



## **UPTOWN PLANNERS**

### **Uptown Planning Committee**

Tuesday, August 3, 2004 MINUTES of the  
Uptown Planners Committee Regular Meeting

#### **I. Parliamentary Items:**

##### **A. Introductions:**

1. The following members were present: **Roy Dahl, Alex Sachs, Leo Wilson, David Gardner, Allen Edwrds, Hirsch Gottschalk, Steve Satz, Sean Swerdtfeger, Ernie Bonn, Mike Singleton, Marilee Kapsa, Jay Hyde, Paul De le Houssaye** and **Ian Epley**
2. **Terry Barker** and **Erin Matthews** were absent with excuse.

##### **B. Adoptions of Agenda and Rules of Order:**

1. Agenda **Item D** under **Section IV** to move to **Section III** as Item C. **MOTION** made by **Mike Singleton** then seconded by **Jay Hyde** that the August **Agenda** as modified, be adopted.

**MOTION CARRIED: FOR: 14 AGAINST:0 ABSTAIN:0**

##### **C. Approval of Minutes:**

1. **June** minutes, (that 4 board members did not receive) will be deferred to September UPA meeting, approved by a voice vote.

##### **D. Treasurer's Report:**

1. Checking Account: \$503.25
2. Savings Account: \$550.93

##### **E. Chair's Report:**

1. **David Gardner**, Chair did not give the chair report due to late start of meeting. Items to be covered during Committee Business.

#### **II. Public Communications:**

##### **1. Sheila Hardin, CCDC:**

- a) Requested that everyone access the CCDC website for information of projects and happenings downtown.
- b) 619 235.2222 is the phone number for tours of Downtown.
- c) A Petco Park brochure is available from CCDC.

2. **Heather Fandel – Ron Roberts** Campaign for mayor

a) Announced herself for the area information person for the Roberts Campaign, her address: 4411 Mercury Street, Suite 215, San Diego, CA 92111.

### III. City/Government Information:

#### 1. Elected Officials:

A. Representative **Margaret Radnick** for cd2 Councilmember **Michael Zucchet** a) Maple Canyon update – cleanup of Arrundo weeds (a non-native species) is near completion. The cleanup is being performed by the San Diego Urban Corps as a gift to the residents of CD-2 and in remembrance of **Craig Castenda** (Council District 2 staffer who recently passed away).

b) Transient Overly Tax (TOT)- the City Council voted 6-3 to send voters a proposal to increase the city's TOT/Hotel Tax from 10.5% to 13%. (General Funds requires a simple majority vote.

c) Mission Hills B.I.D. – the contract been awarded and the new non-profit is finalizing their work plan/budget – I believe they will be opening office space and hiring staff shortly.

d) Undergrounding – update of projects Chair requested that the committee be provided the work program from each Council District.

e) Fire/Life Safety – PS&NS Committee gave the City Manager direction to enter into a lease/purchase agreement for a new Fire-Reserve Life Safety Helicopter.

B. Representative **Monica Palaez** for CD3 Councilmember **Toni Atkins** -

a) The new captain of Police Department's Western Division is Sara Creighton – Office No. 619-692-4810.

b) Council District 3 will be closed from August 13 to August 16, 2004.

c) Deputy Mayor Atkins allocated approximately \$817,000 of CDBG funds for the installation of crosswalks and a median at Florida and Adams in University Heights.

d) CD3 will be represented at the CityFest on August 8<sup>th</sup>, 2004 Booth 126.

C. Representative **Seth Litchney** for Mayor **Dick Murphy** not present

D. Representative **Todd Gloria** for Congress member **Susan Davis** not Present

#### 2. Staff Information Items:

A. Fire Department – University Ave. + Eighth Ave. Station

a) The fire department is promoting dorm room safety.

b) They are also reiterating the importance of teaching children match and lighter safety.

B. Hillcrest Association Farmers Market **Warren Simon**

1) Parking worked out better than in the past.

2) ADA issues were brought forth when a woman in a wheel chair had difficulty getting onto the Normal Street median without assistance.

