

# UPTOWN PLANNERS

Uptown Community Planning Group

AGENDA

## NOTICE OF PUBLIC MEETING

August 2, 2011 – 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. Action Items: (6:45 p.m.)**

- 1. ST. PAUL'S CATHEDRAL AND RESIDENCES, VESTING TENTATIVE MAP, NEIGHBORHOOD DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, AND PUBLIC RIGHT-OF-WAY ENCROACHMENT – (Process Five) --** – Bankers Hill/Park West – Construction of two mixed-use buildings with a total of 110 dwelling units, 20,027 square feet of office use, and 6,109 square feet of retail and restaurant uses. The project also includes additional religious use facilities on the 30,612-square-foot site at the St. Paul's Cathedral. The 17-story Olive Building proposes a total overall height of 180-feet, which requires deviations from the 150-foot height limit of the MR-400 and CV-1 zones. It is located on a 25,805-square-foot parcel on the south side of Olive Street and would contain 65 dwelling units (including 6 affordable units), 14,209 square feet of offices, and 924 square feet of retail space, and underground parking. The 13-story Nutmeg Building (with a total overall height of 150 feet), is on a 20,075-square-foot parcel on the southeast corner of Olive Street and Fifth Avenue, and would contain 45 dwelling units (including five affordable units), 5,818 square feet of offices, and 5,185 square feet of retail and/or restaurant space, and underground parking: MR400 Zone, CV-1, AAOZ, Transit Overlay Zone, Residential Tandem Parking. *(An EIR for the project has been prepared; comments are due by August 15, 2011; the chair can forward a copy of the EIR to anyone upon request – the document is 22 MBs in size).* **(See attachment # 1)**

2. **UPTOWN COMMUNITY PARKING DISTRICT REORGANIZATION** – Uptown -- Mike McLaughlin, Consultant – TurpinMcLaughlin Communications has been retained by the City of San Diego to make a recommendations for the reorganization of the Uptown Parking District, which includes the communities of Hillcrest, Bankers Hill/Park West, Five Points/Middletown, Mission Hills and the Hospital District; the final report by the consultant has been issued. *(The chair can forward a copy of the consultant's report upon request – the document is 3.3 MBs in size.)*
3. **PARK & RECREATION NEEDS ASSESSMENT SURVEY FOR THE GREATER GOLDEN HILL, NORTH PARK, AND UPTOWN COMMUNITIES** – Howard Greenstein, City of San Diego, & Josh Williams, BW Research Partnership -- DSD partnered with BW Partnership, Inc. to conduct a parks and recreation needs assessment for the Greater Golden Hill, North Park, and Uptown Community Planning areas.
4. **CENTRE STREET MAP WAIVER** – University Heights – Process Three – Map Waiver application to waive the requirements of a tentative map to create six residential condominium units (under construction) on a 0.16 acre site at 4046 Centre Street in the CL-2 Zone; Residential Tandem Parking, Transit Area, FAA Part 77 Zone.
5. **REQUEST TO SUPPORT THE PLACEMENT OF ANGLE PARKING ON MEADE AVENUE BETWEEN NORTH AVENUE AND CAMPUS AVENUE** – University Heights – The proposed angle parking on this block of Meade Avenue will result in 20-22 additional parking spaces; the request is supported by Joyce Birney Elementary School and the University Heights CDC.
6. **LETTER OF SUPPORT FOR 2011 WALK TO CURE DIABETES** – Event will take place in Balboa Park on November 1, 2011.

