

UPTOWN PLANNERS

Uptown Community Planning Committee

AGENDA

NOTICE OF PUBLIC MEETING

February 2, 2010 – 6:00-9:00 p.m.

Joyce Beers Community Center, Uptown Shopping District

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

[UPTOWN PLANNERS BOARD ELECTION ON MARCH 2, 2010](#)

[SEE NOTICE ATTACHED BELOW](#)

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. 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. **(6:15 p.m.)**

III. Representatives of Elected Officials: (3 minutes each) **(6:30 p.m.)**

IV. Consent Agenda: None

V. Information Items: Projects

- 1. 450 WEST WASHINGTON STREET ('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. (See Attachment # 1) **(6:45 p.m.)**
- 2. SEWER GROUP 682 UPDATE** – Bankers Hill/ Park West – The replacement project consisting of installation of approximately 11,600 Linear Feet of 8-inch and 10-inch sewer main, sewer manholes and sewer laterals. The location of the project is along 6th Avenue from Maple Street to Upas Street and within the limits of Laurel Street to the north, Hawthorne Street to the south, Union Street to the west and 5th Avenue to the east. **(7:15 p.m.)**
- 3. FIVE POINTS COMMERCIAL NEIGHBORHOOD PARKING AND CIRCULATION DESIGN STUDY** – Middletown – The study area includes Washington Street from the trolley station west of Hancock Street to India Street, India Street from Vine Street to Washington Street, and San Diego Avenue from India Street to Washington Street. Also included in the study area are specific neighborhood roads near the commercial district, such as Andrews Street,

Winder Street, and Columbia Street. The study addresses issues of traffic circulation, parking, and pedestrian safety. (See Attachment # 2)(7: 25 p.m.)

VI. Action Items: Development Project Review

1. **2155 FIRST AVENUE/ 121 IVY STREET (“GRUENBERG OFFICE”)** – 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. (See Attachment # 3)(**7:40 p.m.**)
2. **3634 SEVENTH AVENUE CUP/SDP (“FLO TV CORAL TREE PLAZA”)** – Process Four – Hillcrest -- Conditional Use Permit/ Site Development Permit/ Mid-City Planned District Permit for a wireless communication facility on the roof of an existing multi family residential building at 3635 Seventh Avenue in the MR-800B & RS-1-2 Zone; FAA Part 77. (**8:00 p.m.**)
3. **2400 SIXTH AVENUE CUP: BELLEFONTAINE (“AT&T SD0013 6TH AVE”)** Process Four – Bankers Hill/Park West -- Conditional Use Permit to extend the use of an existing wireless communication facility on an existing residential building at 2400 Sixth Avenue in the MR-800B Zone; Airport Approach Overlay Zone; Airport Influence Area; FAA Part 77 (**8:10 p.m.**)

VII. Action Items: Community Planning/ Special Events

1. **REQUEST FOR LETTER OF SUPPORT FOR RACE FOR LITERACY** – Event will take place on March 7, 2010.
2. **REQUEST FOR LETTER OF SUPPORT FOR THE 20th AIDS WALK:** Event will take place on May 31, 2010.

Subcommittee Reports: Action items

3. **Public Facilities Subcommittee:** John Lamb, Chair (**8:20 p.m.**)
 - i. **MEDICAL MARIJUANA TASK FORCE RECOMMENDATIONS** – Request by the City Council of the City of San Diego for its Community Planning Groups to review the city task force recommendations/ medical marijuana dispensary issue: Motion by Wilson; second by Lamb:
 1. To implement the intent of the voters in enacting Proposition 215, the City of San Diego should establish a conditional use permit (CUP) process by which medical marijuana dispensaries may operate. Applications for such a CUP will be reviewed under a Process Three procedure – the initial decision would be made by a hearing officer; whose decision is appealable to the Planning Commission;
 2. In drafting the enabling ordinance for the CUP process, it is recommended the City of San Diego review and consider incorporating applicable provisions from the draft ordinance prepared by Jeffrey A. Lake, Esq., and put forward by Southern California NORML, subject to revision to incorporate the City Council’s Medical Marijuana Task Force recommendations;
 3. The CUP permitting process should require all medical marijuana dispensary applications to contain the governing document for each collaborative or cooperative; which should:

