



## **UPTOWN PLANNERS**

Uptown Community Planning Group

October 2, 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, Bob Grinchuk, Tom Fox, Ernie Bonn, Gary Bonner, Rhett Butler, Chris Ward, Ken Tablang, Neil Ferrier, Joe Naskar, Don Liddell, Beth Jaworski, Janet O'Dea, Jennifer Pesqueira, Tony Winney, Jim Mellos

Absent: Kim Adler

Approximately 30 people were in attendance

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

#### Adoption of Agenda:

Motion by Ferrier, seconded by Bonner, to approve the agenda; motion passed by a 15-0 vote.

#### Approval of the September 4, 2012 Minutes:

Correction to minutes regarding the date Uptown Planners recommendations regarding the CIP are due, and vote on Mission 8 project.

Bonn made motion to approve minutes; seconded by Bonner; motion passed by 15-0 vote.

#### Treasurer's Report:

Treasurer Fox reported there was \$256.20 in the Uptown Planners bank account.

#### Website Report:

Winney recommended that Uptown Planners establish a Facebook page. He had a conversation about the idea with Chair Jaworski. The board briefly discussed the proposal; which will be placed on a future agenda, and a draft policy presented for review by the board. Winney and Ward favored utilizing social media to conduct outreach; other board members expressed reservations involving Brown Act compliance, and inclusion of a public comment which could have in legal implications. Chair Jaworski recommended moving forward with caution. Marlon Pangilinan indicated planning staff had been supportive of community planning groups using Facebook, but were concerned it was properly administered so it did not contain offensive comments, conversations, or violate the Brown Act. As yet, the city had not established guidelines for how community planning groups should utilize social media. It was noted that there should be no comments on Facebook pages, and any comments should go directly to the city.

Chair/CPC Report:

Chair Jaworski provided a report about the September meeting of the Community Planners Committee. Kelly Broughton, the head of Development Service's Department, spoke regarding the reorganization of the department. Several positions had been abolished, including that of Assistant Planning Director Mary Wright.

Both candidates for mayor also spoke at the Community Planners Committee; and were asked 10 questions regarding planning issues prepared by CPC members.

Jaworski indicated the community planning group recommendations were due November 7<sup>th</sup>. Jaworski also stated that one Uptown Planner reported having been subject to harassing treatment from a member of the public resulting from his/her vote at the last meeting on the topic of the Uptown Parking District issue.

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

Zack Schlegel, from UCSD Hospital, provided an update regarding the traffic circulation study being done in the Hospital District. UCSD has purchased a vacant lot on Montecito Drive, between Front Street and First Avenue, and is developing a paid 105-space paid parking lot for patients and visitors. The parking lot will be constructed between October 1<sup>st</sup> and December 2012.

Leo Wilson announced a "Taste of Bankers Hill" that would be held on October 10, 2012, at Top of the Park at 525 Spruce Street.

Sharon Gehl, of the Mission Hills Town Council, indicated there were board seats open on that organization's board.

Karen Lenyoun, from Social Advocates for Youth, indicated Hillcrest had a high crime rate; which she attributed to the high number of alcohol outlets; similar crime rates existing in Pacific Beach, East Village and North Park, which also had a high number of alcohol licensees.

**III. Representatives of Elected Officials:**

Jessica Poole, representing Congresswoman Susan Davis, stated that the House of Representatives had recessed early because of the pending election; Davis had had opposed the recess and wanted Congress to remain in session.

Anthony Bernal, representing Third City Council District, stated the passage of Proposition B had significantly contributed to creating a budget deficit for the next fiscal year in the City of San Diego. Bernal also spoke about the proposed Abandoned Property Ordinance, which would require that banks and lending institutions keep foreclosed properties in good repair; and a proposed trenching ordinance that would require multiple excavation projects be done at one time. A forum had been held in Balboa Park regarding undergrounding of utility boxes.

Jason Weisz, from State Assemblymember Atkins Office, spoke about a bill Atkins was supporting which would waive the requirement that victims of violent abuse pay spousal support to their attackers, and a about a bill regarding active duty members of the military and their concern for professional/licensing while on deployment. He also indicated the proposal DMV redevelopment project would not move forward.