**VI. Subcommittee Reports/Community Updates: (8:30 p.m.)**

1. **Historic Preservation:** The Community Planners Committee endorsed the joint Uptown Planners/ Greater North Park Planning Group letter regarding changes to the City's demolition policy by a vote of 17-6-1 on June 28, 2011. **(See attachment # 2)**
2. **Rules Committee:** City Council unanimously approved the Uptown Planners bylaw amendment on July 12, 2011.
3. **Uptown Interim Height Ordinance** -- The City Council unanimously granted the second 180-day extension of the Uptown Interim Height Ordinance on July 26, 2011; city planning staff was directed to prepare a new ordinance that would extend the duration of the Interim Height Ordinance until the completion of the Uptown Community Plan update.
4. **Plaza de Panama Circulation and Parking Structure Project** – The City Council by a 7-1 vote approved the MOU for the Plaza de Panama project on July 19, 2011; the Uptown Planners letter requesting the item be continued, based on a motion passed at the June 5, 2011, and submitted to the City Council is attached. **(See attachment # 3)**
5. **Mid-City Rapid Bus** – The City Council on July 18, 2011 approved by a vote of 6-2 the addition of angle parking on Centre Street, Lincoln Street and Polk Street; the action enables the implementation of the SANDAG Mid-City Rapid Bus Project. The City Councilmembers from Districts 2 and 5 voted against the project, stating that Uptown Planners should have been allowed to review the revisions to the proposal prior to a City Council vote. The letter submitted on behalf of Uptown Planners is attached. **(See attachment # 4)**

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

VIII. NOTICE OF FUTURE MEETINGS

**Uptown Planners:** Next meeting: September 6, 2011, at 6:30 p.m., at the Alice Birney Elementary School Auditorium; the agenda will include the *Plaza de Panama Circulation and Parking Structure Project*.

***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](mailto:leo.wikstrom@sbcglobal.net). Uptown Planners is the City's recognized advisory community planning group for the Uptown Community Planning Area.

## **Attachment # 1-4 Below**

*Attachment # 1*



THE CITY OF SAN DIEGO

**DEVELOPMENT SERVICES DEPARTMENT**

Date of Notice: June 30, 2011

PUBLIC NOTICE OF A

DRAFT ENVIRONMENTAL IMPACT REPORT

SAP No.: 23426060

The City of San Diego Entitlements Division has prepared a draft Environmental Impact Report for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by Monday, August 15, 2011** to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **E. Shearer-Nguyen, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the Project Name and Number in the subject line.

**General Project Information:**

- Project Name: **ST. PAUL'S CATHEDRAL AND RESIDENCES**
- Project No. 96101/SCH No. 2009101036
- Community Plan Area: Uptown
- Council District: 2

**Subject:** ST. PAUL'S CATHEDRAL AND RESIDENCES, VESTING TENTATIVE MAP, NEIGHBORHOOD DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT AND PUBLIC RIGHT-OF-WAY ENCROACHMENT for construction of two mixed-use buildings with a total of 110 dwelling units, 20,027 square feet of office use, and 6,109 square feet of retail and restaurant uses. The project also includes improvements for additional religious use facilities on the 30,612-square-foot site of St. Paul's Cathedral. Various site improvements, which include associated hardscape and landscaping, would also be constructed. The project is located in the Park West neighborhood of Uptown San Diego, between Fifth and Sixth avenues and with frontage on the south side of Olive Street and on both sides of Nutmeg Street. The 17-story the Olive Building proposes a total overall height of 180 feet, which requires a deviations from the 150-foot height limit of the MR-400 and CV-1 zones. It is located on a 25,805-square-foot parcel on the south side of Olive Street and would contain 65 dwelling units (including 6 affordable units), 14,209 square feet of offices, and 924 square feet of retail space, and underground parking. The 13-story Nutmeg Building, (with a total overall height of 150 feet), is on a 20,075-square-foot parcel on the southeast corner of Olive Street and Fifth Avenue and would contain 45 dwelling units (including 5 affordable units), 5,818 square feet of offices, and 5,185 square feet of retail and/or restaurant space, and underground parking. The project is located in the MR-400 (Residential) and CV-1 (Commercial Village) zones within the Mid-City Planned District of the Uptown Community Plan area. (LEGAL Lots A, B, C, D in Block 305 of Horton's Addition; and Lots A, B, C, D, E, F, G, H, I, J, K, L in Block 306 of Horton's Addition). The site is not included on any Government Code listing of hazardous waste sites.

