

## UPTOWN PLANNERS

Uptown Community Planning Committee

AGENDA

### NOTICE OF PUBLIC MEETING

**February 3, 2009 (Tuesday) – 6:00-9:00 p.m.**

**Joyce Beers Community Center, Uptown Shopping District**

**(Located on Vermont Street between the Terra and Aladdin Restaurants)**

**I. Board Meeting: Parliamentary Items/ Reports: (6:00 p.m.)**

- A. Introductions
- B. Adoption of Agenda and Rules of Order
- C. Approval of Minutes
- D. Treasurer's Report
- E. Website Report
- F. Chair/ CPC Report

**II. Public Communication – Non-Agenda Public Comment (3 minutes);** Speakers are encouraged, although not required, to fill out public comment forms and provide them to the Secretary at the beginning of the meeting. **(6:15 p.m.)**

**III. Representatives of Elected Officials: (3 minutes each) (6:30 p.m.)**

**IV. Consent Agenda: None**

**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. (6:45 p.m.)*

**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. **(7:15 p.m.)**

**VI. Action Items: Projects:**

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. **(7:30 p.m.)**
2. **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. **(7:40 p.m.)**
3. **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* **(8:00 p.m.)**
4. **4147 BACHMAN PLACE MAP WAIVER – Process Three** – North Hillcrest -- Map Waiver 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. **(8:20 p.m.)**
5. **1243 CYPRESS COURT NDP (“RAGLAND RESIDENCE”) – 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 - 1* **(8:30 p.m.)**

**VII. Subcommittee Reports: Action/ Information Items (8:45 p.m.)**

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.”

**VII. Other Subcommittee Reports**

**VIII. Board Member/ Community Organization Reports**

**IX. Adjournment. (9:00 p.m.)**

**X. NOTICE OF FUTURE MEETINGS**

**Design Review Subcommittee:** Next meeting: February 17, 2009, at 4:30 p. m.; at Swedenborgian Church, 4144 Campus Avenue, in University Heights: *Projects tentatively scheduled: 3252 Front Street (“Mackenzie Residence”) SDP; Route 66 Service Station.*

**Historic Resources Subcommittee:** Next meeting: February 17, 2009, at 1:15 p.m., at Jimmy Carter’s Restaurant, 3172 Fifth Avenue, in Bankers Hill/ Park West.

**Public Facilities Subcommittee:** – Next meeting; February 19, 2008, at 3:00 p.m., at Bassam Café, 3088 Fifth Avenue, in Bankers Hill/ Park West.

**Uptown Planners:** Next meeting: March 3, 2009, at 6:00 p. m. at the Joyce Beers Community Center, Hillcrest.

**Note: All times listed are estimates only:** Anyone who requires an alternative format of this agenda or has special access needs, please contact (619) 835-9501 at least three days prior to the meeting. For more information on meeting times or issues before Uptown Planners, contact Leo Wilson, Chair, at (619) 231-4495 or at [leo.wikstrom@sbcglobal.net](mailto:leo.wikstrom@sbcglobal.net) . Correspondence may be sent to 1010 University Ave, Box 1781, San Diego, CA 92103 Uptown Planners is the City’s recognized advisory community planning group for the Uptown Community Planning Area.

*Visit our website at [www.uptownplanners.org](http://www.uptownplanners.org) for meeting agendas and other information*

**Barry E. Hager**  
**2252 Fort Stockton Drive**  
**San Diego, CA 92103**  
**(619) 294-7517**

January 28, 2009

Uptown Planners  
Attn: Leo Wilson, Chair  
1010 University Avenue, Box 1781  
San Diego, CA 92103

Re: Manley/Krimsky Residence, 1866 Fort Stockton Dr., San Diego, CA 92103  
Uptown Planners Hearing Date: February 2, 2009

Dear Mr. Wilson:

It has come to my attention that there is a project pending at the above-referenced address for a second-story addition above a garage. As you may know, I was a co-applicant for the Fort Stockton Line Historical District, of which this house is a contributing property. (The house was also previously historically designated.) However, these comments are my personal opinions.

