



UPTOWN PLANNERS

Uptown Community Planning Group

Meeting Minutes

October 4, 2011

Joyce Beers Community Center, Uptown Shopping District

Present: 6:00 pm: Wilson, (Chair): Jaworski, Seidel, Tablang, Ferrier, Bonn, Pesqueira, Dahl, Lamb, Grinchuk, Bonner, O'Dea, Butler, Adler, and Mellos (arrived at 7:02 p.m.)

Absent: Liddell

Board Meeting: Parliamentary Items/ Reports:

Approval of Agenda :

The Motion to approve agenda was made by

Approval of Minutes : Motion to approve September 2011 was made by Lamb and seconded by Bonn passed by voice vote; O'Dea, Adler and Bonner abstaining because they had not read them.

Treasurer's Report : Treasurer Dahl reported a balance of \$423.62, the same balance reported in September 2011 due to no further expenses or income.

Website Report: No major changes to Uptown Planners website

Chair/ CPC Report

A hearing on the proposed redevelopment of the Hillcrest DMV site has been continued. Jason Weisz from Senator Kehoe's office will be providing updates.

Amendments are being drafted to the proposed to the airport protection plan which limit height and density in surrounding areas.

An application for a map waiver for 1673 Puterbaugh has been withdrawn.

The St. Paul's Cathedral project is scheduled to come before the City Planning Commission on Oct 6, 2011.

Residents of Bankers Hill met about the pending project and a compromise plan is now being considered which consists of the proposed height being reduced to 158 feet (8 feet over the interim height limit of 150 feet). The pending change is a reduction of the height of the Olive St. building from its previously proposed height of 182 feet.

Chair Wilson reported to have received the following correspondence:

Wilson reported the Community Planners Committee appointed him and Janay Krugar, of the University Planning Group, as CPC representatives to the City's Open Space Advisory Group.

Wilson further reports on November 1, 2011 at the next Uptown Planners Board Meeting that a presentation will outline the pending designation of Buchanan Canyon as open space.

II. Non-Agenda Public Communication

Karen Lenyoun from SAY San Diego announced that on Oct 29, 2011 the DEA's drug and alcohol abuse unit will sponsor a prescription drug take back event and that the alcohol policy panel will meet Nov. 5, 2011.

Uptown Planners Board members Ernie Boon announced the following events:

A. The University Heights Historical Assoc/CDC is hosting a series of forums regarding the community planning process; the first event will take place October, 13, 2011 at Grace Lutheran Church.

B. A 501(c) (3) organization and board will be formed to address San Diego's historical streetcars.

Janet O'Dea announced a fundraiser for a historical marker for the Calvary Cemetery.

Marlon Pangilinan announced a final call for conservation area nominations. Furthermore, the newest version of the Interim Height Ordinance will be presented at the code monitoring team meeting.

Bob Grinchuk announced the 1st Annual Hillcrest Hoe Down scheduled for Sunday October 16, 2011 at the corner of University Ave and Richmond.

III. Representatives of Elected Officials:

Jessica Poole attended representing Congresswoman Susan Davis' office. She reported the following upcoming events:

1. A seminar on business exporting; 2. Open Enrollment for Medicare Part D is until Oct. 15;

She also passed out fliers on disaster preparedness.

2. Todd Gloria, Councilmember for the Third District announced following:

A. The Hillcrest Bike Team, is a new a public-private partnership wherein businesses purchased bikes to allow law enforcement officers to patrol without a squad car.

B. Roosevelt Joint Use Field project will put in turf to turn 1.5 acres of school land into a joint use field.

C. City Council is working on an Urban Agriculture plan to allow rooftop gardens as well as chickens, goats and bees.

3. Jason Weisz from Christine Kehoe's office reported on the proposed redevelopment of the Hillcrest DMV site. He announced that the various branches of government are working on a private/public partnership to redevelop the site.

He also announced Kehoe's support of various bills including AB 29 and SB 671 which seeks to cut regulations and SB 376, which bans "shark-fining".

Ian Clampett from Councilmember Kevin Faulconer's office announced that there are leads regarding the stolen historical plaques throughout the city. At least 24 plaques have been reported stolen. One suspect is in custody and a second has been identified. Council District 2 will work with the city to replace plaques stolen from public property.

IV. Consent Agenda: The following items (Action Items 4, 5, 6 – Letters of Support for Hillcrest Mardi Gras; Hillcrest CityFest; and Hillcrest Farmers' Market were moved to the consent agenda: Motion to Approve Consent Agenda made by O'Dea. Motion passes unanimously on voice vote. Non-voting chair Wilson abstaining.

V. Potential Action Items:

I. UNIVERSITY AVENUE & NORMAL STREET ("PRIDE FLAG PROJECT") --

Hillcrest -- Proposed flag pole at the northern corner of Normal Street and University Avenue – the flag pole would be 65-feet in height and be situated in the center medium of Normal Street; a GLBT pride flag would be flown on the flag pole.

