



UPTOWN PLANNERS

Uptown Community Planning Group
REVISED AGENDA

NOTICE OF PUBLIC MEETING

June 1, 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. 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 (6:45 p.m.)

- 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.

VI. Action Item: Projects: (7:00 p.m.)

- 1. 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.
- 2. 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.

VII. Subcommittee Reports/ Community Plan Update Advisory Group Report: (8:00 p.m.)

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

VIII. Adjournment: (8:30 p.m.)

IX. NOTICE OF FUTURE MEETINGS

Design Review Subcommittee Will not meet in June.

Public Facilities Subcommittee: – Will not meet in June.

Uptown Planners: Next meeting: August 3, 2010, at 6:00 p. m., at the Joyce Beers Community Center, Hillcrest. (Note: Uptown Planners does not meet in July).

Uptown Community Plan Update Advisory Committee -- no meeting in June; but two related events:

1. An "Open Mic" event is scheduled for both June 7th and July 19th. Each will run from 6:00-9:00 p.m., and be held in the Santa Fe Room, at the Balboa Park Club. The open mic format allows any community group to present its proposals and comments; if you are interested in making a presentation, please contact

Debbie Lowery Cuning at 232-2112 ex 103, or at:

DebbieL@CollaborativeServices.biz

2. Historic Resources Survey Open House will be held on June 30th from 6:00 -7:30 p.m., at the Santa Fee Room, at the Balboa Park Club

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







Letter from Mission Hills Town Council
Mark Feldman,
President

Leo, the following are design issues that the design sub committee had concerns about after our meeting with the Vons design team. We are looking forward to seeing the changes so that we can move this along to Planning Commission.

Color- add more color to the stucco. It was suggested that you look at a "traditional" color palette. This would include earth tones.

Window mullions- please get more creative with your mullion pattern and mullion size and profile,

Surfaces at Sidewalk level- Please make sure that all surfaces and corners are protected with a maintainable surface or material.

Corner "tower"- this needs more refinement. Maybe the columns could be covered with colored tile. This is your big opportunity to design an iconic piece.

Lighting- lighting fixtures can accessorize the exterior. Some big bold sconces would be great. Night lighting is very important.

Screens- instead of grid screening, try a screen with a pattern cutout, like Extraordinary Desserts downtown.

Signage- accessorize the building with a creative sign program.

Murals and artwork- historic images are preferred.

Stucco- the stucco surface and reglet pattern need some attention. Rough, blown on stucco is one approach. The approach that was take at 1Mission is another.

University elevation- try adding brick columns to the vertical sections.

Trees- please make sure that the street trees that are selected grow vertical that close to the building.

Mark Fehlman

Letter from Mission Hills Heritage

Rusty Riley, President, Barry Hager, Chair

Dear Uptown Planners

It is our opinion that the revised design for the Vons/Safeway grocery store unveiled at the Uptown Planners meeting on Tuesday, May 4, 2010 is a vast improvement over the design first displayed a few months ago, which many likened to a stucco box from suburbia. The Vons/Safeway group made changes to the design in direct response to the inputs we passed on to them from our membership.

There are still a few wrinkles to work out, such as the treatment of the blank wall on the south facade, and the use of artwork to screen the parking garage on the southern half of the west façade. We will be asking the development team to consider use of historic scenes from the local community on portions of blank wall on the Dove and University Avenue facades. We want to continue to monitor and encourage the use of high quality materials and historic palette colors to create visual interest and break up the massive feel of the structure, but overall we are pleased with the progress that has been made.

We believe it is important to give the Vons/Safeway group credit for the process they have used as they embarked upon this project. We hope other developers follow the Vons/Safeway lead and engage the community early on in the design phase so that designs are implemented that take into account community concerns and desires. Perhaps if other developers see that working with community groups can result in “win-win” designs that are practical for the developer while being sensitive to community concerns they will continue to engage the community in the design process—perhaps even before pen is put to paper—and keep the community engaged even after development is complete.

We have requested a copy of the latest rendition of the design to post on our website. We will continue to collect community input on this project and will keep you informed. Thank you for taking the concerns of our membership into account as you formulate your recommendations on this very important project for our community.