



## **UPTOWN PLANNERS**

Uptown Community Planning Group

April 6, 2010, Tuesday – Meeting Minutes

Present: Grinchuk, Liddell, Lamb, Seidel, Dahl, Wilson (Chair), Bonn, Hyde, Edwards, Adler, Mellos, Wendorf, Towne, Jaworski, Gatzke (late) O'Dea (late).

Absent: Bonner

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

#### Adoption of Agenda and Rules of Order

Action Agenda Item VII. 1. "Request for Letter of Support for Formation of Independent Middletown Community Development Corporation: was continued at the request of Jim Mellos.

Action Agenda Items VI. 1 and 2, two Wireless Facility Applications, moved to the consent agenda on motion by Hyde, second by Mellos. Passed by voice vote.

Consent Agenda Item 2, 3650 Fifth Avenue ("Pappalecco Sidewalk Café") was pulled off the consent agenda and made an action item at the request of Bob Grinchuk.

Dahl moved, seconded by Hyde, to approve the agenda as amended. Motion passed by voice vote.

#### Election of Officers

Seidel moved, seconded by Bonn, that the following officers be elected for the 2010-2011. Wilson as chair; Dahl as treasurer; and Towne as Secretary. The motion passed by unanimous vote: 14-0.

Seidel then moved that Liddell be elected Vice-Chair, as O'Dea had indicated she did not wish to serve for another year. Motion passed 13,0,1; Liddell abstaining.

#### Approval of Minutes

Jaworski, seconded by Liddell, moved to approve the March minutes. Motion passed by voice vote.

#### Treasurer's Report

Dahl reported a balance of \$517.00 in the Uptown Planners checking account.

#### Website Report

None

(Board member Gatzke arrived and joined the quorum.)

#### Chair/ CPC Report

Chair Wilson reported that the CPC was reviewing proposed guidelines that would regulate medical marijuana dispensaries. Also, the final draft of the Administrative Guidelines for community planning groups was being discussed, the drafting of these guidelines had taken several years.

He said that a close eye would have to be kept on the cost of developing the new Olive Street Park, so that the it did not become unreasonable as was the case with the West Lewis Street pocket park.

#### **Public Communication – Non-Agenda Public Comment (3 minutes);**

County Supervisor Ron Roberts gave a presentation regarding the County of San Diego's lawnmower trade-in program. The program was intended to encourage energy conservation and reduce air pollution and noise. Supervisor Roberts's demonstrated how one of the new lawnmowers worked.

(Board member O'Dea arrived and joined the quorum.)

Joyce Summers, representing CCDDC, reported on the progress of adopting a "Quite Zone" approved for Downtown, which would reduce the amount of noise from trains by limiting their need to blow their horns and whistles.

#### **Representatives of Elected Officials**

Brian Pepin, representing Councilmember Kevin Faulconer, gave an update regarding the stop signs in Bankers Hill/Park West, and indicated that Faulconer supported the addition of a stop sign at Spruce Street and Fifth Avenue. It should be placed within the coming weeks. He also spoke regarding the Olive Street Park, at the corner of Third Avenue and Olive Street, which was recently supported by the Land Use & Housing Committee.

Joe Kocurek updated the board on Assembly member Lori Saldana's activities.

Courtney Thomson updated the board on Councilmember Gloria's activities.

Dale Purcell, Uptown Planners Representative on the North Bay Redevelopment PAC, said that the issue of using eminent domain for redevelopment in North Bay would be coming up in the near future. He said that it should be used judiciously.

#### **Consent Agenda**

Seidel, seconded by Jaworski, moved to approve the consent agenda. Motion passed 14,0,1, Chair Wilson abstaining.

#### Consent Agenda As Approved

- 1. 2730 FIRST AVENUE ("RHUDE RESIDENCE") – Process Two --** Bankers Hill/Park West -- Neighborhood Development Permit for Environmentally Sensitive Lands to demolish existing structures and construct a 4,760 sq. ft. family residence on a 0.19 acre site at 2730 First Avenue in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan; FAA Part 77' Airport Influence Zone; Airport Approach Overlay Zone; Residential Tandem

Parking; Transit Area. **(1.) The motion is subject to the outcome of the historic review process; the historic report for the existing building indicates the structure is a substantially altered craftsman not eligible for historic designation; (2.) It is recommended as a condition of approval that the ice plant on the west side of the site, adjacent to Maple Canyon, be removed and replaced with native, drought resistant plant species; (3.) The subcommittee complements the revised architecture of the project, which resolved the off-setting planes and transparency concerns stated in the first cycle issues. Although modern, the architecture compliments the existing character of the neighborhood, with what was referred to by one subcommittee member as a "post-Gill" look.**

2. **3659 INDIA STREET NUP ("CLEARWIRE/ SPRINT HOUSE OF BBQ")** – Process Two – Middleton – Neighborhood Use Permit for a wireless communication facility in an existing building at 3659 India Street in the CN-4 Zone; AA0Z, FAA Part 77.
3. **2620 SECOND AVENUE CUP ("CLEARWIRE PARK CENTRAL")** – Process Four – Bankers Hill/ Park West – Conditional Use Permit for a new wireless communications facility on the roof of an existing multi-family residential building at 2620 Second Avenue in the MR-800B Zone; AA0Z, Airport Influence Zone, FAA Part 77.

