

# UPTOWN PLANNERS

Uptown Community Planning Committee

MEETING MINUTES

**February 3, 2009**

Meeting held at the Joyce Beers Community Center

## **I. Parliamentary Items/ Reports:**

### 1. Introductions

Present: Hyde, Gottschalk, Lamb, Liddell, Grinchuk, Seidel, Mellos( left early), Dahl, Wilson, Bonn, Adler, O'Dea, Satz, Gatzke, Towne, Wendorf (late, see below); City Planning Staff present: Pangilinan.

### 2. Adoption of Agenda and Rules of Order

Motion by Gatzke (seconded by Seidel) to move Request for Extension of Time for Sewer Group #665 Site Development Permit DP and 4147 Bachman Place Map Waiver to consent agenda passed by voice vote.

Motion by Satz (seconded by Bonn) to approve agenda passed by voice vote.

### 3. Approval of Minutes

Motion by Gatzke (seconded by Bonn) to approve January minutes passed by voice vote.

Wendorf arrived.

### 4. Treasurer's Report

Dahl reported income of \$35 and a balance of \$364.92.

### 5. Website Report

Satz reported problems with a hacker.

### 6. Chair/ CPC Report

Wilson said that the composition of the Uptown Planners/ North Park/ Golden Hill community plan update stakeholder committees would not be decided until after March; subsequent to board elections in both North Park and Golden Hill. He said that there were still unresolved issues with regard to the city indemnifying community planning group subcommittee members who were not board members of the planning groups.

## **II. Public Communications**

### **III. Representatives of Elected Officials**

Representatives of Public Officials:

Nick Norvell gave an update on the activities of Congresswoman Susan Davis.

Stephen Puetz introduced himself as the community liaison for Council member Faulconer.

Courtney Thompson introduced himself as the community liaison for Council member Gloria.

No representative of the Mayor's Office was present.

Seidel moved (with Hyde seconding) to approve consent agenda. Motion passed 14,0,1, chair abstaining.

### **IV. Consent Agenda:**

Seidel moved (with Hyde seconding) to approve consent agenda. Motion passed 14,0,1, chair abstaining.

**1. REQUEST FOR EXTENSION OF TIME FOR SEWER GROUP # 665 SITE DEVELOPMENT PERMIT – Process Three – Mission Hills – Request of Extension of Time (EOT) for Sewer Group 665 Site Development Permit for Environmentally Sensitive Lands to replace 6” and 8” sewer mains in various locations in the Mission Hills community (Harney, Hortensia, Arista, Arista Court, Presidio Drive) in Uptown.**

**2. 4147 BACHMAN PLACE MAP WAIVER – Process Three – North Hillcrest -- Map Waver application to waive the requirements of a Tentative Map and under grounding of overhead utilities to create four residential condominiums (under construction) on a 0.11 acre site at 4147 Bachman Place in the MR – 800B Zone; Residential Tandem Parking; Transit Area; FAA Part 77**

### **V. Information Items**

**1. WEST LEWIS & FALCON SDP (“WEST LEWIS MINI-PARK”) – Process Three -- Mission Hills – Site Development Permit for Environmentally Sensitive Lands for a .033 acre park located over a vacated portion of Falcon Street and a section of West Lewis Street; FAA Part 77; Public Facilities Subcommittee Recommendation: (1.) The proposed project be placed on February agenda as an informational item; (2.) subsequent presentations be made by the applicant to Mission Hills community groups, including Mission Hills Heritage and the Mission Hills Town Council; (3.) Uptown Planners delay any recommendation until the appropriate environmental documents has been prepared and reviewed, and it has received comments from the Mission Hills community and UH Recreation Council. Vote: 4-0.**

1. After a presentation by the designers, board members and members of the public objected to the amount of community DIF money being spent on the project. \$450,000

had already been committed, with the final cost projected at up to \$1.2 million. The total DIF funds for Uptown amount to \$2.1 million. There were objections to spending more than half of that on one pocket park. There were also objections to a lack of greenery and creating what looked like a plaza instead of a park. Neighbor Jim Gates said that the project had already gone over budget and that he thought too much money was being spent on consultants and city staff time. Neighbors speaking included Jim Gates, John Lomac and Tom Mullaney.

Board member Bonn expressed concern over who would pick up trash from any trash receptacles and said that she understood that Parks and Recreation would not be maintaining the site. Wilson said that there should be a firm budget and that the city and designers should stick to that budget. He suggested using community volunteers to lower costs. And he said that the proposed metal bridge over open space was not consistent with the purpose of having open space. Seidel said that he was angry that so much money had already been spent, with only plans to show for it. He said that he was opposed to the proposed hardscape. Grinchuk said that he felt the design was too formal and did not fit in. Liddell said that he could see no reason to support the project. Lamb said that the project amounted to urban planning on steroids and that the representatives of council members Gloria and Faulconer should inquire into the amount of DIF funds being used. He said that the plan should be simpler, noting that the pedestrians on the proposed bridge would be walking by the windows of a condominium building. He said that the proposed project looked like it belonged in Fashion Valley, not Mission Hills. Hyde said that he was opposed to the use of concrete and decompressed granite. He said that no project should be approved that the neighborhood didn't really support.

The designers replied that they had followed the community's wishes to the best of their ability.