- 3) **David Larsen, market manager was unable to attend but will be notified of the comments and** will look into the issue of ramping the curb to provide ADA accessibility.
- 4) Special permit for a two month trial basis to be issued to identify any changes necessary; yearly permit to allow continual monitoring.

### **C. First Avenue Bridge Seismic Retrofit Report**

#### 1. Additional Meetings

- Request to meet with the Friends of Maple Canyon to discuss the project.
- Since the bridge has been locally designated, the consultant team is scheduled to meet with the City of San Diego Historic Resources Board (HRB) Design Assistance Subcommittee on September 1, 2004 and HRB on September 23, 2004.
- Other public meetings are anticipated. The consultant team will keep the Uptown Planners abreast as to the development and progress of the project.

#### 2. Additional Approval Process

- The project is subject to the Section 106 process since federal funds are being utilized. As part of the process, historic evaluation and documentation will be reviewed by Caltrans, Federal Highway Administration (FHWA), and the State Historic Preservation Officer (SHPO).
- The project is also subject to NEPA and CEQA. The project will need to go before the City Council for approval. There will be a public notification, review, and comment period per CEQA.

#### 3. Alternative Routes

- A request for multiple detour routes to be made available to the public other than those discussed through Fourth and Fifth Avenue. Other alternatives may include Reynard Way, Sixth Avenue, State Street, Goldfinch, Kettner, and India.
- Alternate bus routes and schedules must be posted well in advance for the public.
- Pedestrian routes must be considered. There is heavy pedestrian usage of the bridge. Alternate routes must be posted as well as the public notified well in advance. Possible detour through the Foot Bridge, however, it is not safe as it exits directly onto Forth.
- Traffic impacts to Fourth and Fifth Avenues.

Need to consider impacts to parking on First Avenue.

The current lanes across the bridge are too wide. A Class II, 4' wide bike lane should be considered when re-stripping the bridge's deck.

#### 4. Bridge Access During Construction

- Is partial access through the bridge during construction possible?

The possibility of partial access during construction was considered early in the planning process, however, it was determined due to the scope of the project, that it was not feasible.

- Pedestrian access will be made available beneath the bridge through Maple Canyon during construction.

- Can pedestrian access be maintained across bridge during construction? This will be considered but it is not likely.

#### 5. Construction Schedule and Public Notification

The construction period is anticipated to be six to nine months in duration and is anticipated to begin August 2005. Ample notification to the public is requested.

6. General Comments

Will a fence or screen be provided on the side of the bridge in order to alleviate potential attempted suicides? No, the historic railings will be maintained along the bridge.

**IV. Community Organization Reports/Information Items:**

A. Monthly Community Calendar:

1. Chair of UPC started to post the monthly calendar on the UPC's web site.

B. Community Associations and Committees.

1. Balboa Park Committee-

- a) The committee will refine recommendations for the Jones + Jones study.
- b) **Jay Hyde** mentioned concerns for pedestrian safety on Richmond Avenue where the San Diego Zoo employee parking is.
- c) The parking structure in the San Diego Zoo expansion plan was approved by the San Diego City Council but was not funded.

2. North Park Regional Library Committee-

- a) A vote of 10 to 3 favored the Carter-Reese Library/Housing proposal at 30th Street and Utah Avenue to move ahead.
- b) A vote of 10 to 2 approved the KDL proposal on 31<sup>st</sup> Street and University Avenue if the Carte-Reese Proposal fails.

3. North Park Urban Design Committee-

- a) The Sub-committee was requesting height restrictions for the Lafy project.

4. Uptown Partnership- **Jeffrey Tom**

- a) Request for a Co-sponsorship of 2004 Uptown Parking Summit.
- b) Heads-up on upcoming projects:
  - 1) Pedestrian Safety Awareness Campaign
  - 2) 4<sup>th</sup>/5<sup>th</sup>/6<sup>th</sup> Avenue Traffic calming.
  - 3) Sidewalks/signal light at University and Normal Street

C. Urban Design and Historic Resources Report.

1. Important projects coming on the agenda for the Urban Design and Historic Resource Committee meeting are: **222 Laurel Residential Project** (Beth Israel Temple), **Walter Residence**, and the **India/Chalmers** project on India Street.