(1.) Identify the individual organizers and principal operators of the collaborative or cooperative;

(2.) Specifically identify how the collaborative or cooperative will be governed and operated, and what will be its administrative structure;

4. The CUP permitting process should also require a verifiable accounting and bookkeeping procedure be instituted at each medical marijuana dispensary, in accordance with standard accounting procedures. All dispensaries should be subject to annual audit; obtain business licenses; and pay taxes and all applicable fees.

ii. **LETTER FROM BILL ANDERSON TO COUNCILMEMBER TODD GLORIA RE: DEVELOPMENT IMPACT FEES.** (See Attachment # 4)

4. **Rules/ Election Committee Report:** Don Liddell, Chair **(8:45 p.m.)**

5. **Historic Resources Subcommittee:** Janet O'Dea, Chair **(8:55 p.m.)**

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

IX. NOTICE OF FUTURE MEETINGS

Design Review Subcommittee Next Meeting; February, 16, 2010 at 4:00 p. m.; at Swedenborgian Church, 4144 Campus Avenue, in University Heights;

Public Facilities Subcommittee: – Next meeting; February 18, 2010, at 3:00 p.m., at Café Bassam, 3088 Fifth Avenue, in Bankers Hill/ Park West.

Uptown Planners: Next meeting: March 2, 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.

Visit our website at www.uptownplanners.org for meeting agendas and other information

UPTOWN PLANNERS

Uptown Community Planning Committee

NOTICE OF BOARD ELECTION

Tuesday, March 2, 2010 – 6:00 p.m.

**Location: Joyce Beers Community Center, Uptown Shopping District
(on Vermont Street between the Terra and Aladdin Restaurants)**

Three seats are up for election on March 2, 2010 for terms of four years, which will beginning April 2010.

Qualifications to be Candidate: To be qualified to run for Uptown Planners a candidate must: (1.) be a resident, property owner, or business owner, operator, or designee, within the Uptown Community Planning area; (2.) and have attended three meetings of board of Uptown Planners within the prior 12 months before March 2nd, (3.) and have a membership application on file with the Secretary.

Who May Vote on March 2: To vote an individual must present identification proving residency, property ownership, or business ownership in Uptown: Identification can be in the form of a driver's license, utility bill, tax bill, business license, or rent receipt – any document that has the individual's name and street address. Photocopies of documents are acceptable.

When to Vote: Ballots will be handed to eligible voters, upon presentation of proper identification, once the March 2 meeting is called to order at or shortly after 6:00 p.m. As a courtesy, it is requested that before completing the ballot, voters first listen to the three minutes statements each candidate will make regarding their qualifications and reasons they would like to serve, or continue to serve, on the Board.

Election Ballots: The names of all the announced candidates will be listed on the ballot. **A voter may vote for up to three candidates.** A vote for a candidate is made by circling their name on the ballot. If more than three names are circled, the ballot will be ruled invalid.

Close of Voting: Once the candidates have made their statements, and all the qualified voters who are present in the room have had the opportunity to vote, the election will be closed. The election committee

will then count the ballots at a table in the back of the room. All individuals present in the room will be able to observe, but no one is permitted to participate and interfere with the work of the election committee.

Announcement of Results: After counting the ballots, the election committee will seal the counted ballots in a plastic bag, and present them to the full Board. They will be placed on the table in full public view, should further review become necessary it will be done under the supervision of the Board.

At the appropriate time during the meeting, the results will be read by the chair. The three candidates who receive the most votes will be elected.

Attachment # 1: Rendition of Vons Mission Hills along Washington Street from west to east as contained in the site plans. Subsequent to the submittal of the site plans, the applicant made presentations at the Hillcrest & Mission Hills Town Councils, and may be presenting revised renditions of the project at the Uptown Planners meeting. Also attached is the Applicant's Letter of Request.







