



**UPTOWN PLANNERS**  
Uptown Community Planning Committee  
**MEETING MINUTES**  
**September 4, 2007**

**Present: Wendorf, Grinchuk, Adler, O'Dea, Gatzke, Towne, Dahl, Wilson (Chair), Satz, Liddell, Gottschalk. Later arrivals: Matthews, Singleton, Epley, Hyde**

**I. PARLIAMENTARY ITEMS:**

Chair noted that Chow Noodle House had withdrawn its application for a Neighborhood Development Permit and Encroachment Maintenance and Approval Agreement for a 146-square-foot sidewalk cafe for an existing restaurant at 540 University Avenue.

Motion to approve minutes passed 11, 0, 3 (voice vote; Chair, Wendorf, O'Dea and Gottschalk abstained.)

**II. PUBLIC COMMUNICATION**

**III. CONSENT AGENDA:**

**CASA DE MADERA SIDEWALK CAFÉ – Process Two – Hillcrest – Neighborhood Development Permit and Encroachment Removal & Maintenance Agreement for a 148 sq. ft. sidewalk café for an existing restaurant at 3975 Fifth Avenue in the CN-1A Zone;**

Consent Agenda approved with condition that any subsequently approved valet parking not be placed directly in front of the sidewalk café: 14, 0, 1 (Dahl, Wendorf, O'Dea, Adler, Matthews, Grinchuk, Gatzke, Liddell, Gottschalk, Satz, Singleton, Towne, Hyde, Epley voted in favor; Chair abstained.)

**IV. ELECTED REPRESENTATIVES:** Todd Gloria (Congressman Susan Davis), Nick Calero (City Council District Two) and Jeffrey Tom (City Council District Three) spoke.

**V. INFORMATIONAL ITEMS:**

**A. Interim Height Limitation Ordinance:**

William Anderson, Acting Director of the City of San Diego Planning and Community Investment Department, presented a draft Uptown interim height limit ordinance. The proposed ordinance

would not be a moratorium on buildings above the heights stated in the ordinance, but would instead subject all proposals for buildings above the applicable 50 foot or 65 foot height threshold to discretionary review. Uptown resident Barry Hager commented on the proposed ordinance, as did Uptown resident Tom Mullaney – both expressed concerns what they felt was a weak ordinance, which did not have specific design guidelines and restrictions..

### **B. Hillcrest Mobility Plan:**

Marlon Pangilinan, Senior Planner with the City of San Diego, and the consultant, Dawn Wilson, for the 4th, 5th and 6th Avenue Corridor Mobility Plan gave a presentation on the various proposals being considered by the SANDAG and the City of San Diego. Eventually, a final proposal will be made from two alternatives, which will come back as an action item to Uptown Planners.

Michael Seidel spoke on behalf of the Hillcrest Town Council; Richard Ledford, John Lamb and Jeanne Rawlings on behalf of the Bankers Hill/ Park West Community Association – both organizations opposed dedicated bus lanes and angle parking on Fourth, Fifth and Sixth Avenues, and are working together on an alternative proposal. James Frost presented a rendition for two blocks of Sixth Avenue that he and Bruce Damaan prepared which proposed traffic circles on Sixth Avenue.

### **VI. Action Items:**

**4374 CLEVELAND MAP WAIVER – (Process Three) – University Heights -- Map Waiver application to waive the requirements of a Tentative Map under grounding overhead utilities to create four residential condominium units (under construction) on a acre site at 4374 Cleveland Avenue in the MR-1500 Zone; Transit Overlay Zone; Residential Tandem Parking; [Demolished structure listed on Uptown Historic Survey](#);**

4374 Cleveland Map Waiver. Item requested approval of a Map Waiver application to waive the requirements a Tentative Map under grounding overhead utilities to create four residential condominiums.

Epley moved to approve the application. Gatzke seconded. Motion failed 7, 8, 0, with the Chair voting against the motion.

Voting in favor: Epley, Gatzke, Liddell, Singleton, Satz, Gottschalk, Grinchuk. Voting against: Towne, Dahl, Wendorf, O'Dea, Adler, Matthews, Hyde, Wilson (Chair).

Towne moved to deny the application on the ground that the size of the project was out of scale and character with the surrounding neighborhood. Dahl seconded the motion. Motion passed 8, 7, 0, with the Chair voting in favor of the motion to break tie

Voting in favor: Towne, Dahl, Wendorf, Hyde, O'Dea, Adler, Matthews, Wilson (Chair.) Voting against: Grinchuk, Gatzke, Liddell, Gottschalk, Epley, Satz, Singleton.

**1201 UNIVERSITY AVENUE (“UNIVERSITY HILLCREST”) - Process Two –** Neighborhood Use Permit and Encroachment Maintenance & Removal Agreement for a sidewalk café for a restaurant at 1202 University Avenue in the CN-2A Zone; Transit Area. [Demolished structure listed on Uptown Historic Survey.](#)

1201 University. Item requested a Neighborhood Use Permit and Encroachment Maintenance and Removal Agreement for a sidewalk cafe.