V. **Consent Agenda:** Item b. **THIRD AVENUE TM** – 3852 Third Ave Condo

Conversion was pulled from the consent calendar. Items c and d, are now b and c below.

**MOTION** to approve the following consent agenda by: **Leo Wilson**

**SECONDED: Roy Dahl**

**MOTION CARRIED- FOR: 13 AGAINST:1 ABSTAIN:0**

**A.** The Uptown Planners recommend approval of the Process 4 - Tentative Map request by **Janice Kluth, Carter Reese Developer** for the project **Mission Hills Tentative Map** located at **4021 Falcon St.**, subject to the following conditions:

1) The angled parking along Falcon Street be restricted to two hour parking.

**B.** The Uptown Planners recommend approval of the Condo Conversion request by **Bob Ramsey** for the **Cleveland Avenue Rowhomes Tentative Map Waiver** project located at **3200 Sixth Avenue**, subject to the following conditions:

1) No waiver or exemption from state and local jurisdictional requirements that existing utility services for this property be under-grounded. Under-grounding of all overhead utility services is a critical infrastructure need in our community and is typically paid for by the developer. Exceptions may include alleyway above ground utilities or any utility planned and programmed to be under grounded verified by the local council district office.

2) Historic sidewalk stamps and scoring of existing sidewalks be preserved. If sidewalks are missing or need replacement, new sidewalks will be built to match scoring, coloring, texture and contractor or date stamps.

3) If existing or previously constructed landscaping does not meet the current land development code landscape requirements, the project will be brought into compliance as part of this permit. The sidewalk and parkway planter configuration will be brought into general compliance with the City of San Diego Street Design Manual including streetscape-planting requirements.

4) On-street parking be preserved in its current quantity and every effort be made to increase on-street and off-street parking where possible including re-striping and removal of underutilized curb cuts.

5) Place all new utilities and backflow preventers outside of the public right of way and shielded from view.

**6) Restore cobblestone wall along frontage of the property within handcrafted not manufactured stones. Cobblestone is an historic artifact element within University Heights. Plant remainder of FYSB area.**

**7) Replace all adjacent sidewalk, curb, and gutter pursuant to above and provide a street tree pursuant to current streetscape standards.**

**8) Replace adjacent alley way.**

**C.** **Uptown Partnership 2004 Parking Summit Sponsor**, Saturday September 18, 2004. Approve Uptown Planners as a co-sponsor for the upcoming summit.

**VI. Items for Action:**

**A) Penn Station Tentative Map – 1231 Pennsylvania Avenue Condominium Conversion** (Process 4 Tentative Map Waiver) **Sueng Lee**, Applicant. Request to convert 8 existing apartment units to condominiums.

The following **MOTION** by: **Leo Wilson**; **SECONDED** by: **Roy Dahl**

The Uptown Planners recommend approval of the Process 4 - Tentative Map Waiver request by **Sueng Lee** for the project **Penn Station Tentative Map Waiver** located at **1231 Pennsylvania Avenue.**, subject to the following conditions:

- 1) Historic sidewalk stamps and scoring of existing sidewalks be preserved. If sidewalks are missing or need replacement, new sidewalks will be built to match scoring, coloring, texture and contractor or date stamps.
- 2) If existing or previously constructed landscaping does not meet the current land development code landscape requirements, the project will be brought into compliance as part of this permit. The sidewalk and parkway planter configuration will be brought into general compliance with the City of San Diego Street Design Manual including streetscape-planting requirements.
- 4) On-street parking be preserved in its current quantity and every effort be made to increase on-street and off-street parking where possible including re-striping and removal of underutilized curb cuts.
- 5) **Removing the easterly driveway of all concrete or asphalt and replanting the east side of the FYSB. Reducing the westerly driveway and curb cut to 16', replacing all sidewalks, curbs and gutters, and planting the parkway to current standards.**
- 6) **Every effort should be made to get at least one street tree in the lengthened parkway strip.**

**MOTION CARRIED - FOR: 10 AGAINST:3 ABSTAIN:1**

**B) Montecito Point Tentative Map – 4179 Third Avenue, Condominium Conversion** (Process 4 Tentative Map Waiver) **Schwerin and Associates**, Applicant. Request for a Tentative Map Waiver for an existing 72 Unit Apartment unit project with underground parking to be converted to condominium units.

