



UPTOWN PLANNERS

Uptown Community Planning Group

Meeting Minutes

December 7, 2010 – 6:00-9:00 p.m.

Joyce Beers Community Center, Uptown Shopping District

Present: Grinchuk, Towne, Seidel, Liddell, Lamb, Wilson (Chair), Bonn, O'Dea, Bonner, Adler, Wendorf, Edwards, Jaworski, Dahl, Gatzke

Marlon Pangilinan from CPCI was also present.

Board Meeting: Parliamentary Items/Reports

Approval of Agenda:

Chair announced that Action Item III (2): "Robinson Avenue & 10th Streetscape Project" was continued at the request of city traffic engineering staff; and that Action Item V (1.): "4066 Centre Street Map Waiver" was also continued.

ROBINSON AVENUE & 10TH STREETSCAPE PROJECT– Hillcrest – City Traffic Engineering will present a proposal for streetscape/landscape improvements to the eastbound lane of Robinson Avenue at the intersection with Tenth Avenue, adjacent to the off-ramp from I-163. The project would retain, and make permanent, the existing one lane alignment of the eastbound lane of Robinson Avenue at the west side of the intersection;

4046 CENTRE STREET MAP WAIVER – Hillcrest – 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 of the Mid-City Communities Planned District within the Uptown Community Planning Area; Residential Tandem Parking, Transit Area, FAA Part 77.

Action Item III (3): Letter of Support for Hillcrest Farmers Market was moved to Consent Agenda by voice vote.

The agenda was approved by a voice vote.

Subsequently, at public comment, a motion was made by Wendorf, and seconded by Jaworski, to add as an emergency item (requiring a 2/3 vote) the potential demolition of a bungalow court at 4041 and 4049 Park Boulevard in University Heights. The motion to add the item to the agenda was passed by a vote of 10-3-1; Wendorf, Jaworski, Lamb, Bonn, O'Dea, Bonner, Adler, Edwards, Dahl, Towne voting in favor; Seidel, Liddell and Grinchuk voting against; Chair abstaining.

Approval of the October 2010 Minutes:

Minutes from October 2010 were approved by a voice vote.

Treasurers Report

Dahl reported a balance of \$489.36 in the Uptown Planners bank account.

Website Report: No report.

Chair/ CPC Report.

Chair indicated that the proposed extension of the Interim Uptown Height Limitation would be going before the City Council Land Use & Housing Committee in December 2010, and the Vons Project would be heard by the City Council in December. One condition of the approval of the Vons project was a traffic signal be installed at the intersection of University Avenue and Dove Street.

Chair also informed the board of the controversy regarding the Burger Lounge outdoor sidewalk café, and whether it conformed to city regulations. Correspondence regarding the issue had been distributed to the board.

Public Communication:

Rob Steppke, Chair of the North Park Planning Group, indicated his group opposed the demolition of a bungalow court on the east side of Park Boulevard in University Heights. He suggested that Uptown Planners also might consider a motion on the matter.

Joyce Summers provided an update regarding issue at the Center City Development Corporation.

Mary Wendorf spoke regarding events planned at the Marston House; Kim Adler spoke regarding issues involving Mission Hills Heritage.

Representatives of Elected Officials:

Jessica Poole spoke on behalf of Congresswoman Susan Davis; Courtney Thomson spoke on behalf of City Councilmember Todd Gloria; Christina Dileva spoke on behalf of President Pro Tem Kevin Faulconer.

Consent Agenda:

REQUEST FOR LETTER OF SUPPORT FOR THE HILLCREST FARMERS MARKET –
Request for letter of support by the Hillcrest Business Association for its permit renewal application for use of the Normal Street DMV site for a farmers market;

Seidel moved, seconded by O'Dea, to approve the Consent Agenda; Motion passed 14-0-1(Chair abstaining).

Action Items:

1. **INDIA STREET BIKE LANE—Five Points/ Middletown** – Proposal to place a bicycle lane along India Street from Laurel Street to Washington Avenue; would result in a reduction of on-street parking; a reduction of traffic lanes on India Street from three lanes to two lanes in some locations; and a narrowing of existing lanes; (*see attached letters from Middletown/ Five Points Business Association and North Bay Planning Board.*)

Presentation by John Keating, consultant for the project, which would place a bicycle lane along India Street from Laurel Street to Washington Street; the project would remove parking spaces at several locations on India Street to accommodate the bicycle lane. Jim Lundquist from city staff was also present. Approximately 100 individuals were in attendance; the consultant had provided notification by mail to property owners along India Street and adjacent areas.

