



## UPTOWN PLANNERS

Uptown Community Planning Group

AGENDA

### NOTICE OF PUBLIC MEETING

September 6, 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.

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

**IV. Consent Agenda:**

**V. Action Items: Projects (One or more of the items below may be placed on the Consent Agenda) (6:30 p.m.)**

- 1. LETTER OF SUPPORT FOR INSTALLATION OF A STOP SIGN AT INDIA STREET & PALM STREET – Middletown** -- At the request of community stakeholders, City Traffic Engineering determined that the intersection of India Street & Palm Street, which has a crosswalk, would be the most suitable location to place a stop sign along India Street. City Councilmember Gloria's office would like Uptown Planners to make a recommendation on the placement of the stop sign, prior to forwarding a request to install it to the Mayor's Office;
- 2. 2351-2359 FRONT STREET ("HANGER 5 – MW") – Process Three – Bankers Hill/Park West** – Tentative Map Waiver request to waive the requirements for a tentative map for the creation of five residential condominium units within a 10,965 sq. ft., three-story building with below grade parking (under construction), and to waive the requirements to underground existing utilities at 2351-2359 Front Street. The 0.114 acre site is in the MR-1000 zone of the Mid-City Communities Planned District.

3. **2724 REYNARD RESIDENCE NDP/SDP/V-- Process Three – Middletown** – Site Development Permit, Neighborhood Development Permit and Variance for environmentally sensitive lands for the construction of three 2,855 sq. ft. residential units on three 5,000 sq. ft vacant lots, retaining walls encroaching within the required yards and within the public right of way on Union Street (unimproved) west of Reynard Way. The 0.344 acre site is in the RS-1-2 zone; Affordable In-Fill Housing and Sustainable Buildings Expedite Program; Airport Influence Area; FAA Part 77 Noticing Area;
4. **246 WEST WASHINGTON STREET (“VERIZON – ALBATROSS”) – Process Two – Mission Hills** -- Neighborhood Use Permit to install Wireless Communications Facility (WCF) consisting of 11 antennas, 11 Remote Radio Units (RRUs), 3 raycaps, one 2' inch diameter microwave dish;
5. **LETTER OF SUPPORT FOR FATHER JOE’S 15<sup>th</sup> ANNUAL THANKSGIVING DAY 5K RUN– Hillcrest** -- The event will be held on November 24, 2016; and begin on Balboa Park Drive in Balboa Park; the course will run along Sixth Avenue north of Upas Street, east along University Avenue, and south on Richmond Street back into Balboa Park;

**VI. Uptown Community Plan Update: Potential Action Items: (7:15 p.m.)**

1. **DRAFT UPTOWN IMPACT FEE STUDY** – Scott Mercer, Supervising Management Analyst, Planning Department -- The Impact Fee Study (IFS) provides a list of needed public facilities for Uptown, that will implement the goals of the Uptown Community Plan, and develop the applicable development impact fees (DIF), pursuant to California law, by which new development shall pay its proportional share of the costs incurred for new facilities. The IFS will become an implementation document for the updated Uptown Community Plan; (See Attachment #1: Public Facilities Sub-Committee motions containing recommendations for prioritization of projects.);
2. **HISTORIC RESOURCE ELEMENT: DRAFT HISTORIC DISTRICT WORK PROGRAM & SUPPLEMENTAL REGULATIONS FOR POTENTIAL HISTORIC DISTRICTS AND DISTRICT NOMINATIONS;** Kelley Stanco, Senior Planner/HRB Liaison, Historic Resources Environmental Division: Presentation about changes to how the protection measures for potential historic districts will be implemented. In addition, staff will present the draft Historic District work program, including a timeline for bringing the potential districts forward for designation, and prioritization factors that were used in establishing the work program;

**VII. Information Item: Projects: (8:30 p.m.)**

1. **LINWOOD STREET VACATION:** Request for a partial street vacation of a section of Linwood Street, between Old Town Avenue and Hayden Way, in Mission Hills. The current street is a 62.5 foot-wide right-of-way, at a dead end. The area requested to be vacated is not in public use and has an Encroachment Maintenance and Removal Agreement (EMRA); and will remain a utility easement;

**VIII. Subcommittee Reports & Community Reports:**

1. **CLIMATE ACTION PLAN** – Recently, the Climate Action Campaign has indicated to the City of San Diego that the current plan updates in progress, including the Uptown Community Plan update, may not be in compliance with the City’s recently enacted Climate Action Plan. Board member inquiry about how this issue may impact the Uptown Community Plan Update process;

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

**NOTICE OF FUTURE MEETINGS**

**Uptown Planners:** October 4, 2016, at 6:00 p.m., in the Joyce Beers Center on Vermont Street in the Uptown Shopping District;

**Note: All times indicated are only estimates:** Anyone who requires an alternative format of this agenda or has special access needs contact (619) 835-9501 at least three days prior to the meeting. For more information on meeting times or issues before Uptown Planners, please contact Leo Wilson, Chair, at (619) 822-5103 or at [leo.wikstrom@sbcglobal.net](mailto:leo.wikstrom@sbcglobal.net). Uptown Planners is the City's recognized advisory community planning group for the Uptown Planning Area.