I have spoken with HRB staff and learned that there have been some recent modifications to the project, including: (1) the non-historic addition of approximately 1' adjacent to the sidewalk on West Montecito will be removed (at least the portion on the subject property), (2) the second-story addition will be stepped back approximately 1' from the West Montecito-facing plane of the garage, and (3) the roofline will be modified so that the roof is fully-hipped, although the hip adjacent to the firewall between the properties will be a little shorter than the other three sides. The existing garage straddles the property line with the neighbor to the southeast, 1860 Fort Stockton Drive, and the addition is proposed only on the Krimsky/Manley side of the garage. The addition will be approximately 200 square feet, with an 8' ceiling plate (the lowest permissible by Code) and the roof pitch will match the house, at approximately 12:1. I understand that HRB staff has "approved" the modified project from a historical standpoint, although the project did not go to the full board. I have concerns about whether the correct process was followed.

As for the impact on the historical district, the addition will be hardly visible from Fort Stockton Drive, being at the rear of the property. In my opinion, the addition will not adversely affect the "rhythm" of the one-story prairie-style house or negatively impact the historical district.

The most important question is the impact on West Montecito Way. Due to its unique configuration, this property faces two streets, with the garage being adjacent to West Montecito. Starting two properties to the southeast on West Montecito are a line of six one-story bungalows, with uniform setbacks from the street, then several two-story houses. The existing garage, which serves both 1860 and 1866 Fort Stockton Drive, has

Uptown Planners, Attn: Leo Wilson

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almost no setback, and does not follow the pattern of the adjacent bungalows. It should be noted that the garage in question was probably built at the same time as the two houses it serves, which were both built by Schreiber between 1921 to 1922 according to sewer permit records. The two houses and garage do not appear on the 1921 Sanborn Map, but do appear on the map as revised in the 1950s. (See attachment.) Considering that the existing original garage (and the garage for the adjacent property to the northwest) never followed the set-back pattern of the one-story bungalows on West Montecito, the question comes down to whether this addition will adversely impact that side of the street. Reasonable minds could differ, but in my opinion this relatively small addition on one side of the garage, and with the proposed step-back, will not adversely impact West Montecito Street. However, the neighbors in that block should have adequate notice of the project and an opportunity to comment.

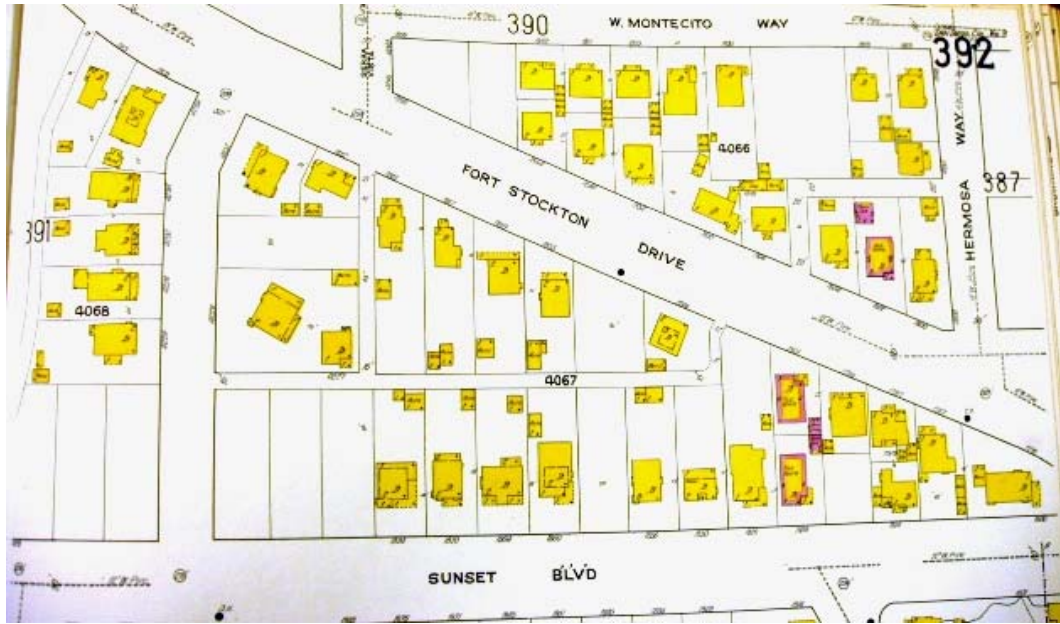
I hope this letter assists in your decision. Thank you for the opportunity to provide input.

