



UPTOWN PLANNERS
Uptown Community Planning Group
FINAL MINUTES
February 6, 2018

Call to order by Leo Wilson at 6:03

Present: Ken Tablang, Gary Bonner, Leo Wilson, Jennifer Pesqueira, Bill Ellig, Bob Daniel, Jay Newington, Michael Brennan, Tom Mullaney, Soheil Nakhshab, Roy Dahl, Mat Wahlstrom, Amie Hayes, Stuart McGraw

Absent: Dana Hook, Tim Gahagan

Board Meeting: Parliamentary Items/Reports:

Adoption of Agenda and Rules of Order: Bonner suggested placing the Cosoy Way Cobble Stone Preservation item on the consent agenda; and Pesqueira suggested that all three letters of support also be placed on the consent agenda. Wahlstrom made a motion to place all four of the above items on the Consent Agenda, Dahl seconded, the motion passed by unanimous voice vote;

Approval of Minutes: Motion by Newington, seconded by Wahlstrom, to approve the December 5, 2017 minutes; approved by a unanimous voice vote;

Treasurer's Report: Treasurer Dahl reported \$67.88 in new expenses; with a current \$82.77 bank balance. Dahl expects to receive reimbursement from the city for past expenses by the next meeting;

Chair/CPC Report: There will be a special Uptown Planners meeting on February 22, 2018; with two items on the agenda – the proposed design of the Olive Street Park, and an informational presentation regarding the amended project at Sixth Avenue & Olive Street. Michael Brennan has changed his status to a business designee, representing the Hillcrest Athletic Club;

+The chair announced the upcoming Uptown Planners election on April 3, 2018; in which three seats will be filled. The election announcement was attached to the agenda.

+ Maya Rosas has moved out of Uptown and has resigned her board seat. A motion was made by Wahlstrom, seconded by Mullaney, to have the board fill the vacant seat at the April 3, 2018 meeting; which was approved by unanimous vote.

Public Communication:

David Meier, of UC San Diego Health Services, spoke about the upcoming public scoping meeting for the long-term planning process for the UCSD hospital campus.

Renee Smith spoke about the need to find funding for infrastructure improvements for Balboa Park.

Carol Emerick informed the board that San Diego Canyonlands will be doing a tour of Florence Canyon; she also expressed continued concern over the re-designation of Florence Canyon for higher density in the Uptown Community Plan update, and has requested a meeting with the San Diego Planning Department.

Representatives of Elected Officials:

Zack Bunshaft, from Congress member Susan Davis office discussed her congressional activities, including those involved with budget, infrastructure funding, and DACA.

Toni Duran, representing State Senator Toni Atkins, discussed what was happening at the state legislature, including a bill that Atkins was sponsoring regarding human trafficking. Atkins was becoming the State Senate President Pro Tempore on March 21, 2018; the first woman and GLBT community member to hold that position.

Consent Agenda: Motion by Wahlstrom, seconded by Pesqueira, to approve the consent agenda consisting of the following three letters of support, and one project recommendation. The motion passed by a 13 - 0 -1 vote, with non-voting Chair Wilson abstaining.

1. **LETTER OF SUPPORT FOR ST. PATRICK'S DAY PARADE – Bankers Hill/Park West & Hillcrest –** The event will take place on March 17, 2018. The parade route will go north on Fifth Avenue to Robinson Street, then east on Robinson Street to Sixth Avenue, and south on Sixth Avenue to Laurel Street. There will also be a festival in Balboa Park at Sixth Avenue and Laurel Street: in the interest of being good neighbors, the event's organizer has indicated: "this year all festival music speakers will be located 50 feet into the park and directed due east";
2. **7th ANNUAL SAN DIEGO MARATHON HALF MARATHON & 5K – Bankers Hill/Park West, Hillcrest, Mission Hills and downtown San Diego --** The event will take place on March 11, 2018; between 4:00-11:45 a.m.; the marathon course will travel through Mission Hills, Hillcrest, Bankers Hill/Park West and downtown San Diego;
3. **THE AMERICAN HEART ASSOCIATION 27TH ANNUAL HEART 7 STROKE WALK – Bankers Hill-Park West, Hillcrest –** The event begins in Balboa Park at Laurel Street & Sixth Avenue, travels north to Robinson Street, and then east to Highway 163, and south on Highway 163;
4. **COSOY WAY COBBLE STONE GUTTER PRESERVATION (moved to consent) Mission Hills –** Konstantin Dubinin -- Property owner Dubinin has been requested by the city to install a concrete curb and gutter along Cosoy Way for a project he is building; and is seeking a recommendation from Uptown Planners whether the existing cobble stone gutter should be preserved instead;