Ian Clampett, from Second City Council District Tem Falconer's Office, spoke regarding proposed improvements to Pioneer Park, the replacement of stolen historic plaques, in Mission Hills, and a new city

policy regarding hanging banners into the public right-of way. He indicated that because of redistricting, Faulconer would no longer be representing western Uptown in December, so this was his last meeting.

#### **IV. Consent Agenda:**

None

#### **V. Potential Action Items: Planning:**

**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 21, 2012. *(Report from Ad Hoc Subcommittee)*

Chris Ward, the chair of the ad hoc subcommittee, provided an update regarding the CIP budget process, The Mayor's Office has requested each community planning group make recommendations regarding potential projects that should be included in the City's 2013-2014 capital improvement budget, which city staff will begin to prepare in December 2012. The community planning group recommendations are due by November 7, 2012.

The ad hoc subcommittee met on September 22, 2012, and decided to recommend one priority project from each of the five communities of Uptown – Hillcrest, University Heights, Mission Hills, Bankers Hill/Park West and Middletown. Lists of public facilities projects that had been proposed in Uptown were reviewed ("Attachment B – List of Known Projects") – as well as other possible projects. Besides the recommendations for five projects from each of the above communities, there would also be recommendation regarding projects that are significant to the whole Uptown planning area. The projects recommended need to have existing development plans so construction may commence if funded in the 2013-2014 fiscal year. The CIP budget is very limited, (reportedly around \$10 million dollars for the entire city for the next fiscal year, so only a few projects in the city will be funded.

#### Public comment:

Tom Mullaney spoke in favor of a proposed park at Reynard Way, that would be comprised of four acres.

Rich Gorin, from Hillcrest, spoke in favor of making University Avenue and Robinson Street in the Hillcrest Core into one way streets.

Sol Schumer spoke regarding the process of submitting proposed projects.

Arne Hornick, a University Height business owner, spoke in favor of more alternative transportation such as bicycles.

Chris Cole, of the Western Slopes Community Association, supported the implementation of a Quiet Zone to reduce the train noise in Middletown.

Motion by Ward, seconded by Butler, that Uptown Planners hold a special meeting on October 22, 2012 to make a recommendation of the community improvement projects in Uptown that should be included in the 2013-2014 budget; and that the ad hoc subcommittee meet on October 20, 2012 prior to the board meeting to make initial recommendations that would be forwarded to the full board. Motion passed 14-1-1. Voting in favor: Grinchuk, Fox, Bonn, Bonner, Butler, Ward, Tablang, Ferrier, Naskar, Liddell, O'Dea, Pesqueira, Winney, and Mellos. Voting against: Winter. Non-voting chair Jaworski abstained.

**SANDAG UPTOWN REGIONAL BIKE CORRIDOR PROJECT** – The Uptown Regional Bike Corridor Project was identified in the San Diego Regional Plan and is among the first set of high priority projects to be funded for implementation. The project is now in the design

phase of the implementation process. During the design phase alignment and design alternatives will be analyzed and a final design selected for construction. A Community Advisory Group to help develop options and alternatives – Uptown Planners will need to designate a representative to the Community Advisory Group.

Beth Robrahn made a presentation regarding the San Diego Regional Bike Plan. A high priority bicycle route has been identified along Washington Street from Five Points to Hillcrest, along Third Avenue in Hillcrest, then south along Fourth and Fifth Avenues through Bankers Hill/Park West. SANDAG is now developing plans for a bicycle route along this corridor, and is setting up an advisory committee to study the various options for the design of the project. SANDAG has set aside funds to implement this portion of the high priority regional bicycle project. Robrahn is managing that segment of the plan.

Robrahn has indicated the design hopefully will be completed by 2014, prior to the construction moratorium being implemented for Balboa Park Centennial Celebration. There is no set project, the goal is to make the corridor safe for bicycles; while protecting existing parking and traffic circulation. There is also a desire to establish a buffer between bicycles and traffic so that bicycles have their own travel lane.

Sharon Gehl and Luke Terpstra spoke during public comment.

In response to board questions, Robrahn indicated she would come back to Uptown Planners with the final design of the project. She requested Uptown Planners appoint members to the community advisory committee.