Sincerely,

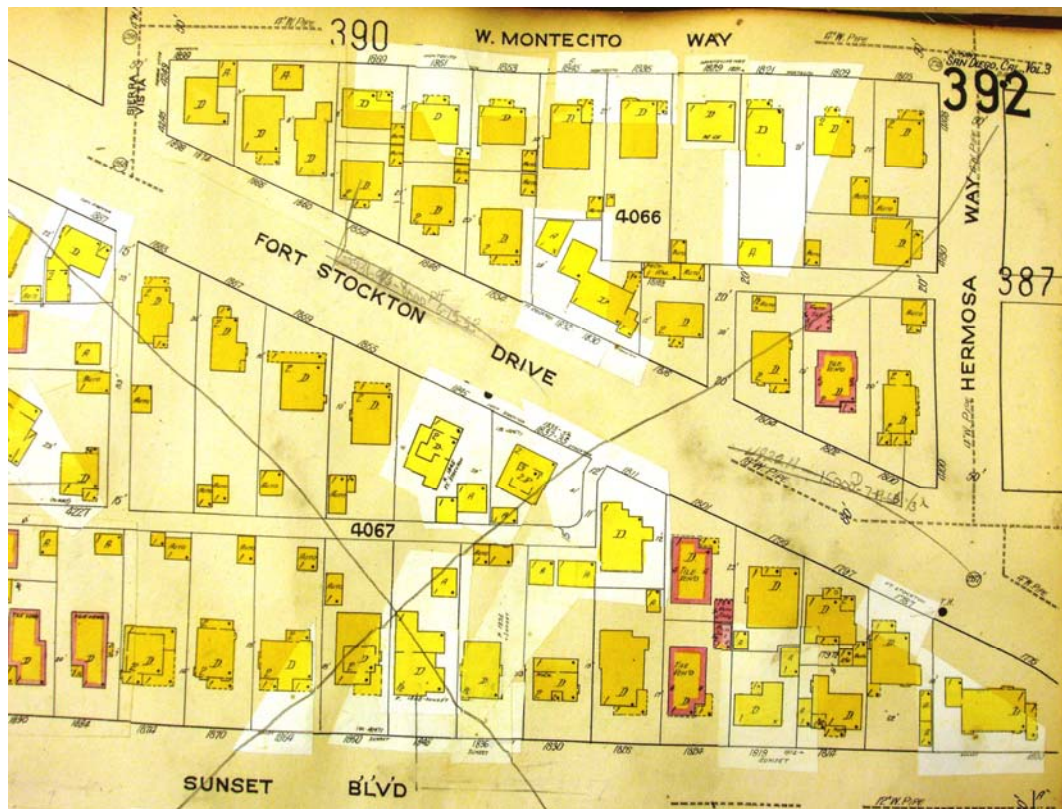
A handwritten signature in cursive script, appearing to read "Barry E. Hager".

Barry E. Hager

Attachment: Copy of Sanborn Maps filed with Fort Stockton Line nomination report



*Northeast corner of District  
1800 block of Ft. Stockton Drive, Map page 392 – 1921*



*Northeast corner of District  
South Block of West Lewis Street, Map page 388 – 1950's*

*Fort Stockton Line Historical District*