UPTOWN COMMUNITY PLAN AMENDMENT – Process Five -- Uptown – Presentation by Marlon Pangilinan, City of San Diego Planning Department, of the following three draft plan amendments that were prepared at the direction of the City Council upon the approval of the Uptown Community Plan:

- a. **St. Paul's Manor Retirement Community Site –Bankers Hill/Park West:** Redesignate the density of the 2.1 acres on both sides of Third Avenue between Maple Street and Nutmeg Street from previous Residential High Density: 45-73 dwelling units -- to Residential Very High 74 - 109 dwelling units per acre. Redesignate the 0.69 acres located along the west side of Fourth Avenue, between Maple Street and Nutmeg Street, from Office Commercial 0-73 dwelling units per acre to Office Commercial 0-109 dwelling units per acre;

- b. **University Avenue/Park Boulevard Site**– Hillcrest :Redesignate 1.1 acres located at the northwest corner of University Avenue and Park Boulevard from Community Commercial 0-73 dwelling units per acre, to Community Commercial 0-109 dwelling units per acre;
- c. **University Heights 30- Foot Height Limit Overlay Zone**–Apply a Community Plan Implementation Overlay Zone (CPIOZ) to allow ministerial review for development projects that do not exceed a maximum building height of 30-feet within the residential areas of the RM-2-5 zone of the University Heights neighborhood located west of Park Boulevard, east of Maryland Street, south of Mission Cliffs Drive, and north of Tyler Avenue, within the Uptown Community. Within this area development projects that exceed 30- feet would be subject to a Process 3 Site Development Permit.

Marlon Pangilinan, Senior Planner for the City of San Diego, made the presentation regarding the three proposed plan amendments. They had been prepared as a result of a vote by the City Council at the time they approved the Uptown Community Plan update in late 2016.

Public Comment

Richard Ledford, representing St. Paul’s Manor Senior Services, spoke in favor of the proposed amendment for the St. Paul’s Manor site. Ledford pointed out the requested re-designation had already been approved and included within the original Uptown Plan update. When the Planning Commission and City Council modified the plan update, the St. Manor Senior Services re-designation was not included. This apparently was an oversight resulting from the short review period for the changes that were made.

Dennis Seisun inquired how the proposed amendment to the University Avenue/Park Boulevard site had arisen, and was told it was the result of a land owner requesting the amendment at the city council meeting.

Jeannie Rawlings, a resident of Bankers Hill, was supportive of the amendment for the St. Paul’s Retirement Community site, but requested the property owner involve the local community in the planning process for the actual plan amendment.

Sandy Porras inquired what the height would be in the CPIOZ overlay zone

Board Discussion:

Dahl questioned when and how the city council approved the proposed University/Park Boulevard site amendment. The response was that it was at the request of a property owner who testified at the meeting. Mullaney objected to the additional heights that were allowed by the amendment; indicating it would result in a massive up zoning.

Wahlstrom stated he would not vote for the amendment, as it was an up zone done on behalf of a single property owner.

Gary Bonner stated he did not support the final Uptown Community Plan update that the City Council adopted, so would abstain from voting on the amendments. Hayes also expressed disapproval of the Uptown Community Plan approval process and plan update that resulted.

Daniel requested that each amendment be voted on separately.

Ellig explained how the University Heights overlay zone came about. He indicated it did not include the Alice Birney School or San Diego Unified School District sites, which should have been included, but was willing to support the amendment despite these omissions.

Wilson supported the St. Paul's Manor Retirement and University Heights CPIOZ amendments, since both had been subject to public review; but opposed the University Heights/Park Boulevard re-designation, as it had not been subject to public review, but appears to have been added by the City Council at the request of a property owner.