**Applicant:** Nutmeg & Olive, LLC.

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**Recommended Finding:** The draft Environmental Impact Report concludes that the project will not have a significant effect on the environment is based on project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **TRAFFIC/CIRCULATION, HISTORICAL RESOURCES, PALEONTOLOGICAL RESOURCES, AND NOISE.**

**Availability in Alternative Format:** To request this Notice, the draft Environmental Impact Report, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5460 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact E. Shearer-Nguyen at (619) 446-5369. The draft Environmental Impact Report, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. If you are interested in obtaining additional copies of either the Compact Disk (CD), a hard-copy of the recirculated draft Environmental Impact Report, or the separately bound technical appendices, they can be purchased for an additional cost. For information regarding public meetings/hearings on this project, contact John Fisher at (619) 446-5231. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on Thursday, June 30, 2011.

Cecilia Gallardo, AICP  
Assistant Deputy Director  
Development Services Department

*Attachment # 2*

North Park Planning Committee  
[info@northparkplanning.org](mailto:info@northparkplanning.org)

Uptown Planners  
[Chair@uptownplanner.org](mailto:Chair@uptownplanner.org)

June 22, 2011

Honorable Councilmember Lightner:

As you are aware, the Community Planning Committees of North Park (NPPC) and Uptown (UP) have been working to stop inappropriate & illegal demolitions of historic or potentially historic structures in our communities as well as others throughout the City of San Diego for over two decades.

In 2007 the NPPC and in 2009 the UPs submitted memos with recommendations for modifying the Land Development Code (LDC) and guidelines for implementation of the LDC as it applies to demotions of historic or potentially historic structures.

As a result of actions taken by City Council following History Day last year a number of changes we requested have taken place. Further these changes were developed with input from our cpg's, SOHO and others. These improvements include:

1. There is now a requirement for a physical inspection by the Historical Resources Section.
2. Notification is much improved with DSD now sending the weekly Demo Report digitally to cpg's who request them.
3. Re: 45-day review
  - a. The reinitiating of the 10-day review period by a cpg and/or Preservation Organization prior to a demolition permit being granted to an applicant
  - b. The notification process now includes automatic digital notification to the designated contact for a cpg and/or Preservation Organization
  - c. The form has been expanded and clarified
4. Community Plan Updates are underway in North Park and Uptown and include Historical Resources Surveys which are helping staff and communities identify historic resources appropriate for preservation and conversely areas that might be appropriate for redevelopment.

There is still much to be done if we are to save our history and what makes our communities unique and marketable. The following open unresolved and newly identified issues including but not limited to:

1. Allowing demolitions to be misclassified as remodels, leading to no community review at all and the destruction of historic resources.

2. Inadequate noticing that still occurs continues to encourage short cutting the permit process.
3. Penalties are too low to discourage unpermitted demolitions, leading applicants wanting to circumvent the process to consider the limited dollar amount the price of doing business.
4. Demolition by neglect is still an ongoing scourge when trying to protect historic resources rather than seriously consider adaptive reuse.
5. Allowing vinyl windows to be approved ministerially and outside the 45 year review process is bizarre at best given once vinyl windows replace wood windows the ability to receive historic designation is made all but impossible. Further when property owners later apply for designation they no longer meet the requirements for designation.
6. Errors in processing applications by staff or misinformation by applicants continue to result in demolition of historically significant structures.

Our communities, and Golden Hill, Point Loma, Old Town and La Jolla are regularly impacted when there are failures of policy and in the systems that allow for reckless demolitions. In March 2011, the UP and NPPC elected new board members. The newly elected groups unanimously reaffirmed their support for policies to curtail reckless demolitions in our older communities by readopting the memos by our cpg's (See the attached memo). We continue working together and want to acknowledge the other cpg's that have also weighed in supporting the policy reforms suggested in the UP and NPPC's memos.