**2. 101 DICKINSON STREET (“SHIRAZ MEDICAL CENTER”) – Process Five – North Hillcrest – Site Development**  
Permit and Rezone from RS-1-1 to demolish existing structures and construct a four-story medical building with height and setback deviations on a 1.4 acre site at 101 Dickinson Street within the Uptown Community Plan, FAA Flight Path, Community Plan Implementation Overlay Area B.

Urban Systems Associates said that its study had found no short or long-term traffic impacts on nearby street segments or intersections as a result of the proposed development. The study had been submitted to the city.

Board member O'Dea asked whether pedestrians had been considered in the study. The answer was "no." O'Dea asked what the traffic impacts were on Dickinson, Front, First and other nearby streets. The answer was, "15,000 ADT (average daily trips)." Bonn asked whether there was a turn-around for cars entering the property. The answer was "yes, under the building." Wendorf asked, "Do you work for the developer?" The answer was "yes." Dahl asked what the lowest traffic grade (for heavy traffic impacts) was in the immediate area. The answer was "D" on Arbor Drive and "D" on Washington going east to Richmond.

## VI. Action Items:

**1. REQUEST FOR LETTER OF SUPPORT FOR SANDAG/TRANSNET SMART GROWTH INCENTIVE PROGRAM GRANT APPLICATIONS** – Bankers Hill/ Park West and Hillcrest -- Request for letter(s) of supports for smart growth incentives program grants to place intersection pop-outs and pavement lighting and x-walks at three locations: (1.) Fourth Avenue and Quince Street; (2.) Fourth Avenue/Fifth Avenue and Nutmeg Street, and (3.) Park Blvd. and Essex Street.

Towne moved (with Gatzke seconding) to approve the letter of support, with the condition that the city work with Uptown Planners on design. Motion passed 9,3,2.

**2. 1866 FORT STOCKTON (“KRIMSKY/MANLEY RESIDENCE”) VARIANCE – Process Three** – Mission Hills -- Variance to construct a 208 sq. ft. second story addition to an existing garage with reduced setbacks on a 0.07 acre site with an existing single family residence at 1866 Fort Stockton Drive in the RS-1-7 Zone; FAA Part 77 *DRS Recommendation:: Motion to support placing the project on February board agenda if the following are provided:(1.) The environmental documentation that indicates the basis of the planning staff’s decision to support the project; (2.) the latest cycle issue reports for the project; and (3.) letters of support from neighboring residents. Vote was 5 – 2 - 1*  
1866 Fort Stockton

Towne moved (with Dahl seconding) to approve the variance. Motion passed 9,3,3.

**3. 1243 CYPRESS COURT NDP (“RAGLAND RESIDENCE NDP”) – Process Two** – Hillcrest -- Neighborhood Development Permit for Environmentally Sensitive Lands for a first floor addition to an existing garage and 700 sq. ft. companion unit above on a 0.26 acre site with an existing single family residence at 1243 Cypress Court in the RS-1-7 Zone; FAA Part 77; Residential Tandem Parking. *77 DRS Recommendation: motion to recommend approval of the project, with the condition that the size of the curb cut be reduced to the extent necessary to preserve an additional parking space. 6 – 1 - 1243*

Dahl Moved to approve the Ragland Residence NDP with the condition that there be no curb cut. Wendorf proposed a friendly amendment that would require that the house be restored instead of remodeled so that it reflected the historical character of the community. Dahl accepted the amendment. Bonn proposed a friendly amendment that the design of the restored house be submitted for approval by the Historic Resources Board. Dahl did not accept the amendment. The amendment was then submitted to a vote and failed 5,7,3. The original motion with the Wendorf amendment passed 13,1,1.

## VII. Subcommittee Reports: Action Information Items

**1. Public Facilities Subcommittee – Action Item: Parking Utilization Improvement Plan** – Proposal to Increase Parking Meter Rates/ Hours Based On Utilization:

- A. Recommendation, approved by 4 - 0 vote: (1.) That any proposal to increase parking meter rates/ hours of operation in Uptown be required to be reviewed by Uptown Planners and the business and community

organizations in the area that any fee increase is proposed; and that the specific uses intended for the increased fees be expressly stated.

(2.) No increase in parking meter fees/ hours should be imposed until community parking districts are reformed to comply with the intent of the following motion, approved by the Community Planners Chair Committee by an 18-1 vote:

“Community Parking Districts should not be encouraged; instead the portion of revenue generated by parking meters and parking management should be spent directly on needed public improvements.

Communities should be encouraged to set up voluntary boards, possibly as subcommittees of recognized community planning committees, to oversee the appropriate use of revenues generated in Community Parking Districts -- in no case should administrative costs exceed 10% of the total revenue generated.”

After comment by representatives of Uptown Partnership and the Hillcrest Business Association, Lamb moved (with Hyde seconding) to approve the Public Facilities Subcommittee recommendation. Motion passed 9,4,1. Dahl, Gottschalk, Gatzke and Grinchuk were opposed.

## **2. Other Subcommittee Reports:**

Historic Resources Subcommittee:

O'Dea reported that the city council had rejected allowing appeals of HRB (Historic Resources Board) historic designations.

Gatzke moved to adjourn. Motion passed by voice vote.

These minutes respectfully submitted by Andrew Towne