Motion by Naskar, seconded by O'Dea, that Jim Mellos, Ken Tablang, and Chris Ward be appointed Uptown Planners representatives to the bicycle plan advisory committee. Motion passed by a 15-0-1 vote; with non-voting chair Jaworski abstaining.

**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 gave a brief update on the status of the draft density/zoning map for Uptown.

#### Bankers Hill/Park West:

Gary Bonner made a presentation of a proposed Bankers Hill/Park West Community Plan map, which proposed to downzone areas of western Bankers Hill/Park West, while leaving existing zoning in place along Fourth, Fifth and Sixth Avenues. Bonner passed out a document entitled “Bankers Hill/Park West Community Plan (Formulated during the 2010 Charrette)”, which included a draft map showing proposed zoning for Bankers Hill/Park West.

As indicated in the document, the proposal originated during the Uptown Plan charrette conducted by city planning in 2010: Both the Bankers Hill/Park West/Five Points Community Development Corporation, and Bankers Hill/Park West Community Association, voted in favor of the proposal at their September 2012 meetings.

During public comment, Ian Epley spoke against any downzone, indicated it violated the requirements of AB 32; which would require a compensatory up zone in another area of the city. Sharon Gehl also spoke against any down zone. Tom Mullaney stated the provisions of AB 32 did not apply, as there was land zoned for additional housing to meet San Diego’s housing requirements. Leo Wilson indicated the areas proposed for downzone in Bankers Hill/Park West were in fire hazard zones, or under the airport flight path, and therefore not suitable for high density development. There also was not sufficient transportation infrastructure on the west side to support more development.

During board discussion, Bob Grinchuk, who resides on First Avenue, indicated concerns over downzone below the existing densities. It was unclear whether an existing property owner would be allowed to rebuild or renovate their property. Grinchuk, a board member of the Bankers Hill/Park West CDC, had been one of three votes against the proposal. Bonner responded by indicating his motion would expressly require all existing development densities be retained should there be a need to rebuild.

Motion by Bonner, seconded by Liddell, to support the Bankers Hill/Park West Community Plan map, developed at the Uptown Plan charrette in 2010, as presented and request it be implemented in the community plan update with the condition that all existing development retain the right to rebuild at its current existing densities. Motion passed by 13-2-1. Voting in favor: Fox, Bonn, Bonner, Butler, Ward, Tablang, Ferrier, Naskar, Liddell, O'Dea, Pesqueira, Winney, Mellos. Voting against: Grinchuk, Winter. Non-voting chair Jaworski abstained.

#### Middletown/ Western Slope:

Joe Naskar, on behalf of the Western Slopes Community Association, presented a letter with the recommendations of that organization for Middletown.

Naskar briefly reviewed the handout titled Community Plan Update from Western Slopes Community Association dated September 17, 2012. Included in the recommendations were: (1) opposing the proposed residential prohibition in Middletown along Interstate 5; (2) maintaining the 30-foot height limit established in the 1988 plan for Middletown; (3) making a railway quiet zone as an urgent priority; (4) creating a park & ride facility at the Washington Street trolley station; (5) undergrounding utilities as a priority; (6) installing new concrete at steep sloped streets upon completion of undergrounding; (7) improving pedestrian crossing at India/San Diego at Washington; (8) establishing a safe school zone/slow zone for Old Town Academy; (9) study airport parking impacts in Middletown; (10) providing added parking for businesses, especially in the Five Points community; and (11) installing traffic calming measures along India and San Diego Avenue through to Old Town.

Motion by Naskar, seconded by O'Dea, to support the Western Slopes Community Association plan update recommendations; motion passed by a 15-0-1 vote; non-voting chair Jaworski abstaining.

#### **VI. Potential Action Items: Projects:**

**2900 SIXTH AVENUE SDP (“PALM STREET PROPERTIES”) – Process Four** -- Bankers Hill/Park West – Site Development Permit to construct two 150 ft. high buildings with 145 for-rent residential units and a 56-room extended stay hotel and relocate an existing historically designated building on a 1.33-acre site at 2900 Sixth Avenue in the CV-1 and MR-400 Zones; FAA Park 77, Transit Area Overlay Zone, Residential Tandem Parking Overlay Zone.

