



## UPTOWN PLANNERS

Uptown Community Planning Group

AGENDA

### NOTICE OF PUBLIC MEETING

May 3, 2016

6:00-9:00 p.m.

Joyce Beers Community Center, Uptown Shopping District

(Located on Vermont Street between the Aladdin Restaurant and Panera Bread)

*All times listed are estimates only: an item may be heard earlier than the estimated time:*

**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. Chair/CPC Report

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

**III. Representatives of Elected Officials:** (3 minutes each)

**IV. Consent Agenda:**

**V. Action Items: Projects: (6:45 p.m.)**

1. **FIVE POINTS NEIGHBORHOOD PEDESTRIAN IMPROVEMENTS PROJECT** – Five Points/Middletown -- Presentation by Jayna Straughn, City of San Diego Public Works Department; The proposed project would construct curb extensions, curb ramps, commercial driveway entrances, and modify the existing storm drain system. The traffic signal system would be modified, including the installation of audible pedestrian countdown signals. The purpose is to provide a safer, more walkable environment in the Five Points Commercial Corridor and the Washington Street Trolley station, and stimulate local economic activity
2. **3534 FIFTH AVENUE (“STRAUSS FIFTH AVENUE APARTMENTS”):** -- **Process Three - Hillcrest** -- Presentation by Gordon Carrier, Carrier Johnson Architects: Site Development Permit for the construction of a 233,162-square-foot, six-story, 113-unit apartment building with amenities over three levels of subterranean parking at 3534 Fifth Avenue. The 1.08-acre site is in the CV-1 Zone of the Mid-City Communities Planned District.
3. **ALBATROSS STREET: REVERSING THE DIRECTION OF A ONE-WAY STREET BETWEEN FRONT STREET AND WEST LEWIS STREET:** -- Mission Hills --

Presentation by Monica Firsh, City Traffic Engineer. At the request of a member of the community, city staff evaluated changing the direction of traffic from westbound to eastbound in an effort to reduce traffic volume from motorists traveling to and from a nearby hospital; 79% of residents of Albatross Street signed a petition in favor of the one-way conversion.

**VI. Potential Action Item: Planning: (8:00 p.m.)**

1. **Uptown Community Plan Update** – Report by Marlon Pangilinan, City of San Diego Planning Department: The final draft of the Uptown Community Plan update, and Environment Impact Report, are scheduled to be released in May 2016. Pangilinan will provide an update of the review and hearing process for the plan update, and the CEQA comment process and timeline for the draft Environmental Impact Report.
2. **Recreation/Park Survey Independent Working Group Report** – Gary Bonner -- Survey of potential Uptown park sites for inclusion in the Uptown Plan Recreation Element Update.
3. **Special Events in Balboa Park/Sixth Avenue** – Update of status of attempts to better regulate special events in Balboa Park and Sixth Avenue; such events can negatively impact the adjacent Uptown neighborhoods adjacent to Sixth Avenue with excessive noise, street closures, and temporary loss of parking.
4. **Uptown Bikeway Project** – Board discussion of the Uptown Bicycle Project, as follow-up to the presentation by Linda Culp, from SANDAG, at the April 5, 2016 Uptown Planners meeting. The proposed project would provide bikeways on more than 12 miles of existing urban roadways in the Uptown community.

**VII. Subcommittee Reports: Potential Action Items:**

1. Historic Resources Committee Report & Recommendations (See Attachment “A”)
2. Uptown Community Plan Update Committee Report & Recommendations

**VIII. Community Reports:**

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

**NOTICE OF FUTURE MEETINGS**

**Uptown Planners:** June 7, 2016, at 6:00 p.m., at the Joyce Beers Center on Vermont Street in the Uptown Shopping District (*see parking map below*).

**Uptown Planners: Future Subcommittee Meetings:**

Community Plan Update Committee; to be announced.

Design Review Subcommittee; to be announced.

Historic Resources Committee, to be announced.

Public Facilities Committee, to be announced.

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, call (619) 231-4495, or E-mail: [leo.wikstrom@sbcglobal.net](mailto:leo.wikstrom@sbcglobal.net). Uptown Planners is the City of San Diego's recognized advisory community planning group for the Uptown Community Planning area.

## **Historic Resources Committee (HRC) Recommendations from April 25, 2016**

### **1. Policy concepts to include within the Economic Prosperity Element**

- Historic policies taken out of the EP element but not in the HP element - need to be somewhere;
- Adaptive reuse is an economic driver to support adaptive reuse we need skilled trades and there is a shortage of this labor pool for the whole city (not just historic properties);
- Green infrastructure and other general infrastructure in Uptown is deficient and a jobs creator. Participate in Green Business Network energy improvements;
- Streetcars are highly desirable and brought up often by the Uptown Planners in numerous votes. Connectivity by way of a streetcar allows for more people to benefit and would be an economic driver for Uptown;
- The aspirational elements for the BID in the EP element represent a better BID than what any of the groups in Uptown have now. Same premise for aspirational policy should be used, as it pertains to restoration and rehab, for historic preservation and community character incentives that are currently missing from the EP;
- Historic character of our community is a draw for people here; and
- EP analysis of rent rates in the current draft shows Uptown rents are lower than other parts of the city, which is advantageous to fostering small business, because of the vibe in Uptown and rental rates act as an incubator for small business.