Ben Nichols of the Hillcrest Business Association gave a presentation about the proposed project. The proposed flag is to measure approximately 20 feet by 30 feet. The San Diego Development Services Department identified three significant issues:

1. The flag, as proposed, is not consistent with the pedestrian scale of the area;
2. The proposal includes placing the flag in the public-right-of-way. This is a process five project and will require notification to the FAA.
3. No public funds may be used for maintenance.

Public comment may be summarized as follows:

Mike Singleton, a principal in the firm KTU+A reports that his firm abuts the site and has invested about \$30,000 in improvements to the area. He does not support the project as proposed because it is too tall, too big and the original plan for the site calls for public art.

A local resident, Rich, lived in San Francisco near a similar large flag and reported no problems with it.

John Eisenhart, an architect, believes the proposed scale is too big.

Nick Meade, of the clubs Rich's and Numbers, supports the project.

Pete Katz, an owner of three parcels near the flag, is of the opinion "Go big – or Don't do it."

Sandy Roberts, Minister of the University Christian Church likes the idea, but believes the scale is too big.

Dave McCullough reports he is a big fan of the proposal.

Jonathan Hale, one of the project proposers, says the project is consistent with pedestrian scale.

Comments from the Board of Uptown Planners:

Pesqueira questions why there is not a proposal for an American flag.

Butler likes the idea but feels it is not appropriate on public land. A better location would be the LGBT Center.

Seidel says no to such a project on public property.

Adler says the project should be on private property and favors public art at the proposed site. Feels the proposed size of the flag is too big/tall.

Bonner feels the public location for the project is not appropriate and feels the size is excessive.

Tablang likes the idea and proposes that the project be amended so that the flag is bigger than the one in San Francisco.

Jaworski opposes the project as presented on the grounds that it is not appropriate on public land and that it is too big.

O'Dea feels the project is too big and too tall; recommends that a story pole be erected to demonstrate the scale.

Dahl is concerned that if the project is allowed to proceed as proposed whether that will encourage other groups to make competing demands. Feels a vote on the matter is premature.

Wilson is favorable to the idea in general, but is concerned about precedent and whether other communities and groups will make similar requests. He is concerned the project may be too big at 65 feet and suggests private property would be a more appropriate location. Wilson points out the large pride flag in the Castro district of San Francisco was put up a long time ago and would not now be allowed under current land use guidelines.

A clarification was made regarding the flag and continuing controversy surrounding the use of public land for religious symbols: the proposed pride flag is considered a cultural structure, not a religious symbol.

7:02pm. Mellos arrives.

II. Information Item:

- 1. 3120-3266 GOLDFINCH STREET PARTIAL STREET VACATION – Mission Hills** -- Proposal to partially vacate a portion of the 3120-3266 block of

Goldfinch Street, from the intersection of West Thorn Street to where Goldfinch Street becomes a dead-end. The north end or the remainder of the Goldfinch Street has a 5-ft curb to property boundary line, and this southern most portion has a 20-ft curb to property boundary line. The partial vacation would make all Goldfinch Street have the same five ft. curb to property boundary line. The vacation would add approximately 143-sq ft. of land to the applicant's property, and bring an existing garage, and possibly other existing structures along the street, into compliance with current city code.

Informational item only: No significant board comment.

2. 4040 FOURTH AVENUE CUP AMENDMENT, SDP FOR DEMOLITION (“SCRIPPS MERCY HOSPITAL”) – Process Five -- Medical Complex –
Amendment to Conditional Use Permit No. 304775 and a Site Development Permit to demolish a designated historic structure located at 4040 Fourth Avenue, and rezone the underlying property from NP-1 to CN-1A zone to allow for additional parking to existing hospital; FAA Part 77

Andrew Santos presented on behalf of Scripps. In summary, Scripps argued that, despite efforts, it could not find a suitable location for transfer of the historic “Jones House.” Therefore, Scripps argued, the structure should be demolished to make way for proposed improvements to the hospital.

Public comment is summarized as follows:

Bruce/Alana Coons of SOHO: Encouraged Scripps to keep trying to make room for the structure on site.

Barry Hager: Opined that Scripps needed to keep working at a solution and is not in favor of the option to demolish the structure.

Ann Garwood of the Hillcrest History Guild sent a letter asking Uptown Planners to help save the house.

Board comment may be summarized as follows:

O'Dea commented that the structure was under-utilized and encouraged the applicant to look for a win-win situation involving saving the house.

Jaworski commented that the low-tech environment offered by the structure might have restorative features for patient and family treatment that very high-tech, modern buildings cannot offer. Applicant was encouraged to use the house to round out the spectrum of care and healing that Scripps offers to the community.

Dahl does not believe that the applicant looked hard enough for solutions and encouraged looking at the multitude of examples of adaptive re-use of historic properties.

Butler commented that the preservations may be too narrow in their expectations about how to adaptive re-use the structure.

- 3. FIFTH & THORN PROJECT SUBSTANTIAL CONFORMANCE REVIEW (402 THORN, 3251 & 3225 FOURTH AVENUE, 3220 & 3252 FIFTH AVENUE) – Bankers Hill/Park West –** A substantial conformance review application has been filed (Distribution Sheet dated 25 Aug 2011) to revise the design of the Fifth & Thorn project. The height of the project will be reduced from 150-feet to 79-feet; the FAR is reduced, the type of construction is changed from concrete to wood framing, there will be increased setbacks, and the design will be modified with a different massing and architectural style. The number of units will remain at 100; however, they will be smaller: including 40 studios averaging 550-sq. ft., 39 one-bedroom units averaging 700-sq. ft., and 21 two-bedroom units averaging 1,000-sq. ft.

