



**UPTOWN PLANNERS**  
Uptown Community Planning Group  
January 7, 2014  
SPECIAL MEETING MINUTES  
Meeting Place: Joyce Beers Community Center

Meeting called to order at 6:00 p.m. by Chair Leo Wilson.

Present: Ernie Bonn, Gary Bonner, Rhett Butler, Neil Ferrier, Bob Grinchuk, Beth Jaworski (Vice-Chair), Joe Naskar (Secretary), Janet O'Dea, Jennifer Pesqueira [in at 6:30], Leo Wilson (Chair), Ken Tablang, Chris Ward, Tony Winney, and Matt Winter.

Absent: Bob Daniel, Tom Fox, and Jim Mellos.

CPU Committee Members: Roy Dahl, present; and Don Liddell, present.

Marlon Pangilinan, City of San Diego Senior City Planner, was present.

Approximately 40+ members of the public were in attendance

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

**Introductions and Recognition of Quorum**

**Announcement:** (1) The meeting is being recorded. (2) Please sign in on the sign sheet. If you plan or think you might want to run for the Uptown Planners in the March 2014 election, you are required to attend 3 meetings of the Uptown Planners per Uptown Planners Bylaws.

Adoption of Agenda:

Motion to move No. IV Item 2 **REQUEST FOR LETTER OF SUPPORT FOR ST. PATRICK'S DAY EVENT**– Bankers Hill/Park West & Hillcrest on March 15, 2014 -- to consent agenda made by Ferrier; seconded by O'Dea. Motion passed by a vote of 12-0-1. Voting in favor: Ferrier, O'Dea, Bonn, Bonner, Daniel, Grinchuk, Jaworski, Naskar, Tablang, Ward, Winney, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson. (CPU Committee members Dahl and Liddell do not vote)

Motion to approve agenda made by Ward; second by Bonn. Motion passed by a vote of 12-0-1. Voting in favor: Ward, Bonn, Bonner, Daniel, Ferrier, Grinchuk, Jaworski, Naskar, O'Dea, Tablang, Winney, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson. (CPU Committee members Dahl and Liddell do not vote)

**Public Communication** – Pursuant to California Government Code Section 54954.3, as applicable to special meetings, members of the public will be provided the opportunity make public comment regarding the special order of business on the agenda. There will be no non-agenda public comment.

## **II. Consent Agenda:**

Motion to approve consent agenda made by Ferrier; seconded by Jaworski. Motion passed by a vote of 12-0-1. Voting in favor: Ferrier, Jaworski, Bonn, Bonner, Daniel, Grinchuk, Naskar, O'Dea, Tablang, Ward, Winney, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson. (CPU Committee members Dahl and Liddell do not vote)

## **III. SPECIAL ORDER OF BUSINESS – Potential Action Item**

1. **UPTOWN COMMUNITY PLAN UPDATE** -- Review of the draft Uptown community plan update, this meeting will focus on the following issues:
  - a.) Building height recommendations for the draft Uptown Community Plans;
  - b.) The Notice of Preparation of Program Environmental Impact Report (PEIR) and Scoping Meeting publically noticed on December 23, 2013, that will be held on January 9, 2014.

Chair Wilson provided a summary of height in Uptown, and whether there should be mandatory or discretionary. He also explained the IHO as it applies to the height discussion. He also gave an introduction to the issues surrounding the PEIR.

Marlon Pangilinan gave an overview of heights in Hillcrest from the draft map in the CPU.

Chair Wilson opened the floor to public comment. Making comments were: Matt Wahlstrom, Robert Beltinger, Rich Gorin, Tom Mullaney, Barry Hager, Tim Gahagan, Ann Garwood, Sally Wise, Dick Troncone, Nancy Moors, Ian Epley, Judy Carter, Walt Chambers (provided handout), Michael Brennan, Sharon Gehl, Sean Salem, Eddie Reynosa, Chris Cole, Paul Jamason, JD Abercrombie, and Tyler Smith.

(Pesqueira joins meeting at 6:30)

Committee comments started with Bonner. Chair Wilson reminded everyone that the city is moving forward, to the point of initiating an EIR. Committee comments continued with Dahl, Butler, Ward, Jaworski, Naskar, Winter, Tablang, O'Dea, Ferrier, Winney, and Bonn.

Tablang made the motion to adopt the height recommendations of Mission Hills Heritage for Mission Hills of: 50-feet maximum in commercial core areas, 35-feet in adjoining multi-family areas, and 30-feet in adjoining single family areas; seconded by Bonner. Motion passed by vote of 14-0-2. Voting in Favor: Tablang, Bonner, Bonn, Dahl, Ferrier, Grinchuk, Jaworski, Liddell, Naskar, O'Dea, Pesqueira, Ward, Winney, and Winter. Voting against: None. Abstaining: Butler, and Non-voting Chair Wilson.