**Information Items: Projects:**

1. **PROPOSED ALIGNMENTS OF CALIFORNIA HIGH-SPEED PASSENGER RAIL LINE** – Information Item – Uptown -- Presentation regarding proposed alignments of the Los Angeles to San Diego section of the California High-Speed Rail, one of the possible alignments under consideration would be along SR-163 through Uptown.

Power point presentation by consultants for the project, David Schumaker and Michael Zdons, which showed several proposed track alignments that would be in proximity to Uptown. Both would serve the proposed airport terminal at the east side of Lindbergh Field near Interstate 5; one alignment would come south along the I-5 corridor, the other come south along the 1-15 corridor and turn west through Mission Valley.

In general, comments regarding the high speed rail project were favorable. Jim Mellos requested the consultants work with the adjacent Five Points business owners, who would be directly impacted by the project.

2. **ALBERTSON'S FRONT ENTRY UPGRADE** – Process One -- Mission Hills – Albertsons will make a presentation about its plans to upgrade its Mission Hills store located at Washington Street and Brant Street. The plans includes the construction of a new front entry canopy, which will incorporate earth tone colors and cornice work details; ledge stone in the store front columns and cart corral walls; and new exterior signage. The interior will have a complete new floor, colorful wall finishes at service departments, and new equipment throughout. Construction will start June 2010, the store will be re-opened in August 2010. (See *attachment two*)

Presentation by Martin Mendez on behalf of Nadel Architecture. The front entry way of Vons is being upgraded. The project is subject to an administrative permit approval process, and will not require review by Uptown Planners. Albertson's was making an informational presentation to obtain feedback on the design.

Public Comment: Ian Epley indicated he felt the entire grocery store should be moved to front of Washington Street, to provide a storefront appearance and enhance the walking experience.

Board members indicated a disliked of the stucco appearance of the proposed remodel, preferring either a more urban look (as opposed to suburban) or just an update and renovation of the existing facade. Board member Edwards also asked Albertsons to put a wheel locking system on their shopping carts so that they didn't end up being taken off-site and littering the neighborhood.

3. **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.

Edward Castaneda, from City Engineering and Capital Projects, made a presentation regarding improvements to the storm drains at the north end of Sixth Avenue. The existing storm drains were insufficient to handle the storm run-off from the 2004-2005 rains; so the system needed to be upgraded.

There was no public comment. In response to inquiries from board members, Castaneda indicated no sensitive lands or vegetation would be disturbed by the project.

#### **Action Items: Development Project Review:**

4. **3650 FIFTH AVENUE (“PAPPALECCO SIDEWALK CAFÉ”)** Process Two – Hillcrest – Neighborhood Use Permit for a sidewalk café for Pappalecco Café in the CN-1A and CV-1 Zone. **(1.) Support the exception to the eight foot “clear path” requirement along the sidewalk adjacent to the two transformer boxes, with the finding that the area of the exception is not an area of high pedestrian use and congestion; (2.) If approved by the ABC, support the removable sidewalk railing, which will be taken down when the café is not in use, thereby increasing pedestrian access along the sidewalk; (3.) The café is a welcome addition, as it will meet the Uptown Plan goals of strengthening the commercial vitality of the Hillcrest area and enhancing pedestrian-oriented commercial areas; (4.) Support the cafe obtaining a beer/wine permit type 41; with the understand the café will be open until 9:30 p.m. Sunday-Thursday, and until 10:30 p.m. on Friday and Saturday.**

Presentation on behalf of the applicant by Marco Polo Cortez.

No public comment. Board member Grinchuk expressed concern over the utility boxes obstructing the sidewalk in front of the café, and questioned if the patio area could be reconfigured or limited so that it conformed to the existing regulations.

After discussion by the board, Hyde -- seconded by Dahl -- moved to approve the sidewalk café application, including the exception request, as presented. Motion passed 11-2 -1. Grinchuk and

Gatzke voted against the motion; Chair Wilson and Bonn abstained. Mellos was absent from the meeting location and did not vote

The board agreed that the issue of the placement of utility boxes in Uptown should be added to the Public Facilities Subcommittee agenda.

**Action Items: Community / Request for Letter of Support:**

**UPDATE ON UPTOWN PLANNER'S REQUEST FOR STOP SIGN PLACEMENT AT SIX LOCATIONS ALONG 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> AVENUES.**

Chair Wilson reported the four stop signs placed on Fourth & Fifth Avenues had meet with wide public approval in Bankers Hill/ Park West.

A stop sign had been approved for Fifth Avenue & Spruce Street, which was scheduled to be placed in the near future.

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

**Subcommittee Reports:**

1. **Lindbergh Field Expansion Subcommittee:** Chair Mellos said that the subcommittee was considering the parking and traffic impacts of the proposed re-siting of airport terminal, gates and parking to Washington Street and Pacific Coast Highway.

2. **Community Plan Update Advisory Group Report:** Board members expressed their concerns that CPCI and the plan update consultants were not listening to the community. In some cases community comments had been misstated regarding certain issues. Board member Wendorf indicated she felt finalizing a historic survey was a prerequisite for continuing the plan update process. The board requested that its concerns be expressed to CPCI prior to the next community plan update meeting. It was felt the consultants should be present at the community plan update meetings; and their should be more time for community comment and feedback.

**Adjournment:**

These minutes respectfully submitted by board secretary Andrew Towne