Latitude 33

Planning and Engineering



File: 156.5

January 14, 2010

City of San Diego
Development Services Department
1222 First Avenue, MS-301
San Diego, CA 92101

RE: Vons Mission Hills Letter of Request

To Whom It May Concern:

On behalf of The Vons Companies, Inc., we are pleased to submit this application for redevelopment of the Vons grocery store located at 450 W. University Avenue for your review and approval. The grocery store is situated on the southeast corner block of W. Washington Street and Dove Street within the Uptown Community Planning Area. This particular area is important to both the neighborhoods of Mission Hills and Hillcrest, as this block links the two commercial nodes of these communities together. The redevelopment of the Vons grocery store site will help revitalize the Washington Street corridor between Mission Hills and Hillcrest, improve the pedestrian experience, provide convenient local shopping, and create additional jobs and business opportunities.

Over the past 14 years, Vons has exerted substantial effort into redeveloping this store. In 1996 an application was made for a similar design of the grocery store; however due to a poor economic environment the project did not move forward. Again in 2002, a project for a new grocery store was submitted, but due to a variety of unfortunate circumstances the project did not proceed.

Consistent with the Vons' Companies commitment to community outreach, introductory meetings were held with Councilmembers Kevin Faulconer and Todd Gloria, as well as representatives of the Mission Hills and Hillcrest Town Councils and the Uptown Planners. The purpose of these meetings was to introduce the proposed project, solicit input and gauge

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January 14, 2010

The project proposes a new 1-story grocery store and commercial retail component totaling approximately 67,000 square feet, with a partial below grade parking garage on the approximate 2-acre site. In order to implement the proposed project, we are requesting the following approvals:

- Mid-City Communities Planned District Permit
- Public Alley Right-of-Way Vacation
- Sewer Easement Vacation
- Drainage Easement Vacation
- Street Reservation Vacation

Existing Conditions

Located within an urban setting of the Uptown Community, the site is predominantly surrounded by existing commercial, retail and multi-family residential development. Also, fronting the property on Washington Street is a Metropolitan Transit System (MTS) transit stop. The "L" shaped corner property comprises a significant amount of street frontage along W. Washington Street, Dove Street and University Avenue. The site is currently developed with an approximately 20,000 square foot single-story grocery store with surface parking, built in the late 1950's. Immediately adjacent to the grocery store is a dirt lot, which was formerly commercial office/retail space. Currently, there are three vehicular access points on Dove Street, one entry on University Avenue, and one entry on Washington Street, which is also used as delivery truck and emergency access to the site. Abutting the site to the east is an existing public alley, and multi-family dwelling units. The site does not contain native vegetation or non-native vegetation nor is there any within close proximity to the site.

Requested Discretionary Permits:

- Mid-City Planned District Permit

A Mid-City Planned District Permit is required to implement the proposed project within the Mid-City Planned District. Additionally, we are requesting one deviation for the Pedestrian Access SDMC 1512.0308.

- Public Alley Right-of-Way Vacation

The alley traversing the parking lot has essentially never served its functional purpose for the past 40 years; therefore, the Applicant no longer deems the right-of-way necessary or beneficial. The new building will be situated over the existing alley; therefore an alley vacation is required. Additionally, the proposed alley will be relocated and aligned to

Vons Mission Hills
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January 14, 2010

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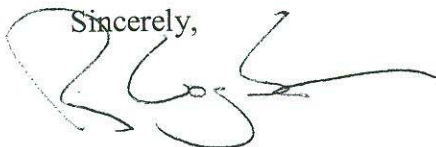
and vehicular traffic, and creates a much more urban design. Consolidating the vehicle access points to three entries (one of which will be delivery truck and emergency access) will improve the on and off-site circulation and reduce pedestrian conflicts.

The off-street loading zone has been located off of University Avenue, adjacent to the proposed public alley way. The off-street loading zone has been screened from public view to limit visual and noise impacts to adjoining neighbors. The refuse collection area is located adjacent to the public alley, and will also be screened from the public view.

The development of the site will positively contribute to the urban and pedestrian character of the commercial area on Washington Street, as the project is pedestrian oriented and consistent with the overall future vision of the community. The proposed grocery store building will not only improve the overall aesthetics of the area, but also provide a more sustainable, convenient and easily accessible neighborhood grocery store for residents. The commercial retail component of the project will aid in establishing small business enterprises and further improve the street frontage. Furthermore, the redevelopment of the grocery store will create jobs for local residents with opportunities for advancement.

