



UPTOWN PLANNERS

Uptown Community Planning Group

AGENDA

NOTICE OF PUBLIC MEETING

April 6, 2010 – 6:00-9:00 p.m.

Joyce Beers Community Center, Uptown Shopping District

(Located on Vermont Street between the Terra and Aladdin Restaurants)

I. Board Meeting: Parliamentary Items/ Reports: (6:00 p.m.)

- A. Introductions
- B. Adoption of Agenda and Rules of Order
- C. Election of Officers
- C. Approval of Minutes
- D.. Treasurer's Report
- E. Website Report
- F. Chair/ CPC Report

II. Public Communication – Non-Agenda Public Comment (3 minutes); Speakers are encouraged, although not required, to fill out public comment forms and provide them to the secretary at the beginning of the meeting. **(6:30 p.m.)**

III. Representatives of Elected Officials: (3 minutes each) (6:40 p.m.)

IV. Consent Agenda: Members Present: Hyde, Bonn, Wilson (6:50 p.m.)

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. ***(Motion to approve and place on consent by Hyde, second by Bonn, with the following conditions: (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. (Motion passed: 3-0) (See attachment one)***

2. **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. ***(Motion to approve and place on consent by Bonn,***

second by Hyde, with the following conditions: (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. (Motion passed: 3-0)

V. Information Items: Projects: (7:00 p.m.)

- 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.
- 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) (7:30 p.m.)
- 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 6th 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. (8:00 p.m.)

VI. Action Items: Development Project Review: (8:15 p.m.)

- 1. 3659 INDIA STREET NUP ("CLEARWATER/ 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.
- 2. 2620 SECOND AVENUE CUP ("CLEARWATER 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.

VII. Action Items: Community / Request for Letter of Support: (8:30 p.m.)

- 1. REQUEST FOR LETTER OF SUPPORT FOR FORMATION OF INDEPENDENT MIDDLETOWN COMMUNITY DEVELOPMENT CORPORATION** – Information Item -- Middletown – Petition signed by approximately 80% of Middletown business owners in support the separation of the Middletown from the Mission Hills BID, and formation of an independent Middletown Community Development Corporation, similar to that existing in University Heights and recently organized in Bankers Hill/Park West. *(Note: the item is an information item on the April agenda; and will be an action item on the May agenda.)*
- 2. UPDATE ON UPTOWN PLANNER'S REQUEST FOR STOP SIGN PLACEMENT AT SIX LOCATIONS ALONG 4th, 5th, 6th AVENUES.** *(See attachment two)*

VIII. Subcommittee Reports/ Community Plan Update Advisory Group Report: (8:45 p.m.)

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

X. NOTICE OF FUTURE MEETINGS

Design Review Subcommittee Will not meet in April.

Public Facilities Subcommittee: – Next meeting, April 14, 2010, location to be announced.

Uptown Planners: Next meeting: May 4, 2010, at 6:00 p. m., at the Joyce Beers Community Center, Hillcrest.

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

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, contact Leo Wilson, Chair, at (619) 231-4495 or at leo.wikstrom@sbcglobal.net. Correspondence may be sent to 1010 University Ave, Box 1781, San Diego, CA 92103 Uptown Planners is the City's recognized advisory community planning group for the Uptown Community Planning Area.

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ATTACHMENT ONE: RHUDE RESIDENCE – EXISTING STRUCTURE



ATTACHMENT TWO: ALBERTSON'S FRONT ENTRY WAY

Existing Elevation

Proposed Elevation Option F

New Paint

1.	Valley Forge Brown HC-74
2.	Decatur Buff HC-38
3.	Putnam Ivory HC-39
4.	White Dove I-06

Scope of Work

A.	New Albertson's sign and logo.
B.	Existing gate to remain.
C.	Relocated Bank sign.
D.	Ledge Stone

Address: Albertson's - San Diego, CA

6715

ATTACHMENT THREE; STOP SIGN LETTER OF SUPPORT FROM BALBOA PARK COMMITTEE



THE CITY OF SAN DIEGO

February 24, 2010

Honorable Mayor Jerry Sanders
City Administration Building
202 C St., 11th Floor
San Diego, CA 92101

Dear Mayor Jerry Sanders,

At the February 4, 2010 meeting of the Balboa Park Committee, information was presented and voted unanimously to send this letter of support to you and Councilmember Faulconer. The Balboa Park committee shares the concern of the Uptown Planners regarding the unacceptable number of traffic accidents that are occurring with increasing frequency on Fourth, Fifth and Sixth Avenues on the west side of Balboa Park in the Bankers Hill/Park West neighborhood.

Accordingly, the Balboa Park Committee fully supports the attached Memorandum dated December 16, 2009, from Council President Pro Tem Kevin Faulconer. The Memorandum requests the City's Transportation Engineering Department be directed to install stop signs as soon as possible at the following intersections:

- The intersections of Fourth Avenue, Fifth Avenue and Sixth Avenue at Nutmeg Street.
- The intersections of Fourth Avenue and Fifth Avenue at Quince Street.
- The intersection of Fifth Avenue and Spruce Street.

Thank you.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Vicki Granowitz".

Vicki Granowitz
Balboa Park Committee Chairperson

VG:sk



Developed Regional Parks Division • Park and Recreation

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