



**UPTOWN PLANNERS**  
Uptown Community Planning Group  
**June 1, 2010 – Meeting Minutes**

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

Absent: Liddell, Mellos

Marlon Pangilinan, the city planner for Uptown, was also present.

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

Adoption of Agenda and Rules of Order

Agenda approved by voice vote.

Approval of Minutes

Seidel moved to approve April minutes. Motion passed by voice vote. Approval of the May minutes was continued to the next meeting.

Treasurer's Report

Treasurer Dahl reported a balance of \$454.36.

Website Report

Webmaster O'Dea indicated she did not need to make a report.

Chair/ CPC Report

Chair/CPC Report: Wilson announced that he had been re-elected Chair of Community Planners Committee.

**Non-Agenda Public Comment:**

Bruce Dammann said that any decision concerning removal or non-removal of traffic lanes for cars from 6th Avenue being addressed by the 4th, 5<sup>th</sup> and 6th Avenue Mobility Plan should be deferred until -- or coincide with -- completion of the updated Uptown Community Plan.

Joyce Summer informed the board on the latest activities of CCDC.

Ben Nichols, President of the Hillcrest Business Association, announced a meeting of "Hillcrest 2.0" -- the business association's workshop on updating the community plan -- one idea being looked at was to make alleyways more pedestrian friendly.

Zachary Schlegel of UCSD Hospital and Medical Center said that crosswalks in the area of the medical center had been repainted -- in addition to other efforts at traffic calming intended to make the hospital area safer and more pedestrian and neighborhood friendly. He invited everyone to a June 5<sup>th</sup> neighborhood appreciation event at UCSD.

**Representatives of Elected Officials:**

Courtney Thompson, representing Councilmember Gloria, updated the board on Gloria's activities. She discussed an arrangement with the owner of the closed Pernicano's restaurant to provide public parking which Gloria had negotiated. Board member Seidel asked her to address the problem of homeless encampments, trash and debris along the 6th Avenue/Highway 163 corridor, and the adjacent canyons.

Mike McLaughlin updated the board on the latest activities of Congress member Susan Davis.

A representative of County Supervisor Ron Roberts announced the funding of street lights on 5th Avenue between University and Washington.

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

**Consent Agenda:** none

**Information Items: Projects**

- 1. JUAN STREET CONCRETE REPLACEMENT PROJECTION HILLS –** Mission Hills – Street Improvement– The project site is a section of Juan Street between Taylor Street and Sunset Road, in both the Uptown and Old Town Community Planning Areas. The project will enhance Juan Street between Taylor Street and Sunset Road. Improvements consist of the reconstruction of the concrete road, the installation of new curb, gutter, sidewalks, curb ramps, driveways, cross gutters, and upgrade to the associated drainage system.

Nitsuh Aberra and Virginia Oskoui, of the City of San Diego Engineer Department, made the presentation. Several issues were raised by board members and the public, including the preservation of the historic sidewalk stamps.

**Action Item: Projects:**

- 2. 450 WEST WASHINGTON STREET SDP ("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 Safeway, Inc., Vons Division, made the presentation on behalf of the applicant. After summarizing the issues regarding the design of the project, Batten requested that Uptown Planners approve the project, and support the six deviations requested by the applicant. The six deviations dealt with the following issues: (1.) A 50- foot curb opening on University Avenue; (2.) Minimum ground floor commercial area; (3.) Building transparency; (4.) Pedestrian accessibility (5.) Offsetting Plans; (6.) Visibility area triangles.

Public Comment was made by, among others, Allen Hazard, Mark Fehlman, President of the Mission Hills Town Council; Michael Stepner, architect, Rick Wilson, Paul Dean, Ian Epley, Hirsch Gottschalk, Sandy Raddatz, Alex Sachs, Barry Hager & Rusty Riley, officers of President of

Mission Hills Heritage, Patty Brooks Ducey The comments addressed a wild variety of issues, but were substantially in support of the project.

Judy O'Boyle, from North Park, recommended caution in making sure applicants follow through with their commitments.

Mission Hills Heritage submitted a letter in support of the project, as did resident Ron Slayen.

The board make comments and asked questions. Board member O'Dea indicated she felt the design should be more a reflection of the historic character of Mission Hills. O'Dea distributed a hand-out with examples of buildings which were of more historic design.

Brian Batten responded to the questions and comments by the public and board members.

Motion by Towne, seconded by Seidel, to approve the project as presented; including the six deviations sought by the applicant. Motion passed: 12 votes yes, 2 votes no; 1 abstention: Grinchuk, Jaworski, Adler, Edwards, Hyde, Bonner, Bonn, Dahl, Seidel, Lamb, Gatzke, Towne. O'Dea and Wendorf voted no. Non-voting Chair Wilson abstained.

- 3. 2155 FIRST AVENUE/ 121 IVY STREET ("GRUENBERG OFFICE") Request for Reconsideration** – Process Three -- Bankers Hill/Park West – Site Development Permit to demolish two existing cottages and construct a 3,914 sq. ft. office building with zero yard setback on a 0.17 acre site with an existing designated historic building at 2155 First Avenue in the CV-4 Zone; FAA Part 77; Airport Influence Zone; AAOZ; Residential Tandem Parking; Transit Area.

Matt Winter, from Davis & Davis Architects, and Scott Moomjian, a historic preservation consultant, made the presentation on behalf of the applicant, discussing issues involving historic preservation and parking. They request the board of Uptown Planners reconsider its motion at its February 2, 2010 board meeting recommending the project, as proposed, not be approved.

The board asked questions and discussed the matter.

A motion was made by Seidel, seconded by Gatzke, to reconsider the board's previous recommendation of the project. The motion failed by a vote of 5,8,1,1. Seidel, Gatzke, Lamb, Grinchuk, Towne voted to support reconsideration. O'Dea, Edwards, Adler, Bonn, Dahl, Jaworski, Wendorf, Hyde. Chair Wilson abstained.

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

- 4. Public Facilities Subcommittee** – San Diego County Grand Jury Report: Uptown Community Parking District:

Subcommittee chair reported on the Grand Jury Report on May 24, 2010 Re: "Management of the Uptown Community Parking District." The report recommending the organization be abolished and the monies placed in the City's General Fund. After a discussion about issues, the board consensus of the board was that a special meeting should be held in late June, as it appeared the Public Safety & Neighborhoods Services Committee of the City Council would address the issue in July. No firm decision was made. Board member Edward spoke against a special meeting, indicating that Uptown Planners had already discussed the issue of the Uptown Community Parking District at past meetings.

*(Note: Subsequent to the meeting, the city indicated a decision on the future of the Uptown Parking District would be made later in 2010; removing the need to call a special meeting.)*

**Adjournment:**

These minutes respectfully submitted by board secretary Andrew Towne