



## **UPTOWN PLANNERS**

Uptown Community Planning Group

September 4, 2012

MEETING MINUTES

Meeting Place: Joyce Beers Community Center

Meeting called to order at 6:00 p.m. by Chair Beth Jaworski.

Present: Matt Winter, Kim Adler, Bob Grinchuk, Ernie Bonn, Gary Bonner, Rhett Butler, Chris Ward, Ken Tablang, Neil Ferrier, Joe Naskar, Don Liddell, Beth Jaworski, Janet O'Dea

Absent: Jim Mellos, Tony Winney, Jennifer Pesqueira, Tom Fox

Approximately 25 people were in attendance

### **I. Board Meeting: Parliamentary Items/ Reports:**

#### Appointment of Secretary

Motion made to appoint Joe Naskar as Secretary of Uptown Planners; approved by a 12-0-1 vote, with non-voting Chair Jaworski abstaining. At Naskar's request, Leo Wilson agreed to continue to help with secretarial duties as permitted by City council Policy 600-24, Article VII, during the transition.

#### Adoption of Agenda:

Two agenda items were placed on the Consent Agenda: Potential Action Item VII: 1 and 2:

- 1. REQUEST FOR LETTER OF SUPPORT FOR JUVENILE DIABETES WALK** that will be held on November 10, 2012.
- 2. REQUEST FOR LETTER OF SUPPORT FOR THE 9<sup>TH</sup> ANNUAL SAN DIEGO RACE FOR AUTISM 5K** that will be held on Saturday, March 30, 2013; the event will utilize a route along Sixth Avenue, instead of it usual route through Balboa Park, because of pending construction.

Motion by Ferrier, seconded by Butler, to move the above to items to the consent agenda; approved by unanimous voice vote: 12-0-1, with non-voting Chair Jaworski abstaining.

Motion by O'Dea, and seconded by Adler, to approve the agenda as amended; motion approved by unanimous voice vote: 12-0-1, with non-voting Chair Jaworski abstaining.

Approval of the August 7, 2012 Minutes:

O'Dea made a correction to the minutes indicating a fundraiser she announced regarding the SOHO Plaza de Panama lawsuit on September 21, 2012 would not be at her house, but at another location.

Motion to approve the minutes passed by a voice vote; 10-0-3; Liddell and Naskar abstaining as they were not in attendance at the August 7, 2012 meeting; non-voting chair Jaworski abstaining.

Treasurer's Report:

Treasurer Fox not present to give report.

Website Report:

Winney not present to give report.

Chair/CPC Report:

Chair Jaworski informed the board that the Development Services Department had been reorganized, and that Assistant Planning Director Mary Wright no longer worked for DSD; Cecilia Gallardo would be assuming her duties. Jaworski further informed the board that the Uptown Planners Capital Improvement Program recommendations were due on November 7, 2012; and would be considered by the CPC at its November 25, 2012 meeting.

**II. Non-Agenda Public Comment:**

Vicki Granowitz, chair of the Greater North Park Planning Group described the activities her planning group had been involved with in University Heights. These included funding for improvements at Garfield Elementary and North Park Elementary Schools, as well as the Jefferson Middle School. North Park had also provided funding for the Birney School joint use park project. Granowitz also indicated North Park had supported University Heights in its opposition to certain activities taking place in Trolley Barn Park.

Leo Wilson, administrator of the Bankers Hill/Park West/Five Points CDC, spoke regarding the Airport Approach Overlay Zone (AAOZ), which applies to a substantial part of Bankers Hill/Park West and Middletown. The San Diego International Land Use Plan is currently being updated by the Airport Authority; once this is completed, the DSD airport planner has indicated the AAOZ would be repealed. The effect would be to replace a mandatory height and safety regulation with a discretionary one.

Belinda Smith, of Surfriders and the Mission Hills Town Council, spoke about the Missions Hill Town Council "Walk the Wash" proposal, which seeks to turn Washington Street into a "green" street. Smith also indicated the CIP projects which the Mission Hills Town Council supports in addition to Walk the Wash were the Pioneer Park restroom upgrade, and the Mission Hills/Hillcrest Library project.

