



## UPTOWN PLANNERS

### Uptown Community Planning Committee May 4, 2010, Tuesday – Meeting Minutes

Present: Grinchuk, Liddell, O'Dea, Lamb, Gatzke, Wilson (Chair), Bonn, Wendorf, Adler, Bonner, Towne, Hyde, Mellos, Dahl

Absent: Jaworski, Seidel, Edwards

Marlon Pangilinan, the city planner for Uptown also present.

#### **Board Meeting: Parliamentary Items/ Reports:**

##### Adoption of Agenda and Rules of Order

Action Item VII. 1, "Letter of Support for the 36 Annual LGBT Pride Event", and Action Item VI. 1. "666 Upas Street CUP (Sprint) Clearwire – Upas Condos" moved to consent agenda.

Bonn moved to approve the agenda; motion passed by voice vote.

##### Approval of Minutes

Approval of the April minutes was continued to the June meeting.

##### Treasurer's Report

Treasurer Dahl reported a balance of \$548.36.

##### Website Report

Webmaster O'Dea indicated nothing new to report.

##### Chair/CPC Report

The CPC approved the finalized version of the Administrative Guidelines for the city's community planning groups; the review process took several years.

The proposed Master Storm Water Maintenance Program did not receive CPC support; it proposed allowing the city to ministerially adopt a multi-year program to do storm drain improvements in potentially sensitive floodplain channels. An umbrella EIR for the entire project would have been the only environmental review. The CPC did pass a motion supporting the program with the condition that each year's list of projects be reviewed by the City Council Land Use & Housing Committee and CPC (this recommendation was subsequently incorporated into the program).

At its May meeting, SANDAG will make a presentation to the CPC regarding the draft 2050 regional transportation plan, which is currently being drafted.

## **Non Agenda Public Comment**

Joyce Summer provided an update about recent activities of the CCDC.

Alex Sachs criticized the color of paint used for the exterior of the Le Moderne Apartments on the corner of Sixth Avenue and Nutmeg Street. Sachs felt the color was not consistent with the complex's historic designation.

## **Representatives of Elected Officials**

James Lawson, representing Councilmember Kevin Faulconer's, provided an update.

Woo-Jin Shim representing County Supervisor Ron Roberts provided an update.

## **Consent Agenda**

Gatzke made a motion, seconded by Bonn, to approve the consent agenda. It was approved by a vote of 13-0-1(non-voting chair). The following three projects were approved on consent:

- 1. 4225 SIXTH AVENUE STORM DRAIN REPAIR SDP – Process Three -- Medical Complex – Site Development Permit for Environmentally Sensitive Lands to repair and replace existing storm drain located at 4225 Sixth Avenue, with 210 linear feet of 18-inch diameter HDPE pipe and reinforced concrete pipe (RCP) as well as new inlets, cleanouts, and anchors on the slope. The 6<sup>th</sup> Avenue Storm Drain Improvements project is located at 4225 6th Avenue and originally was constructed in the early 1960's. During the winter storms of 2004-2005 the storm drain was insufficient to direct storm runoff and failed on the slope. A temporary 12-inch HDPE pipe has been installed on the slope, but this temporary pipe is not stabilized or tied into Caltrans storm drain system such as the storm drain that was constructed in 1960's, allowing the runoff to flow freely onto Caltrans Right of Way and SR 163. This project will remove any of the remaining features of the storm drain constructed in the 1960's and replace it with approximately 210 linear feet of 18-inch diameter HDPE pipe and reinforced concrete pipe (RCP) as well as bringing the system into compliance with current standards.**
- 2. 666 UPAS STREET CUP ('SPRINT/ CLEARWIRE – UPAS CONDOS') – Process Four – Hillcrest – Conditional Use Permit to modify an existing wireless communications facility on the roof of an existing multi-unit family residential building at 666 Upas Street in the MR-400 Zone.**
- 3. REQUEST FOR LETTER FOR THE 36 ANNUAL SAN DIEGO LGBT PRIDE EVENT.**  
The event will take place on July 17 – 18, 2010.

## **Information Items: Projects:**

- 1. 450 WEST WASHINGTON STREET SDP, Public Right of Way Vacation ('VONS MISSION HILLS') – Process Five – Hillcrest – Site Development Permit, Public Right of Way Vacation for adjacent alley and Sewer Easement Abandonment to demolish existing grocery store and construct a new grocery store on a 2.19 acre site at 450 West Washington Street in the CN-2A Zone; FAA Part 77; Transit Area.**

Brian Batten, on behalf of the Safeway Inc., Vons Division, made the presentation for the applicant. Batten presented the revised plans for the proposed project, which had incorporated design modifications suggested by members of the Uptown community.

Public comment was made by Mark Feldman (Mission Hills Town Council), Rusty Riley (Mission Hills Heritage), Tom Littell, Barry Hager, Alex Sachs, Paul Dean, Rick Wilson, Nancy Moor, Ian Epley, Mike Singleton, Adrianna Coons, Ann Garwood and John Taylor. Written comments were entered on the record from Janet O'Dea and Ron Slayen.

