILLCREST SHELL CUP”) – Process Three** -- North Hillcrest --Conditional Use Permit to demolish existing store and construct a 2,178 sq. ft. convenience store and 900 sq. ft. car wash for an existing gas station on o a 0.37 acre site at 330 Washington Street in the CB-1A Zone; FAA Part 77; Residential Tandem Parking; Transit Area; FAA Notification Overlay Zone.
2. **2195 WEST CALIFORNIA STREET (“RAY HOUSE SEWER EASEMENT ABANDONMENT”) – Process Three** -- Middleton – Sewer Easement Abandonment in Parcel Two of Parcel Map 12562 with the street address of 2195 West California Street; RS-1-7; Airport Approach Overlay Zone; Steep Hillside; Geo 53; FAA Part 77.

#### V. Limited Action Item

- I. **301 UNIVERSITY (“HILLCREST BOUTIQUE HOTEL”) – Hillcrest** – Proposed project would be a boutique hotel with 140/150 rooms, and include upscale restaurant, lounge, rooftop bar, and banquet and meeting rooms. The height would be 72 feet at the roof parapet, with a slightly taller elevator shaft for access to rooftop bar. There will be a plaza and fountain at the corner of Third and University Avenues; the third floor of the hotel on Third Avenue will be set back 60 feet to accommodate a third floor pool. There will be two floors of underground parking; the existing alley way will be re-routed west to Third Avenue.

Applicant reported that the project had not changed since it was last presented to Uptown Planners at its November 2008 meeting.

Public comment: John Taylor, representing Save Hillcrest, said that Save Hillcrest liked the proposed project, but that it wanted the following conditions satisfied: 1) Both lanes of University Avenue must stay open during construction; 2) Adequate off-street parking must be provided for construction workers; 3) There should be no loss of street parking; 4) The site should be maintained in good condition during construction.

Towne, seconded by Hyde, moved to approve the project in concept, with the express understanding the project, once it was filed with the City, the project will go through the standard project review process – including returning to Uptown Planners for a recommendation.

Satz offered a friendly amendment that the approval be conditioned on the project staying at its existing proposed height or being lower in height.

Towne accepted the amendment.

Motion passed 13 - 0, (chair not-voting)

## VI. Subcommittee Action Items/ Reports

### 1. **Public Facilities Subcommittee – Action Items:**

#### A. Proposed Motion: Re Design of West Maple Street and West Lewis Street Mini-Parks:

1. The West Maple Canyon and West Lewis Street Mini-Parks are small parcels of undeveloped land which are adjacent, and overlook, open space canyons containing environmentally sensitive lands;
2. There should be no major physical improvements to either parcel that would detract from their unique character as scenic overlooks, and no physical/man made improvements should be made in the canyon open space itself, except the planting of native vegetation to stabilize the surface and prevent slope erosion;
3. Both sites should be planted with natural, drought resistant vegetation, which will require limited maintenance and upkeep; which should be planted in a manner so that it serves as a barrier that will discourage individuals from accessing the open space through the parcels. This will help prevent erosion and disturbance to sensitive biological resources;
4. Any improvements made should be done in a manner that will discourage transients loitering and lodging on the parcels; the local community should decide whether benches or seating areas should be allowed;
5. In accordance with the above, the current designs for both the West Maple Canyon and West Lewis Mini-Park should be revised

so that major physical improvements, such as concrete walkways and planters, bridges and overlooks, and other improvements that are not compatible with the scenic overlook/ natural open space character of each parcel are removed;

6. This should result in a significant reduction in the costs for development of each proposed mini-park. The funds saved should be directed into developing more active use parks in the respective communities (Mission Hills and Bankers Hill/ Park West) that each mini-park is located.

O'Dea made a motion, seconded by Hyde, to approve the Public Facilities Subcommittee recommendation regarding the design of the West Lewis Street and West Maple Street Mini-Parks: Motion passed 13 -0 (chair not-voting)

B. Proposed Motion: Approval Letter Re: Changes to Manner in Which Development Impact Fees are calculated for Uptown:

Recommendation that the assessment of developer impact fees in Uptown be calculated based on square footage instead of a flat fee per unit.

Gatzke made motion, seconded by Grinchuk, to approve and adopt the DIF letter as presented, and submit it to the City of San Diego. Motion passed 13 -0 (chair not voting).

## VII. Board Comments

+Hyde said that there was a problem with excessive red-curbing (e.g., 5th and Thorn) and that the board should discuss this with the fire department.

+Gatzke said that there was also a problem with excessive white-curbing.

VIII. Motion to adjourn by Seidel approve by unanimous voice vote.

These minutes respectfully submitted by Andrew Towne, Secretary