Motion to approve passed 12, 2, 1: Dahl, Wendorf, O'Dea, Adler, Matthews, Grinchuk, Gatzke, Liddell, Gottschalk, Epley, Satz, Singleton voted in favor; Towne and Hyde voted against, Chair abstained.

**111 ROBINSON MAP WAIVER – (Process Three) – Hillcrest – Map Waiver application to waive** the requirements of a Tentative Map and under grounding of overhead utilities to convert three existing residential units to condominiums on a 0.18 acre site at 111 Robinson in the MR-800B Zone; Residential Tandem Parking; Transit Overlay Zone; [Peppermint tree designated on Cultural Landscape Survey](#)

111 Robinson (this item was considered at the end of the meeting because the applicant was late.) Item requested approval of a Map Waiver application to waive the requirements of a Tentative Map under grounding overhead utilities to convert three existing residential units to condominiums.

Motion to approve with conditions: Liddell, seconded by Gatzke. Conditions: 1) to remove steel fence; 2) improve landscaping; 3) fix up house (paint, etc.); 4) keep garbage containers in an enclosed area.

Motion passed 13, 1, 1: Dahl, Wendorf, O'Dea, Adler, Matthews, Grinchuk, Gatzke, Liddell, Gottschalk, Satz, Singleton, Towne, Hyde voted in favor; Epley voted against, Chair abstained.

**Design Review Subcommittee:** Projects on the September agenda include the Fifth and Thorn SDP and TM and 1280 Robinson Avenue;

**1. Motion:** That Uptown Planners should formally request, under the Freedom of Information Act, all the documentation prepared and used by the City in its historic review of two demolished structures with the street address of 4235 and 4231 Third Avenue;

O'Dea moved subcommittee motion that Uptown Planners formally request, under the Freedom of Information Act, all of the documentation prepared and used by the City in its historic review of two demolished structures with the street addresses of 4235 and 4231 Third Avenue.

Motion approved 14, 0, 1: Dahl, Wendorf, O'Dea, Adler, Matthews, Grinchuk, Gatzke, Liddell, Gottschalk, Satz, Singleton, Towne, Hyde, Epley voted in favor, Chair abstained.

**2. Motion:** That Uptown Planners support the City Planning staff recommendation to the Historic Review Board that the structures at the following street addresses in Park West be designated as historic buildings: (1.) 3330 Sixth Avenue; (2.) 3340 Sixth Avenue; (3.) 540 Thorn Street; (4.) 516-522 Thorn Street; (5.) 504 Thorn Street; (6.) 2900 Sixth Avenue; (7.) 2950, 2950A Sixth Avenue; (8.) 2901 Fifth Avenue;

2) Item requested that Uptown Planners support the City Planning staff recommendation to the Historic Review Board that the structures at the following street addresses in Park West be designated as historic: 3330 6th Ave.; 3340 6th Ave.; 540 Thorn St.; 516-522 Thorn St.; 504 Thorn St.; 2900 6th Ave.; 2950 and 2950A 6th Ave.; 2901 5th Ave.

Motion to exclude 2901 5th Ave. and 2950A 6th failed 3, 9, 3: Wendorf, O'Dea, Adler, Matthews, Grinchuk, Gottschalk, Singleton, Towne, Hyde voted against; Gatzke, Dahl and Epley voted in favor; Liddell and Satz abstained, as did the Chair.

Motion to exclude 2950 6th failed 4, 8, 2. Wendorf, O'Dea, Adler, Matthews, Grinchuk, Gottschalk, Towne, Hyde voted against; Gatzke, Dahl, Singleton and Epley voted in favor; Liddell and Satz abstained, as did the Chair.

Motion to approve the Historic Review Subcommittee proposal as written passed 12, 1, 2; Wendorf, O'Dea, Adler, Matthews, Grinchuk, Gottschalk, Singleton, Towne, Hyde, Gatzke, Dahl, Singleton; Epley voted against; Satz abstained, as did the Chair.

**Bylaws Update Subcommittee:** Meeting on September 13, 2007, at 6:00 p.m. at the University Heights Community Development Corporation Office, located at 4453 Park Boulevard, Suite 104,

**Adjournment**

1. The Sign-In Sheet for the September 4, 2007 meeting contained the following names:

**NAMES ON SIGN-IN SHEET**

Addresses In Uptown

Richard Rachel  
Judy Peterson  
Steve Considine  
John Taylor (2)  
John Ford  
Ann Garwood (2)  
Nancy Moor (2)  
Ernestine Bonn (2)  
Peter Hill  
Lloyd Gray  
Jim Frost  
Bruce Cole  
Michael Seidel (2)  
Irma Jones

Addresses Not In Uptown

Jonathan Hamby  
Brian Longmore  
Chris Kluth

No Address Listed

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Jeana Preston  
Barry E. Hager  
Mark Selman  
Jeanne Rawlings  
John Lamb  
Beth Jaworski  
Tom Mullaney  
Alexandra Hart  
Julie Gelfat  
Fred Pfister

Individuals who attended both the August and September meetings have a (2) after their name.