Dalour Youman, the owner of Hillcrest Shell, a service station on Washington Street, spoke in opposition to a proposed liquor license for a 7-11 on Washington Street. The 7-11 alcohol application will be heard at the October meeting of Uptown Planners.

Kim Adler announced there would be a Mission Hills Heritage house tour in the Presidio neighborhood on September 22. Ernie Bonn announced the University Heights Arts Open Walk, and Taste of University Heights to be held on September 16, 2012. Butler commented that University Heights should be deciding how its DIF monies are spent. Janet O'Dea gave a reminder about the SOHO legal fund event on September 21.

### III. Representatives of Elected Officials:

Jessica Poole, from Congresswoman Susan Davis Office, passed out the office newsletter, and stated that Davis participated in an audio town hall event which had over 35,000 participants.

Anthony Bernal, from Councilmember Todd Gloria, stated the city council was about to come back from the August legislative recess. He announced a public meeting about utility undergrounding at the Santa Fee Room in Balboa Park on September 24, and that there was a cleanup in Marston Hill along I-163. Meetings were announced at which Richard Barrera, a member of the board of education, would discuss the future redevelopment plans for the University Heights Education Center.

### IV. Consent Agenda:

Motion by Adler, seconded by Butler, to approve the Consent Agenda; motion passed by a 12-0-1; non-voting chair Jaworski abstaining. The items below were on the Consent Agenda:

1. **REQUEST FOR LETTER OF SUPPORT FOR JUVENILE DIABETES WALK** that will be held on November 10, 2012.
2. **REQUEST FOR LETTER OF SUPPORT FOR THE 9<sup>TH</sup> ANNUAL SAN DIEGO RACE FOR AUTISM 5K** that will be held on Saturday, March 30, 2013; the event will utilize a route along Sixth Avenue, instead of its usual route through Balboa Park, because of pending construction

### V. Informational Items/Potential Action Items: Planning:

**UPTOWN COMMUNITY PLAN UPDATE -- Potential Action Item** – Uptown -- Discussion of Uptown Community Plan Update Draft Planned Land Use Map; and proposed changes to underlying densities and zoning in Uptown — Marlon Pangilinan, Senior Planner, Development Services Department.

Marlon Pangilinan, senior DSD planner, gave an update on the status of the Uptown Community Plan update density/zoning map. He presented a Power Point presentation showing buildings at the various densities proposed for Uptown. Jaworski inquired over the size of the units in the buildings; and how that affected height and size.

Pangilinan stated he received community recommendations regarding density/zoning from the Bankers Hill/Park West/Five Points CDC, including a map prepared by Gary Bonner; as well as from a group of Five Points business/ property owners. Comments were also received opposing density reductions along Reynard Way

Joe Naskar questioned the proposed 1,000 foot buffer along I-5 in which no residential development would be permitted. The proposed buffer zone would extend through Bankers Hill/Park West and Middletown. Naskar indicated there was a preference in both communities to allow mixed use in the buffer, as allowed on the west side of I-5 in Little Italy and Downtown, as well as along I-163. Naskar also spoke in favor of preserving existing 30-foot height limitation in the Western Slope community.

#### Public Comment:

Roy Dahl pointed to the example of the Centre Street Lofts, and example of increased units that could result from density bonuses in certain; and also raised the issue of the unit size as it relates to zoning.

Sharon Gehl opposed any downzoning; and pointed out in the 20 years the existing zoning had been in place in Mission Hills and had not resulted in adverse impacts. Gehl felt that density should be higher than what was proposed to provide enough density to provide a neighborhood residential feel.

Ben Nichols, the director of the Hillcrest BID, indicated business owners he had talked to east of I-163 were not supportive of the downzoning the commercial areas of Hillcrest.

Janet O'Dea, Kim Adler and Barry Hagar indicated the Mission Paseo was an example of a project in Mission Hills that was not desirable and had an adverse impact; and favored the proposed reduction in density.