Many of the speakers supported the revised design; several individuals did speak in favor of a more traditional style of architecture. Questions were asked regarding the wood material proposed for the exterior of the building; the relocation of the bus stops on Washington Street; the pedestrian crossing issues at the intersection of Dove Street and University Avenue; the new location of the loading zone; various issues involving the building façade on University Avenue and Dove Street, and whether the applicant could incorporate solar panels or parking on the rooftop.

Board members then each spoke regarding their question and comments. Brian Batten then replied to the issues raised by the public and board members. The project will come back to Uptown Planners as an action item at the June 2010 meeting.

(Board member O'Dea left, reducing the quorum to 13.)

**Action Items: Community Issues/Requests for Letter of Support:**

- 4. RECOMMENDATION THAT NO SUBSTANTIAL INCREASE IN DENSITY BE INCORPORATED INTO THE UPDATED UPTOWN COMMUNITY PLAN** – Uptown – Proposal that Uptown Planners state its opposition to any substantial increase in density being incorporated into the updated Uptown Community Plan. This recommendation is made in conformance and pursuant to AB 375, which recognizes limitations on density are acceptable in locations where necessary infrastructure improvements may not be feasible. At present, Uptown has one of the highest densities of any community in the City of San Diego, and has absorbed significantly more than its fair share of the projected regional growth. Don Liddell, Rule Subcommittee Chair

Liddell presented the above item to the board, and discussed its implications. Public comment was made by Ian Epley, who spoke against the proposed motion. Ben Nichols requested that the Hillcrest BID have an opportunity to review it. A revised motion was put on the table, concerning which Roy Dahl and Chair Wilson expressed reservations.

The board passed the following motion, made by Liddell and seconded by Hyde, by a vote of 9-3-1 (non-voting chair) Liddell, Bonn, Lamb, Mellos, Bonner, Wendorf, Towne, Adler, Hyde, voted in favor. Grinchuk, Gatzke, Dahl voted against. Non-voting chair abstained.

"In order to promote a useful dialogue with the City officials in the Community Plan Update planning process about the kind of development that is wanted in Uptown, Uptown Planners states its opposition in principal to any substantial increase in density which exceeds existing development being incorporated into the updated Uptown Community Plan where necessary infrastructure improvements are not adequate to support the development."

(Board members Mellos and Hyde left, reducing quorum to 11.)

- 5. LETTER OF SUPPORT FOR UPTOWN STREETCAR** - Uptown – Benjamin Nichols, Chair of the Uptown Streetcar Task Force; Executive Director of the Hillcrest Business Association:
  - i. Request that Uptown Planners support the concept of placing a "Portland style" streetcar connecting Downtown San Diego with Hillcrest, as recommended in the Uptown Community Plan (on pages 71 and 109). Such a streetcar would travel

through Bankers Hill/ Park West and Hillcrest along the 4th, 5<sup>th</sup> or 6th Avenue corridor. Pursuant to the "Portland style" streetcar concept, its track would not require the removal of traffic lanes. Uptown Planners further request a feasibility study be immediately commenced to study project implementation of the streetcar recommendation, and explore potential financing options.

Ben Nichols, the Executive Director of the Hillcrest BID, made the presentation, which was favorably received by the board.

Gatzke made motion to approve, seconded by Hyde, passed by 10-0- 1 (non-voting chair).

### **Information Items: Community Issues**

The following information item was tabled at the recommendation of the chair for possible future consideration:

**6. Proposed Joint Statement by University Heights CDC, Bankers Hill/Park West CDC, and future Five Points CDC:** Jim Mellos, Ernie Bonn, Jennifer Pesquera, Leo Wilson

1. Each of the six recognized Uptown neighborhoods, as indicated on page 4 of the Uptown Community Plan, should have the prerogative to form its own business/community development oriented organization, whether it is a business improvement association or community development corporation. While autonomous, all such organizations should work collaboratively to achieve mutual goals;

2. Each of the above organizations should have the decision-making responsibility for recommending to the City of San Diego how parking meter revenue and business license fees generated in their neighborhoods are expended, and should work collaboratively to recommend projects that benefit all of Uptown.

(Board member Wendorf left, reducing quorum to 10.)

**7. New Hampshire Street: Red Curbing Pursuant to Fire Regulations –** University Heights -- Neighborhood Appeal over decision by Fire Department to red curb a portion of New Hampshire Street: Ernie Bonn, University Heights CDC.

David Gatzke had submitted comments to the board regarding the issue of red curbing which were favorably commented on. After an initial discussion, the board indicated it would like the item placed on a future Uptown Planners agenda.

### **Subcommittee Reports/ Community Plan Update Advisory Group Report**

**8. Public Facilities Subcommittee: Action Items**

- i. **Request that the Uptown Park ("Mystic Park") be added to the list of potential future Uptown park sites; and be included for study in the Uptown Community Plan Update –** University Heights -- The proposed park is approximately 3.5 acres in size, and is located north of Washington Street between Maryland Street and I-163. The proposed park could include a fenced dog walking area, children's playground, and multi-grass area for community events. Rhett Butler, University Heights Community Association. (*Information presentation made at April 2010 board meeting.*)

Lamb brought forth the subcommittee motion, move to approve by Dahl; the board voted to approve by 9-0-1 (non-voting chair).

These minutes respectfully submitted by board secretary Andrew Towne