We believe the project as proposed will significantly contribute to the revitalization of the Washington Street corridor and benefit both the Mission Hills and Hillcrest communities as a whole. Should you have any questions or require additional information, please contact me at (858) 751-0633.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randi Coopersmith', written over a light blue circular stamp.

Randi Coopersmith
Sr. Principal Planner

Attachment # 2: Project Description provide by Janet Fairbanks.

Five Points Commercial Neighborhood Parking and Circulation Design Report, September 2009.

The Uptown Partnership Board of Directors approved "Five Points Commercial Neighborhood Parking & Circulation Design" dated September 2009. Five Points is located in the western portion of Mission Hills. The study area includes Washington Street from the trolley station west of Hancock Street to India Street, India Street from Vine Street to Washington Street, and San Diego Avenue from India Street to Washington Street. Also included in the study area are specific neighborhood roads near the commercial district, such as Andrews Street, Winder Street, and Columbia Street.

Circulation Issues:

Circulation on India Street at Winder Street is problematic for the neighborhood for several reasons: 1) Fast-moving northbound traffic along India Street from the south to the primary Five Points business frontage. 2) Southbound traffic along India Street bogs down at Winder Street where India becomes one way, forcing traffic into the residential neighborhood if parking cannot be found on India Street. 3) Traffic on India Street does not have direct access to the additional parking on San Diego Avenue thus the preferred parking alternative becomes the residential streets east of India Street.

Pedestrian Issues:

Pedestrian safety, along with enjoyable pathways within and approaching the Five Points area could be improved especially along Washington Street from the trolley station at Hancock Street up to India Street. Hardscape improvements could help calm traffic, enhance pedestrian walkability, or add aesthetic qualities.

Preferred Alternative:

Numerous improvements were proposed, vetted and finally selected during the Advisory Committee meeting and meetings with the larger community. Design elements discussed are represented through improvements/changes to hardscape, streetscape and landscape. These elements are recommended generally for these project areas:

Intersection of Washington and Hancock Streets as the eastbound entry into Five Points

Y intersection at India Street and San Diego Avenue as the northbound entry into Five Points

Intersection of Washington and India Streets as the southbound entry to Five Points

Neighborhood Median Island at Winder Street and Columbia Street

Underpass as the connection between the trolley and Five Points business district

Drawings and maps of the proposed improvements will be available for review at the meeting.

Boundaries of North Bay Redevelopment Area:



Attachment # 3: Gruenberg Project: Applicant's project description; and Planning Staff historic review determination:

DAVIS DAVIS
ARCHITECTS
October 22, 2009
Michelle Sokolowski
City of San Diego Development Services
1222 First Avenue, MS 301
San Diego Ca. 92101
RE: Gruenberg Office
Project No: 195174 MCCPD
Site Development Permit

Dear Michelle:

The project proposes constructing a new two story 3914 square foot office building on a 75' x 100' parcel located in the MCCPD. An existing historic landmark structure #187 built in the year 1902 is also located on the site and will remain. The project includes the removal of two single story wood cottage structures located at 2155 First Avenue and 121 Ivy Street including two associated non-conforming off street parking spaces. The project has been reviewed by a Senior Planner at the Historic Resources Board City of San Diego. The findings from the Single Discipline Review were positive and HRB would support the project if the following two issues were addressed. The project's Ivy Street façade should be setback from the property line edge so it does not compete with the adjacent historic 2169 First Ave building. A similar consideration was made that the roof should not be higher than that of the existing structure. The design currently reflects those conclusions.

The project proposes a zero yard setback on the east side of parcel. Per SDMC Section 1512.0310(2)(A)(ii) a zero yard setback maybe granted through a MCCPD permit. Additionally, the project proposes no on-site parking. SDMC Section 142.0540(a) TABLE 142-05G allows no parking if the following three conditions are met. First, there is a commercial use (the existing and proposed project uses are commercial); second, there is no alley access (there is none); and finally, the lot area is 7,000 square feet or less. The project is proposing that the "net" lot area be calculated, for purposes determining parking requirements per Section 142.0540(a) SDMC, by allowing the square footage associated with the remaining existing historic structure footprint be exempt and subtracted from lot area calculation. HRB staff has reviewed this approach and is supportive. The landscape design for this project was two fold in nature. The existing landscape around the existing historical was preserved to provide an overall continuity in setting for the historic building. With the addition of the proposed new structure the hardscape and landscape design provides for an integration of the two buildings while respecting the scale and feel of the historic building.