For request of public comment on record contact the Secretary of Uptown Planners.

The following **MOTION** by: **Leo Wilson**; **SECONDED** by: **Roy Dahl**

Uptown Planners recommend denial of the applicant's request for the Tentative Map Waiver<sup>5</sup> for the Montecito Point – 4179 Third Avenue. The recommended denial is due to applicants stated intention to disregard Uptown Planners standard Undergrounding condition as well as the failure to articulate a set relocation plan, especially for low income and disabled current tenants. In the event the City of San Diego Planning Commission approves the Tentative Map Waiver, Uptown Planners urge the Planning Commission to deny approval for the utility undergrounding waiver.

**MOTION CARRIED- FOR: 8 AGAINST:5 ABSTAIN:1**

**C) Campus Avenue TM – 4136 Campus Avenue Condominium Conversion** (Process 4 Tentative Map Waiver) **Lindsay Erickson, Archstone Management**, Applicant. Request to convert 7 existing apartment units to condominiums.

The following **MOTION** by: **Mike Singleton**; **SECONDED** by: **Roy Dahl**

The Uptown Planners recommend approval of the Process 4 - Tentative Map Waiver request by **Lindsay Erickson, Archstone Management**, applicant for the project **Campus Avenue Tentative Map Waiver** located at **4136 Campus Avenue.**, subject to the following conditions:

- 1) Historic sidewalk stamps and scoring of existing sidewalks be preserved. If sidewalks are missing or need replacement, new sidewalks will be built to match scoring, coloring, texture and contractor or date stamps.
- 2) If existing or previously constructed landscaping does not meet the current land development code landscape requirements, the project will be brought into compliance as part of this permit. The sidewalk and parkway planter configuration will be brought into general compliance with the City of San Diego Street Design Manual including streetscape-planting requirements.
- 4) On-street parking be preserved in its current quantity and every effort be made to increase on-street and off-street parking where possible including re-striping and removal of underutilized curb cuts.
- 5) **Remove curb cut and driveway in front yard. Remove concrete pad and plant FYSB. Replace all adjacent sidewalks, curb and gutter pursuant to above. Remove parkway pavers and plant according to the current Land Development Code Standards.**

**MOTION CARRIED - FOR: 9 AGAINST:3 ABSTAIN:1 RECUSAL: 1**

D) **Third Avenue TM – 3852 Third Avenue Condominium Conversion** (Process 4 Tentative Map Waiver) **Lindsay Erickson, Archstone Management, applicant.** Request to convert 6 existing apartment units to condominiums.

The following **MOTION** by: **Mike Singleton; SECONDED** by: **Roy Dahl**

The Uptown Planners recommend denial of the Process 4 - Tentative Map Waiver request by for the **Third Avenue Tentative Map Waiver** located at **3852 Avenue.**, due to Uptown Planners recognizing that once converted to condominiums redevelopment is very difficult to occur and that the project does not conform to the objectives of the items listed on pages 93 – 97 of the Uptown Community Plan.

**MOTION CARRIED - FOR: 10 AGAINST:2 ABSTAIN:1 RECUSAL: 1**

**VII. Urgent, Non-Agenda Action Items:** None

**VIII. Planning Committee Business:**

A. **Rules Subcommittee.** **Leo Wilson**

B. **Resources Subcommittee.** **Allen Edwards**

**IX. Adjournment** at 10:15 P.M.

Respectfully Submitted,

Ian Epley, Secretary, Uptown Planners Group