The board then voted on each of the three proposed amendments separately.

St. Paul's Manor Retirement Community Site: Motion to approve the proposed St. Paul's Manor Retirement Community Site plan amendment made by Daniel, seconded by Dahl; approved by a 12-0-2 vote, with non-voting chair Wilson and Bonner abstaining:

University Heights 30- Foot Height Limit Overlay Zone: Motion to approve the proposed the University Heights 30-foot Height Limitation Overlay Zone plan amendment was made by Ellig, seconded by Nakhshab; approved by a 12-0-2, with non-voting chair Wilson and Bonner abstaining:

University Avenue/Park Boulevard Site: Motion to deny approval of the University Avenue/ Park Boulevard site proposed plan amendment was made by Wahlstrom, seconded by Newington; approved by a 9-4-1 vote; Newington, Daniel, Pesqueira, Daniel, Wahlstrom, Mullaney, Bonner, Ellig, Hayes, McGraw voting for the motion; Dahl, Brennan, Nakhshab, Tablang voting no; with non-voting chair Wilson abstaining. The majority of the board felt the proposed amendment had not been subject to proper review prior to the City Council voting on it, and was instead granted at the request of one property owner at the meeting who individually benefited from it.

200-300 MAPLE STREET ANGLE PARKING CONVERSATION -- Proposal to create eight new parking spaces on the 200 block of Maple Street through converting existing parking to angle parking, and removing a red zone on the south side of the street. A blue zone angle parking space will also be created. All the adjacent property owners have signed a petition in favor of the conversion plan.

Chair Wilson explained the project, and the fact that it increased the amount of parking and was support by all the adjacent property owners. Wilson was particularly supportive of the removal of an unnecessary red curb.

Motion by Wahlstrom to approve, seconded by Bonner; passed by a 13-0- 1 vote, with non-voting Chair Wilson abstaining.

4436 PLUMOSA WAY ("JORDAN FAMILY RESIDENCE SDP) – Process Third -- Mission Hills –Site Development Permit for the demolition of an existing single family residence and garage structure, and construction of a new two-story residence with basement, guest quarters, and detached garage totaling garage totaling 13,290 sq. ft. The 2.74 acre site is located at 4436 Plumose Way in the RS-1-7 zone; RS-1-1 zones. (Design Review Subcommittee reviewed project on January 17, 2018; 2-0 vote to recommend approval.)

Ione Stigler made the presentation on behalf of the applicant.

Soheil Nakhshab, the chair of the Design Review Subcommittee, moved the subcommittee motion. Nakhshab stated the project was well designed, and the applicant had worked with the neighboring community to resolve issues and concerns.

Ian Epley spoke in favor of the project. Board comment included a recommendation the applicant work with neighborhood residents during construction on issues such as noise and parking. Mullaney indicated he had concerns over the size of the house, but that it was on a large lot and the project was well designed.

Subcommittee chair Nakhshab moved the subcommittee recommendation, which does not require a second. The motion was approved by a vote of 13-0-1, with non-voting chair Wilson abstaining.

Election Committee & Procedure:

The board approved a motion by Wahlstrom, seconded by Pesqueira, appointing Gary Bonner as chair of the Election Committee for the March 6, 2018 board election; and appointing Stuart McGraw and Michael Prinz, Association Planner for Uptown, as the other members of the Election Committee. Motion passed by a 13-0-1 vote, with non-voting Chair Wilson abstaining.

The board discussed noticing and procedures for the March 6, 2018 election; in which three seats will be filled.

Chair Wilson suggested that last day of February be the cut-off day for candidates to submit their membership form applicants. He also recommended the time to vote be extended from 6:00-8:00 p.m., to allow a larger window of time for people to vote; the board approved a 6:00-7:30 p.m. time period for voting. The board also approved each candidate being requested to submit a short biography, which would be posted on the website and at the meeting room during the election. In addition local newspapers would be provided the notice of the election for publication. The new editor for the Uptown News was present at the meeting, and stated she would place it in the late February edition.

Adjournment: 7:48 p.m.

Respectfully Submitted,

Michael Brennan, Secretary
(Finalized by Leo Wilson)