Walt Chamber, a Hillcrest resident, pointed to the area adjacent to Park Boulevard, which was 100-feet wide, in Hillcrest as an appropriate location for taller buildings.

In response to public comment, Pangilinan and Bernie Turgeon, a DSD planner, spoke of the various levels of density bonuses and incentives that would allow for redevelopment and additional density in commercial corridors. For example projects below 45-feet in height might be approved ministerially; while higher building height could require a project applicant to provide public amenities, such as a plaza or additional parking. (Note: Diagrams presented showed a height limit of 45-feet in Missions Hills, 55-feet in Middletown, and 65-feet in Bankers Hill / Hillcrest / University Heights)

Regarding residential prohibitions along I-5, Turgeon expanded on air quality analysis and State of California CEQA requirements, and studies were necessary.

Pangilinan stated the process of gathering additional stakeholder comment would continue.

Final board comments included Butler requesting the city look at projects like the affordable housing complex on Polk and Georgia where condominium plans were converted to different uses and setbacks. Naskar requested that increased height incentives from DIF for Middletown be similar to Mission Hills.

**CAPITAL IMPROVEMENT PROGRAM PROCESS:** The Community Planning Groups will be making recommendations regarding the City of San Diego's Fiscal Year 2014 Capital Improvement Budget. Recommendations from each community planning group must be received by no later than *November 7, 2012*.

Chair Jaworski introduced the item, indicating there were limited funds in the CIP budget – last year about 25 million dollars was available, which contributed to funding to approximately 10 projects in the City of San Diego. The recommendations from Uptown are due by November 7<sup>th</sup>; the CPC will review the recommendation of the community planning groups on November 25<sup>th</sup>.

The board discussed the process for making recommendations regarding the capital improvement projects for Uptown. It was agreed that a special meeting in October might be necessary, in addition to the board's regular October meeting. The board discussed forming an ad hoc subcommittee, with representatives from each of the five communities in Uptown: Bankers Hill/Park West, Hillcrest, Middletown, Mission Hills and University Heights. Besides the projects recommended by Belinda Smith of the Mission Hills Town Council; board initially mentioned several other possible Uptown projects, including the University Heights Library, Olive Street Park and Hillcrest Fire Station.

Motion by Ward, seconded by Butler, (1) that Uptown Planner forms an ad hoc subcommittee to establish a procedure to evaluate and making recommendations regarding potential CIP projects in Uptown: the subcommittee will consist of five members, one from each of the five communities indicated above; (2) that Uptown Planners consider having a special meeting, open to the public, in October, in addition to its regular October 2, 2012 meeting to make recommendations for CIP projects in Uptown. The motion passed by a 12-0-1 vote; non-voting chair Jaworski abstaining.

Chris Ward was appointed chair of the ad hoc subcommittee; with Ernie Bonn (University Heights); Matt Winter (Hillcrest); Leo Wilson (Bankers Hill/Park West); Joe Naskar (Middletown), and Ken Tablang (Mission Hills) as members.

**4080 GOLDFINCH STREET (“MISSION 8 MAP WAIVER”) – Process Three** – Mission Hills – Map waiver application to waive the requirements of a Tentative Map to create eight residential condominiums (under construction) on a 0.23 acre site at 4080 Goldfinch Street in the MR-1000 Zone; FAA Part 77.

Beth Reiter made the presentation on behalf of the applicant. The project is presently under construction, and will consist of eight residential condominiums.

Barry Hager, on behalf of Mission Hills Heritage, opposed granting the map waiver, stating the project's modern urban style did not harmonize with the community's character, and that eight units was too dense for the site. Belinda Smith inquired regarding green features. Sharon Gehl and Ian Epley supported the project, indicating that in reviewing a map waiver, all that Uptown Planners was charged with doing was to review whether the condominium map met city code requirements.

Ken Tablang spoke about problems with the configuration of the driveways that would make entry a problem. Naskar asked if there would be any guest parking provided with consideration of adjacent church.