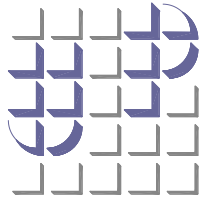
With the interest you have already shown, your experience as a former cpg member and as a resident of a historic community there is a renewed sense of hope for resolving these issues and others not included in this letter. We look forward to working with you in anyway we can, please do not hesitate to let us.

Respectfully,

A handwritten signature in blue ink that reads "Vicki Granowitz". The signature is fluid and cursive, with a stylized flourish at the end.

Vicki Granowitz  
Chair NPPC

Leo Wilson  
Chair UP



## **UPTOWN PLANNERS**

MEMORANDUM OF MOTION

APPROVED ON JUNE 7, 2011

BY THE BOARD OF UPTOWN PLANNERS

Motion Approved By Uptown Planners on June 7, 2011:

Uptown Planners approved the following motion regarding the draft memorandum of understanding for the Plaza de Panama project, which will be considered by the City Council Rules Committee on June 8, 2011:

Uptown Planners requests the City Council take no action regarding the draft memorandum of understanding regarding the Plaza de Panama project until after Uptown Planners and the Balboa Park Committee review the Plaza de Panama project, and the proposed memorandum of understanding.

(Both Uptown Planners and the Balboa Park Committee are scheduled to review and make a recommendation on the Plaza de Panama project in early August 2011).

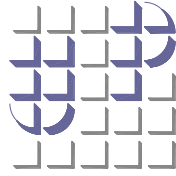
Voting YES 10 Voting NO 2 Abstaining 2

(The non-voting chair; and a board member serving on the Balboa Park Committee abstained)

Leo Wilson  
Chair, Uptown Planners



See attachment # 4



## UPTOWN PLANNERS

1010 University Avenue, PMB 1781  
San Diego, CA 92103  
(619) 231-4495

MID-CITY RAPID BUS PROJECT: PARK BOULEVARD BETWEEN EL CAJON BOULEVARD AND UNIVERSITY AVENUE: October 5, 2010

Motion One: (Passed by a 12-2-1(non-voting chair)

Uptown Planners voted to oppose the section of the Mid-City Rapid Bus proposed along Park Boulevard between El Cajon Boulevard and University Avenue. This section of the proposed project incorporated an approximately three block area of dedicated bus lanes in the center medium of Park Boulevard.

Specific findings made by Uptown Planners in adopting the motion were:

- a.) Opposition to the removal of parking along Park Boulevard, which will have a negative impact on both businesses and residents along that street. Uptown Planners noted, and incorporated by reference, the votes in opposition to the Park Boulevard section of the project by the executive boards of both the Hillcrest Business Association and University Heights Community Association, each of which has members who reside or have businesses along Park Boulevard;
- b.) Opposition to the closure of Polk Street at the intersection with Park Boulevard as proposed in the project, because it will have an adverse impact upon traffic flow and vehicular circulation in Uptown, as well as adjacent areas of North Park;
- c.) Opposition to the placement of bus stations, and access points to buses, in the middle of Park Boulevard as a result of the dedicated bus lanes. This will result in a threat to pedestrian safety, particular in an area with a large population of senior citizens.

It should also be noted that a large number of business owners and residents from along and adjacent to Park Boulevard attended both the September and October meetings of Uptown Planners to voice opposition to the project; and that petitions were received that were signed by over 200 community stakeholders in opposition to the Park Boulevard section of the proposed project.

Motion Two: (Passed by 8-6-1(non-voting chair)

Uptown Planners opposes the entire Mid-City Rapid Bus proposal; and believes that an alternate form of mass transit should be used for the route in question – such as a Portland-style streetcar, which would travel in existing traffic lanes.

It should be noted that several board members indicated opposition to the motion based on the project area being located primarily outside of Uptown.