From a landscape standpoint the primary design focus is around a new courtyard shaded with two large flowering specimen trees. The new courtyard provides an access way between the two buildings as well as an outdoor seating area for the building occupants. The walkway between the two structures bisects a Koi pond on one side and a linear row of new planting on the other side.

Sincerely,
Davis Davis Architects Inc.
Matthew Winter AIA,

From Cathy Winterrowd to Janet O'Dea

Sent: Monday, November 30, 2009 1:34 PM

Subject: RE: 2155 First Ave. Demolition

Hi Janet, this project originally came to us as a prelim review, this was prior to our new procedure of getting community input on those reviews. We did request a historical report to address the potential significance of the two small cottages. We found that they were not architecturally or historically significant and their removal/demolition would not adversely affect the designated building. We also reviewed the proposed new development and provided comments on the design relative to the potential impact to the designated building. The project was not referred to the Design Assistance Subcommittee as the applicant agreed to the staff design comments and made changes to the proposal to reflect a project consistent with the Secretary of the Interior's Standards. As to the parking, we indicated that we would support reduced parking if that would better allow preservation of the designated building but did state that it would ultimately be up to Transportation Planning to review and approve and that a reduction in parking would most likely require a discretionary permit. Hope this answers your questions, Cathy

*Cathy Winterrowd
Principal Planner/HRB Liaison
Historical and Natural Resources
Urban Form
619-235-5217*

Attachment # 4: Letter from Bill Anderson to Councilmember Gloria



THE CITY OF SAN DIEGO
MAYOR JERRY SANDERS

M E M O R A N D U M

DATE: January 5, 2010
TO: Honorable Councilmember Todd Gloria, District 3
FROM: Bill Anderson, Director, City Planning & Community Investment *WA*
SUBJECT: Mid City Public Facilities Financing Plan Update

REFERENCE: Councilmember Todd Gloria's Letter of September 21, 2009

The Facilities Financing Section of the City Planning & Community Investment Department completed a preliminary review regarding a possible future update to the Mid City Public Facilities Financing Plan prior to the recession. Initial indications are that an update to the financing plan at this time would result in a significant increase to the current Development Impact Fee (DIF) rate, especially due to the costs of acquiring land for parks and construction costs at the time.

Given the current state of the economy, we have not been pursuing updates to financing plans which would result in significant increases to the current DIF rates. We are however reevaluating assumed costs associated with parks, as a result of the drop in land values, and more current cost estimates (which have fallen since the recession) in an effort to determine if project costs, and therefore DIF rates, would be lower than what was originally estimated prior to the recession, while still providing future funding towards infrastructure needs. We are working on these analyses so that once the economy, in particular development activity, shows signs of recovery, we will be prepared to propose an updated DIF rate to the Mayor and Council.

During the next ninety days, Facilities Financing staff will return to the four Mid-City community planning groups to discuss alternatives for inclusion in the future update to the Mid City Public Facilities Financing Plan.

Bill Anderson, FAICP

Attachment: Councilmember Todd Gloria's Letter

Distribution:

cc: Phil Rath, Policy Advisor
Kevin Casey, Director of Council Affairs
Jay Goldstone, Chief Operating Officer
Pam Bernasconi, Acting Facilities Financing Manager
Vicki Burgess, Mid City Project Manager

The following multi-page documents were forwarded to board members; any citizen may request an electronic copy by forwarding a request to the following E-mail address: leo.wikstrom@sbcglobal.net

1.) **2155 FIRST AVENUE/ 121 IVY STREET (“GRUENBERG OFFICE)** – Assessment Letter/ Cycle Issues:
2.) **3634 SEVENTH AVENUE CUP/SDP (“FLO TV CORAL TREE PLAZA”)** – Assessment Letter/ Cycle Issues:
3.) **RECOMMENDATIONS OF THE CITY COUNCIL’S MEDICAL MARIJUANA TASK FORCE:**
4.) **PROPOSED NORML ORDINANCE:** Draft CUP Ordinance prepared by Jeffrey A. Lake, Esq., and put forward by Southern California NORML