Visit our website at [www.uptownplanners.org](http://www.uptownplanners.org)

*for meeting agendas and other information*

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**Attachment 1: Motions Passed by the Uptown Planners Public Facilities Sub-Committee at its August 18, 2016 Meeting:**

Motion 1: Motion by Wilson, seconded by Wahlstrom: five projects listed in the Uptown Planners letter to Scott Chawick, the chair of the City of San Diego CIPRAC should be recommended as priority projects in the draft IFS. The five projects stated in the letter are:

- 1.) Acquisition and Renovation of Teachers Training Annex #1 at San Diego Unified School District site for use as a new University Heights Branch Library;
- 2.) Completion of the Mission Hills/Hillcrest Branch Library;
- 3.) Renovation of the Hillcrest Fire Station #5;
- 4.) Acquisition and Development of Olive Street Park;
- 5.) Development of a Joint Use Facility at Pioneer Park/ Grant K-8 School.

Motion approved 7-0-1;

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Motion 2: Motion by Wilson, seconded by Rosas, to recommend making Mobility Facilities Item M-6 a priority project and request as part of this recommendation that an east-west separated bicycle track be placed at an appropriate location along the Robinson Avenue/University Avenue/Washington Avenue east-west corridor that would link the east and west segments of the Uptown bicycle corridor;

Motion approved 7-0-1;

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Motion 3: Motion by Wahlstrom, seconded Brennan, to recommend that Parks and Recreation Facilities Item P-5, the Normal Street Linear Park, become a priority project;

Motion approved 7-0-1;

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Motion 4: Motion by Bonner, seconded by Wilson, to recommend making Parks and Recreation Facilities Item P-18; Open Space and Trails, be made a priority project, as the eligible improvements are currently identified and can be implemented immediately;

Motion approved 7-0-1;

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Motion 5: Motion by Thorsen, seconded by Bonner, to recommend that under Park & Recreation Facilities Item P-21, Park Land Acquisition and Development, that the purchasing of the Maryland Pocket Park, listed on page 29, P-21, of the draft IFS be make a priority project;

Motion approved 7-0-1;

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Motion 6: Motion by Mullaney, seconded by Thorsen, to recommend that under Park & Recreation Facilities Item P-21, Park Land Acquisition and Development, purchasing the Reynard Way Neighborhood Park, listed on page 29, P-21, of the draft IFS, be make a priority project;

Motion approved 7-0-1;

Motion 7: Motion by Wilson, seconded by Thorsen, to recommend that Park & Recreation Facilities Items P-9, P-10, P-12, and P-17, which are all located in Balboa Park, be made the lowest priority in the draft IFS; as these proposed facilities are located in a regional park, and primarily used by city individuals who do not reside in Uptown;

Motion approved 7-0-1;

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Motion 8: Motion by Wahlstrom, seconded by Thorsen, to recommend that of the Mobility Facilities Item M-2, Modern Roundabouts, should be made one of the lowest priorities;

Motion approved 5-2-1;

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Motion 9: Motion by Wilson, seconded by Bonner, Uptown Planners reaffirms its previous motions that Uptown DIF should be used as much as possible in the communities in which it is generated, so that it mitigates the impacts of the new development that generated the payment of the DIF. The original motion, passed originally in 2006, and reaffirmed September 2, 2008, stated: "Development Impact Fees collected for projects within an Uptown Community Planning area should be used within the boundaries of that area and that allocation of the DIF should be decided through an open, public process".

Motion approved 7-0-1;

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Motion 10: Motion by Wilson, seconded by Bonner, recommended that, reaffirming a motion previously approved by Uptown Planners on May 3, 2016, that: "It is intended that DIF funds be spent on project categories in rough proportion to the manner in which the DIFS's were

assessed in the Impact Fee Study. As an example, if 80% of the DIF revenues were based on planned Park & Recreation projects, then approximately 80% of the DIF revenues should be spent on Park & Recreation projects.”

Motion approved 7-0-1;