### **2. Changes to the Historic Preservation Element**

- Revised Goals: 1) Follow the established NPS methodology to Identify, Evaluate, and Protect historic resources in Uptown; and 2) Facilitate educational and heritage tourism opportunities and incentives related to historic assets and cultural landscapes in Uptown.
- New Goal: 3) Develop and support opportunities that employ historic preservation as a solution to economic revitalization, affordable housing, and community identity.
- Revised Policies 2.1-2.9: 1) City Council to adopt community approved Uptown Historic Survey; 2) Intensely survey all historic resources identified in the Uptown Historic Survey, including those identified by the community; 3) Designate the worthy historic resources and districts, as determined through intensive surveying; 4) See priority list of districts for designation; 5) Complete remaining needed Historic Context Statements, including LGBTQ, Bungalow/Apartment Courts, Victorian-Era, and Kate Sessions; 6) Prepare reconnaissance surveys for all remaining properties in the Uptown planning area; 7) City Council to adopt Interim/Conservation Overlay zone to protect potential historic districts; 8) Incorporate historic asset information in to Uptown and City of SD planning, development, and revitalization decisions, and 9) Maintain neighborhood aesthetics including historic sidewalk colors and scoring patterns, sidewalk stamps, and historic lighting (where applicable).

- Districts with context statement move toward designation/City Council: Inspiration Heights-Melhorn district
- District Priorities: 1) Hillcrest Commercial Core, 2) Arnold & Choates, 3) SD Normal School, 4) Marine View, 5) Second Avenue, 6) Bankers Hill, 7) Horton’s Addition, 8) Park Blvd (see North Park), 9) Marston Hills, &10) Marston Family.
- Revised Policies (additions underlined)- 3.1: Provide opportunities for education and heritage tourism of Uptown’s diverse history through...; 3.2: Partner with local community and historic organizations, including SOHO...; 3.5: Promote the maintenance, restoration, rehabilitation, adaptive reuse and continued private ownership and utilization of historical resources through use of historic preservation tools, see list below.
  - **Historic Preservation Toolbox:** Historic building survey, (possible state and federal) tax credits, transfer development rights (TDR), public-private partnerships, easements/restrictions, (historic/conservation/overlay) districts, National Register listing, California Main Streets/Preserve America programs, heritage tourism, design/infill guidelines.
- Policies for (new) Goal 3:1) Facilitate economic revitalization in commercial cores and corridors through the preservation of character-defining buildings and incentivizing incubator businesses; 2) Utilize historic assets to contribute to the affordable housing stock through adaptive reuse, subsidiary incentives, and tax credits; and 3) Focus on historic assets, cultural landscapes, and iconic views that serve to identify the community and define Uptown’s sense of place.

**3. Timeline for Historic Districts** – Final adoption of the Uptown plan update shall include an implementation timeline for all potential historic districts within 5 years of the plan adoption.

**4. Cleveland Heights** – Through city staff, define the boundaries of this potential district and include within the Uptown Plan update.

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**Overlay Strategy for Potential Historic Districts:  
Concerns and Solutions**

1. Due to the list of “Exemptions from a Building Permit (§129.0203),”the proposed overlay district regulations do not adequately protect historic resources from the installation of replacement doors and windows when placed within the same opening, because no permit is required. This is detrimental to the potential district, could render the historic asset no longer contributing or eligible for a district, and is the same problem for buildings undergoing 45-year review.

**Solution:** All window and door replacements within the overlay zone must require a building permit. Accordingly, add to Table 132-16B of Section 132.1602, for improvements consisting of replacement windows: (i) replacement windows that do comply with Section 132.1603 will require a Construction Permit/Process One decision process, and (ii) replacement window that do not comply with Section 132.1603 will require a Neighborhood Development Permit/Process Two decision process.

2. To effectively protect the potential district from inappropriate change, infill guidelines, stated within the ordinance, must address compatible scale, bulk, rhythm, and materials.

**Solution:** Regarding infill, the ordinance should state: 1) the scale may not exceed more than 1.5 times the height of the building average within 300 feet of the development parcel; 2) bulk shall be broken up on the primary and secondary (publically visible) facades with no less than 30% glazing, include architectural detail or ornamentation found within the surrounding neighborhood, and be consistent with the underlying lot size; 3) respect the rhythm of bays on primary facades in the immediate neighborhood; and 4) materials shall be compatible with or similar to those consistently located within the potential historic district.

3. Multiple property listings (MPLs), community identified districts, and commercial/mixed-use properties, such as the Hillcrest Commercial District, must receive a reconnaissance survey and be included in the overlay zone. **This is in the best interest of the City and the potential district to be transparent for those interested to develop in these areas.**

**Solution:** Prepare a reconnaissance survey for the community-identified districts within 18 months of the plan update adoption and include within the overlay zone; include commercial and mixed-use properties as well. Bungalow courts are essentially their own district and should be included within the overlay zone.

4. This ordinance needs adequate enforceable protections for the potential districts. How will this be adequately enforced to ensure there is not a loss of historic fabric, rendering buildings no longer contributing?

**Solution:** Code compliance issues within potential historic districts should be near the top of the priority list. In addition to higher monetary penalties, any features removed in violation shall be reconstructed. Residents of potential districts should be provided a direct number to contact officials when work occurs on weekends, evenings and holidays to ensure minimum loss of historic fabric. Is there an alternative solution?

5. The term “original footprint” is not explicitly clear and could lead to trivial disputes. Second, the 2/3 rule does not adequately protect corner properties and will facilitate obtrusive and odd-shaped rear additions, which will be detrimental to the potential district.

**Solution:** Remove “original footprint” language. Include additional stories and structural changes shall comply with the Secretary of the Interior Standards. Small additions (less than 300 square feet) and façade changes shall be limited to side and rear facades, and be minimally visible from the public rights-of-way.