Presentation by Joseph Wong, architect, and Richard Ledford, on behalf of Palm Properties; the project had previously been presented as an informational item to Uptown Planners in February 2012. The project was below the 150-foot height limitation, and exceeded the parking required by city code. The project was revised as to not relocate the Hazzard House on Sixth Avenue from the corner of Palm Street to Quince Street; instead it would remain at its current location. The extended stay hotel would allow individuals to stay up to 33 days.

During public comment, concerns were expressed over the amount of hardscape at the center of the project. The driveway into the parking garage was in an entryway between the buildings to the extended stay hotel. Leo Wilson, spoke in favor of the project, and indicated the applicant had worked with the Bankers Hill/Park West community over many years to design the project, and preserve the Hazzard House.

Board member Bonn inquired of the location of the loading zone. O'Dea asked about use of solar energy; the applicant indicated no solar would be used, however the project would incorporate sustainable features and would have a LEED silver score. Naskar and Ward indicated support for the project design.

Motion by Liddell, seconded by Fox, to approve the project as presented; motion approved by a 14-0-1; Grinchuk, Fox, Bonn, Bonner, Butler, Ward, Tablang, Ferrier, Naskar, Liddell, Winter, Pesqueira, Winney, Mellos. Chair Jaworski abstained. (O'Dea left meeting prior to vote)

**126 WASHINGTON STREET ("7 Eleven CUP/PDP") – Process Four -- Mission Hills --**  
Conditional Use Permit/Planned Development Permit to allow Type 20 (beer/wine) alcohol sales at a proposed convenience store and to allow 24-hour operation at 126 Washington Street, in the CN-2A Zone of the Mid-Communities Planned District; FAA Part 77

The applicant's representative made the presentation; applicant wants a Type 20 beer/wine license for off-site sales. The San Diego Police Department opposes the license based on high crime and the number of transients in the area of the convenience store.

Several neighborhood residents and business owners objected to the granting of the CUP; including Delour Younan, owner of a Shell station in close proximity of the proposed 7-11. He is concerned about crime and transients, and does not sell alcohol at his convenience store. Another individual pointed out there were 43 alcohol licenses in the census tract, but only eight so be permitted. ??????????

Ben Nichols, director of the Hillcrest BID, stated some of his members were concerned over having another alcohol license in the area. If one is granted, he hopes the franchisee of 7-11 will be as responsible as the owner of the 7-11 on University Avenue and Normal Street, and prevent alcohol-related problems.

A letter was received from Robert Mahlowitz, Esq., the President of the Montana Loft HOA, opposing the project because of the concentration of alcohol licenses, transients, and proximity to residential property. Attorney Heller, who presented petition signed by 200 neighbors in opposition to the CUP, expressed concern about the CUP's impact on homelessness and crime.

Luke Terpstra, President of the Hillcrest Town Council, indicated his organization has voted to oppose the CUP for the alcohol license. Karen Lenyoun, of Social Advocates for Youth, opposed the CUP, stating there already was a saturation of alcohol licenses in the neighborhood.

Board members Mellos, Ferrier and Butler expressed concern over the number of transients in the neighborhood, and were opposed to granting the CUP for the liquor license. Winney opposed telling a business what products they can carry; and suggested alcohol sales could be regulated through hours of operation; Grinchuk and Pesqueira agreed with Winney. Butler questioned whether the CUP should be approved before a franchisee is found for the store. Naskar questioned if a CUP could effectively be enforced, and if the business was viable without alcohol sales.

Motion by Mellos, seconded by Butler, to oppose the application for a CUP for Type 20 off-site alcohol sales; approved by a 9-4-1 vote. In favor: Fox, Bonn, Bonner, Butler, Ward, Tablang, Ferrier, Mellos, Naskar. Opposing the motion: Winter, Pesqueira, Winney, Grinchuk. Non-voting chair Jaworski abstained.

A motion to adjourn by Ferrier, seconded by Butler, was approved at approximately 9:00 P.M.

Respectfully submitted,  
Joe Naskar, Secretary