The project will not be coming back to Uptown Planners since a substantial conformance review application has been filed.

Board and public comments on the project were generally very favorable. The public and the board approved of the revised design of the project as presented and were in favor of the prospect of having the project built and held by the applicant as a long term, high-end rental complex.

Adler leaves approximately 7:30pm

II. Action Items: New

- 1. 1440 UNIVERSITY AVENUE (“GOSSIP GRILL SIDEWALK CAFÉ”) –**
Hillcrest – Application for a Neighborhood Use Permit for a 310-square ft. sidewalk café for an existing restaurant at 1440 University Avenue in the CN-2A Zone.

Regulations generally require six-feet of clearance with side-walk cafes. The applicant proposes only a five foot clearance. Currently, the north side of University Ave is devoid of pedestrian traffic. The presence of a side walk café is expected to increase pedestrian activity in that area.

Chair Wilson disclosed having met with the applicant and discussed both the Gossip Grill Sidewalk Café and the Baja Betty Sidewalk Café, was abstaining from voting on both items on those grounds.

Public Comment may be summarized as follows:

Ben Nichols believes sidewalk cafes are important for Hillcrest because they abet positive activity.

Robert Lane? Believes sidewalk cafes are good for the community in that they provide energy and comfort.

Chair Wilson reports that he received two phone calls in opposition of the application, but that the parties in question appear not to have showed for the present hearing.

Board comments may be summarized as follows:

Butler is supportive of the application. Pointed out the need for lighting toward the sidewalk.

Bonn has some concerns about noise given that the hours of operation appear to be 11am – 1am. Bonn recommends applicant be diligent in controlling noise and avoid speakers on patio.

Motion made by Ferrier; seconded by O’Dea to approve project as presented and subject to board concerns about noise and reduced clearance in the public right-of-way.

Motion passes 13-0-1 (Ferrier, O’Dea, Jaworski, Seidel, Tablang, Bonn, Pesquiera, Dahl, Lamb, Grinchuk, Bonner, Butler, and Mellos). Non-voting chair Wilson abstaining.

2. 1421 UNIVERSITY AVENUE (“BAJA BETTY’S SIDEWALK CAFÉ”) -- Hillcrest – Application for a Neighborhood Use Permit for a 535-square ft. sidewalk café for an existing restaurant at 1421 University Avenue, in the CN-2A; Transit Area, FAA Part 77.4046

The applicants’ existing café has an eight foot sidewalk clearance and the applicant is seeking to extend the existing café by 18 inches. There is one obstruction in the public right-of-way: a light pole would be five feet from the proposed sidewalk café.

Applicants have the required 36- inch clearance for the disabled.

No public comment.

Ben Nichols of the Hillcrest Business Association was present to publicly support the application.

Motion to Approve made by Jaworski, seconded by Bonner. Motion passes 13-0-1 (Ferrier, O’Dea, Jaworski, Seidel, Tablang, Bonn, Pesquiera, Dahl, Lamb, Grinchuk, Bonner, Butler, Mellos); Non-voting chair Wilson abstaining.

3. 842 EAST WASHINGTON STREET (“AT&T WASHINGTON HIGHWAY 163”) – Medical Complex – AT&T Mobility is proposing to modify an existing Wireless Communications Facility (WCF) at 842 East Washington Street, San Diego 92103. The modification consists of an expansion to the existing equipment enclosure. The existing antennas will also be removed and a total of twelve new antennas shall be installed on the roof behind Fiberglass Reinforced Pane (FRP) screenings. The project is located in the Mid-City Community Planned District CN-1A.

Motion to approve as presented made by Dahl; seconded by Mellos. Motion passes (11-0-3). In favor: Dahl, Mellos, Jaworski, Ferrier, Tablang, Butler, Bonner, Seidel, Lamb, Grinchuk, Pesquiera) Non-voting chair Wilson abstaining; Bonn and O’Dea abstaining because they have not seen the sight. Adler not present for presentation or vote.

4. REQUEST FOR LETTER OF SUPPORT FOR HILLCREST MARDIS GRAS –
Hillcrest - **Event** will take place on February 21, 2012 on University Avenue between
Second & Third Avenues.

Approved on Consent

5. REQUEST FOR LETTER OF SUPPORT FOR HILLCREST CITYFEST – Hillcrest
--Event will take place on August 12, 2012 along Fifth Avenue and adjacent streets in
Hillcrest.

Approved on Consent

**6. REQUEST FOR LETTER OF SUPPORT FOR HILLCREST FARMER'S
MARKET –** Hillcrest – Farmer's market will operate every Sunday at the DMV site at
Normal Street.

Approved on Consent.

III. Subcommittee/Community Reports:

8:40 pm. Motion to Adjourn made by Mellos and passed voice vote.