Public Comment regarding the project was made by approximately 25 people, including Jennifer Pesquira,, Gil Herrlin, Rick Torvato, Bill Lutzius, Myles Pomeroy, Kathy Keehan, Jeff Reynolds, Erin McRae, Rhett Butler, Renee Bonner, Ed Houser, Mark Peeling, Erin McVay, Kevin Wood, Richard Walsh, Tom Mullaney, John Ashley, Randy Van Vleck, Ian Epley, Joyce Summers . Business owners along India Street expressed a concern for the loss of parking adversely affecting their businesses; bicycle advocates spoke about the dangerous traffic conditions for cyclists along India Street.

John Keating responded to the public comments and summarized the presentation on behalf of the consultants. The board then discussed the proposed project, and issue involved.

Jaworski made the following motion, seconded by Dahl: That Uptown Planners oppose the project as presented because of the significant loss of parking which would result; and that the further the board recommended that:

(1.) Improvements be made to India Street that would make it more bicycle friendly, without the removal of parking;

(2.) That there be enhanced lighting placed in the tunnel under I-5; as well as installation of the traffic signal as recommended by the study;

(4.) Support placement of bicycle roadway markers in a lane on India Street that would indicate lane that it is shared with bicycles; as part of this recommendation it is requested that traffic calming and other measures be taken to reduce the speed of traffic to the 35-mile-and-hour speed limit;

(5.) That bicycle corrals and bicycle parking facilitates be provided along India Street.

Motion passed by a vote of 13-0-2; Voting in favor Grinchuk, Towne, Seidel, Liddell, Lamb, Bonn, O'Dea, Adler, Edwards, Wendorf, Jaworski, Dahl, Bonner; none against; Gatzke, who arrived late, and the Chair abstained.

Information Item: Projects

2. **PUBLIC UTILITIES DEPARTMENT GROUND WATER PRESENTATION – Uptown –** Informational presentation by George Adrian about the Public Facilities Department's water supply strategy, including its pro-active efforts to enhance the sustainability of the region's water resources.

Information presentation made regarding the use of ground water, and the city's attempt to enhance the sustainability of its water supply. Both the board and public found the presentation very interesting and informative.

Action Item: Community Plan Update

1. **MISSION HILLS HERITAGE RECOMMENDATION – Mission Hills --** Recommendations by Mission Hills Heritage regarding zoning, height, historic preservation and the creation of conservation areas for the Mission Hills community of

Uptown, which are proposed to be incorporated into the updated Uptown Community Plan.

Barry Hager gave an update on the status of the Mission Hills Heritage recommendations. It had come before the board two months earlier, and a recommendation was made that it be presented to the Mission Hills Town Council and other Mission Hills stakeholders. Hager indicated a presentation had been made to the Mission Hills Town Council as requested, and that it was favorably received. Hager also stated a petition in favor of the recommendations now had 550 signatures.

During public comment, Ian Epley and Sharon Gehl recommended that higher density be allowed in an area along Reynard Way in South Mission Hills, which would allow for revitalization. The board then discussed the recommendations.

Motion made by Bonn, seconded by Adler, to approve the Mission Hills Heritage recommendations and request they be studied for inclusion in the Uptown Community Plan update. An amendment was proposed by O'Dea, that would have allowed a increased building height along Reynard Way in South Mission Hills, the amendment passed 7-6-2; O'Dea, Dahl, Liddell, Bonner, Edwards, Bonn, Gatzke voting in favor; Wendorf, Adler, Towne, Lamb, Jaworski and Seidel voting against. Grinchuk and Chair Wilson abstained.

The original motion was then approved by a vote of 10-4-1; voting in favor were O'Dea, Dahl, Bonner, Edwards, Bonn, Wendorf, Adler, Towne, Jaworski and Grinchuk; voting against were Gatzke, Seidel, Lamb and Dahl. Chair Wilson abstained.

2. UNIVERSITY HEIGHTS CDC/HISTORICAL SOCIETY – University Heights –
Recommendations by University Heights CDC/University Heights Historical Society regarding zoning, urban design, and the creation of conservation areas and historic districts within the University Heights community

Kristin Harms, of the University Heights CDC/ Historic Society continued the item until the February 2011 board meeting.

Urgency Item: Potential Demolition of Park Boulevard Bungalow Court

Bonn gave a background concerning the potential demolition of the 4041 and 4049 Park Boulevard Bungalow court, and provided pictures to the board. Steppke, chair of the North Park Planning Group, had brought the issue up at Public Comment.

Motion by Dahl, second by O'Dea, to authorize a letter to be written by Uptown Planners requesting that the 4041 and 4049 bungalow court not be subject to demolition until it had been subject to historic review; motion passed by a 13-1-1 vote; O'Dea, Dahl, Liddell, Bonner, Edwards, Bonn, Gatzke, Wendorf, Adler, Towne, Lamb, Jaworski voting in favor; Seidel voted against. Chair Wilson abstained.

Meeting adjourned at approximately 9:00 p.m.