Motion by Adler, seconded by O'Dea, that Uptown Planners recommends denial of application of map waiver; the project is overly dense and does not fit in within the architectural character of the Mission Hills community; the process should be revised to allow Uptown Planners to review the entire project or any portion of the project that requires discretionary approval.

Motion passed by a 6-5-1-1 vote; in favor Adler, O'Dea, Bonn, Bonner, Ward, Tablang; opposed Liddell, Winter, Grinchuk, Ferrier, Butler; abstaining Naskar and non-voting chair Jaworski.

The applicant questioned why the project was not supported as it was not going through any design review. Chair Jaworski explained that the board can take a position on an issue even when it conflicts with a current city policy. O'Dea elaborated that the applicant should review the community plan as a guide even if a project is being approved through a ministerial process. .

**IV. Potential Action Items: Non-Project:**

**UPTOWN COMMUNITY PARKING DISTRICT PROPOSED BUDGET, REORGANIZATION & POTENTIAL CHANGES TO CITY POLICY 100-18 REGARDING COMMUNITY PARKING DISTRICTS** – Uptown – The Uptown Parking District had submitted a proposed budget for review by the City Council's Economic Development and Strategies Committee on June 25, 2012; at the request of the Mayor's Office the item was continued until September 17, 2012. On July 11, 2012, the City Council Budget and Finance Committee approved a motion to prioritize use of parking meter funds for tangible results and creating additional parking spaces

Don Liddell, Rules/Bylaws Committee Chair, conducted this portion of the meeting; as at a previously meeting the threat of a legal action against Uptown Planners had been made.

Ben Verdugo, Operations Director of the Uptown Parking District, spoke in favor of the proposed Uptown Parking budget; as did Ben Nichols, Director of the Hillcrest BID, and Tim Gahagan, President of the Uptown Parking District and member of the Hillcrest Town Council. They stated the organization was reorganized properly, and that they were seeking approval of the budget to gain access to funds to address mobility related issues in Hillcrest and other Uptown communities. Gahagan pointed out that the Uptown Parking District was recommending the reduction of parking meter rates in Hillcrest.

Leo Wilson, of the Bankers Hill/Park West/Five Points CDC, spoke against the budget as it pertained to Bankers Hill/Park West; indicating opposition to the proposal to remove traffic lanes on Fourth, Fifth, Sixth Avenues, and pointing out that Bankers Hill/Park was the only community that an increase in the number of parking meters and their hours and pricing was being proposed.

Liddell questioned why Uptown Planners had not been supplied a copy of the bylaws of the Uptown Parking District in advance of it again resuming operation late in 2011; Verdugo offered to provide a copy of the current bylaws.

Motion by Liddell, seconded by Naskar, to reject the proposed Uptown Parking budget as it is procedurally unsound, as Uptown Planners did not have the opportunity to review the reorganized group's bylaws prior to the Uptown Parking District being restored into operation]; motion passed by a 7-5-1 vote; in favor: Liddell, Naskar, Butler, Adler, Ferrier, Bonner, Bonn; voting against; Winter, Ward, O'Dea, Grinchuk, Tablang; non-voting chair Jaworski abstained.

**APPOINTMENT OF UPTOWN PLANNERS REPRESENTATIVE TO VA ASPIRE CENTER NEIGHBORHOOD ADVISORY COMMITTEE** -- Western Slope/ Middletown -- as part of their CUP approval, the VA San Diego Health System Aspire Center created a Neighborhood Advisory Committee that will include a representative from Uptown Planners.

The VA San Diego Health System Aspire Center has formed a Neighborhood Advisory Committee, which will include representation from Uptown Planners. The board of Uptown Planners needs to appoint a representative.

Motion by Ferrier, seconded by Butler, to appoint Joe Naskar as the Uptown Planners representative to the VA San Diego Health System Aspire Center Neighborhood Advisory Committee; motion passed by a 12-0-1 vote, non-voting chair Jaworski abstaining.

Meeting adjourned at approximately 8:50 P.M.

Respectfully submitted,  
Joe Naskar, Secretary