



UPTOWN PLANNERS
Uptown Community Planning Group
DRAFT MINUTES
December 6, 2016

Call to order by Leo Wilson at 6:05

In attendance: Leo Wilson, Jennifer Pesqueira, Soheil Nakhshab, Mat Wahlstrom, Bill Ellig, Bob Daniel, Dana Hook, Roy Dahl, Amie Hayes, Michael Brennan, Cindy Thorsen, Mat Wahlstrom, Tim Gahagan, Maya Rosas (entered at 6:45), Tom Mullaney (entered at 7:05)

I. Board Meeting: Parliamentary Items/Reports:

- A. Introductions
- B. Adoption of Agenda and Rules of Order - Hook / Wahlstrom motion to move letter of support Item VI. I. to consent agenda. Motion passes 11/0/1 chair abstains. Wahlstrom / Dahl move to adopt agenda as amended. Motion passes by voice vote.
- C. Approval of Minutes
- D. Treasurer's Report
- E. Chair/CPC Report

II. Public Communication: Non-Agenda Public Comment; Speakers are encouraged, but not required, to fill out a public comment form, and provide them to the Secretary at the beginning of the meeting.

III. Representatives of Elected Officials:

Mark with the office of Susan Davis provides congressional update.

IV. Consent Agenda:

Dahl / Hook motion to approve consent agenda. Motion passes 11/0/1

V. Projects: Action Items:

1. **3953, 3955 & 3957 NINTH AVENUE ('UNDERSTORY SDP/DEVIATION'") – Process Three**
– SDP/Mid City Community Development Permit for affordable/in-fill housing deviations, requested for development via demolition of three existing single-family units to construct an 8,020 sq. ft, six unit multi-dwelling structure. The 0.16 acre site is located at 3953, 3955 & 3955 9th Avenue in the MCCPC-NP-1 zone; Airport Influence Overlay Zone; FAA Part 77 Noticing Area; Transit Area Overlay Zone; Residential Tandem Parking Overlay Zone; Fire Brush Zone 300 Feet Overlay Zone; Very High Fire Severity Zone.

Nakhshab: Speaks to improvements that have been made to the original proposal including stairs, pedestrian elements

Hayes: Architectural salvage of the existing homes will be a welcome component. Inquires about materials that may be steel, recycled content materials and things that will last.

Ellig: Inquires rental costs. 400 s.f. may be \$800-\$1000 per month. The 600 s.f may rent for \$1200-1500 per month. Unit Mix: 1 bed 1438 sf, studio 408 sf, 1 bed 1309 sf, studio 657 sf, studio 542 sf, 1 studio 668 sf.

Brennan: Supportive of architecture, project sustainability and deviations as a trade off.

Chair: Supportive of project and welcomes further development by this applicant in the future

Hook: Questions bike storage area and security concerns.

Dahl: Welcomes this kind of development in the neighborhood. Compliments applicant on the design and going through the pain of requesting a deviation.

Rosas: Asks why they are not building to the full allowed density of 9 units.

Wahlstrom: Supportive of the variances and the development proposal for the difficult site

Gahagan: Supportive of the project and lower density. Questions north façade aesthetic. Applicant states that they would like to install art on that wall.

Daniel: Questions windows in light wells and City plan check comments. The applicant is working through a couple issues with driveway configuration.

Motion Nakhshab / Thorsen motion to approve. Gahagan motions to amend with a recommendation to encourage the addition of artistic element on the north façade. Motion passes 11/0/1 Chair abstains (Rosas not voting as she was not present during the presentation).

2. **2225 GUY STREET VACATION (“LINWOOD STREET – ROW VACATION”) – Process Five – Mission Hills** – Public Right of Way Vacation and General Utility and Access Easement Vacation (reserved) for a 23 foot wide portion of 2225 Guy Street, abutting a northeasterly portion of Linwood Street. The 0.23 acre site is in the RS-1-7 zone.

Soheil Nahkshab is in support of the vacation due to the topography and other site characteristics.

Dahl has questions about access to the site. The vacation would not change access to the neighbor's property.

Bob Daniel: The vacation makes perfect sense according to his knowledge of the site and is in support.

Thorsen: There may be adverse land use effects with future right of way improvements.

Board Motion: Soheil/ Wahlstrom motion to approve. Motion passes 11/0/1 Chair abstains

VI. Letters of Support: Action Items: (MOVED TO CONSENT)

1. **REQUEST FOR LETTER OF SUPPORT FOR THE 13TH ANNUAL RACE FOR AUTISM – Bankers Hill Park/West** – The event will take place on Saturday, March 25, 2017, and consist of a 5K run, walk and one mile family walk. The race will start at the corner of Sixth Avenue and Laurel Street, and run through Balboa Park with the Finish Line on Balboa Drive. The race includes an informational resource fair, which ends at 11:00 a.m.

VII. Information Item: Projects:

1. **UPTOWN BIKEWAYS PROJECT UPDATE**– Presentation by Mariah VanZerr -- Active Transportation Planner for SANDAG. – will provide a project update, and opportunity for input on aesthetic elements related to the Fourth and Fifth Avenue Bikeways project. The project is one of five segments planned as part of the Uptown Bikeways, which will enhance neighborhood connectivity between Uptown, Old Town, Mission Valley, Downtown San Diego, North Park, and Balboa Park. The purpose of the project is to make it more convenient, attractive, and safe for people who bike and walk by making roadways safer for all users.

Ian Epley: Reimagine Normal St. Arc bike racks preferred.
Drea Sparks: Use rainwater for plants
Katie Krist: What will the buffer be?

Daniel: Loading zone and fire access questions related to the bike buffer.

Gahagan: Concerned about loading zones and their finality in design.

Pesquiera: Concerned about bikeways on the left. This is to separate bikes from buses.

Wahlstrom: Concerned about USCD and the bikeway on Bachmann Place. Would rather see a 2-way bikeway on 4th or 5th. Relying on BID or MAD to maintain is problematic.

Rosas: Enthusiastic to see the bikeways implemented.

Dahl: Loss of parking for mid-block pedestrian improvements is acceptable.

Hook: Mid-block crossings should be strongly considered for pedestrian safety

Chair: Access, parking, have been improved for the project. MAD for Bankers Hill is welcome but they need to know what they are funding. They are looking for street improvements.

Brennan: Mid-block crossings needed, requests that they work with local groups for extraordinary maintenance improvements.

Mullaney: project segment cost \$13.2 mil

Ellig: Fast track the bikeway improvements

2. **UPTOWN PARKING DISTRICT: Installation of Parking Meters in Hillcrest/Mission Hills & Modification of Parking Meter Hours in Hillcrest – Potential Action Item (Item removed from agenda – they will come back at a later date):** Presentation by Elizabeth Hannon- Uptown Community Parking District: Proposal would add parking meters to the following streets: (1.) 422-510 West Washington Street (north side); (2.) 1000 block of University Avenue (north side); (3.) 1700 block of University Avenue (north side); Hillcrest enforcement hours would shift to free in the mornings; enforcement 10:00 a.m.-8:00 p.m., Mon-Sat (except holidays)

VIII. Planning Staff/Subcommittee/Community Reports: – Including status of the Uptown Community Plan update

1. Design Review Sub-Committee Meeting: December 15, 2016; 5:30-7:00 p.m. at 3916 Normal Street (KTU&A).
2. Hook reports that the next Public Facilities meeting will be moved to January 19th at a facility to be determined.

IX. Adjournment: Adjourned by voice vote at 8:09