Naskar made the motion requesting Uptown Planners to reaffirm their former support of 30-foot historical height limit in Middletown, and to reject the current draft map; seconded by Jaworski. Motion passed by vote of 15-0-1. Voting in Favor: Naskar, Jaworski, Bonn, Bonner, Butler, Dahl, Ferrier, Grinchuk, Liddell, O'Dea, Pesqueira, Tablang, Ward, Winney, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

Bonner made a motion requesting that Uptown Planners reaffirm their support of the recommendations that have been put forward previously for Bankers Hill; seconded by Liddell. Motion passed by vote of 15-0-1. Voting in Favor: Bonner, Liddell, Bonn, Butler, Dahl, Ferrier, Grinchuk, Jaworski, Naskar, O'Dea, Pesqueira, Tablang, Ward, Winney, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

Naskar made the motion to continue the item (height recommendations for Hillcrest) to regular meeting in February without any recommendation; seconded by Butler. Motion passed by vote of 15-0-1. Voting in Favor: Naskar, Butler, Bonn, Bonner, Dahl, Ferrier, Grinchuk, Jaworski, Liddell, O'Dea, Pesqueira, Tablang, Ward, Winney, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

No additional motions put forward regarding University Heights or Medical Complex.

Chair Wilson provided an explanation about the PEI, and that it had been noticed for a meeting in January. Marlon Pangilinan gave an explanation of the scoping meeting, and they were seeking public comment. There appeared to be concerns that the project cannot be scoped as the project has not been completely defined, and that major elements were missing from draft CPU.

Public comments were made by Ian Epley, and Tom Mullaney.

Don Liddell spoke to the sequence of events and discontinuity. The map is not current, and when will the map be updated? Why is the scoping memo being done before a map is completed?

Marlon Pangilinan stated that: The map would be updated in the next 2 months. Based on the issue of timing, staff consulted the environmental analysis staff to see if planning staff were at the point where scoping and notice of preparation could be initiated. Their interpretation of CEQA was that: it can occur as early as when there is a the description of the project (the prime updates). In the notice, a description of the project was provided. The scoping meeting allows the opportunity to revise the description; that is why the public is invited to provide comments on the description: what it should include, if it is missing anything, or if there are additional issues to consider. Because mobility and historical elements are missing, that doesn't mean that the scoping meeting can't occur.

Committee member Liddell stated that: It is incomplete, it is fragmentary, and is insufficient. One of the specific requirements in order to notice is to have a map. Beyond that, the description does not include elements in the discussion draft. Why are we doing a scoping memo before we have a map?

Chair Wilson noted that the description was insufficient during the Barrio-Logan Update and had to be re-noticed.

Liddell asked to have a better explanation of the initial study that led to the issuance of the notice. He suggested that we don't have a scoping meeting without a scope.

**CPU Committee adjourned at 7:40 - SPECIAL MEETING RESUMES**

**IV. SPECIAL ORDER OF BUSINESS - Action items**

- 1. 416 UNIVERSITY AVENUE (“PIZZA AL TAGLIO SIDEWALK CAFÉ NUP”)**  
**Process Two** – Hillcrest – Neighborhood Use Permit to add a 235 sq. ft. sidewalk café in the public right-of-way of an existing restaurant. The site is located at 416 University Avenue in the MCCPD – 1A Zone, Transit Area Overlay Zone; Residential Tandem Parking Overlay Zone.

Applicant made a presentation about their sidewalk cafe. The sidewalk is currently used, and applicant is looking to gain compliance. (HBA had encouraged use originally under previous rules.)

No public comment. Board comments made.

Motion to approve as presented made by Butler; seconded by Ferrier. Motion passed by vote of 13-0-1. Voting in Favor: Butler, Ferrier, Bonn, Bonner, Grinchuk, Jaworski, Naskar, O'Dea, Pesqueira, Tablang, Ward, Winney, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

- 2. REQUEST FOR LETTER OF SUPPORT FOR ST. PATRICK’S DAY** – Bankers Hill/Park West & Hillcrest --event will take place on March 15, 2014.

**-- PLACED ON CONSENT AGENDA --**

- 3. CAMPUS AVENUE PARKING: HEAD IN CONVERSION** – University Heights -- Proposal to replace angle parking with head-in parking on Campus Avenue between Meade Avenue and Monroe Avenue; existing parking consists of 16 spaces; head-in parking would result in a total of 22 spaces, an increase of six

Proposal presented by Ernie Bonn of UHCDC/CPD

No public comment. Board comments made.

Motion to approve as presented made by Naskar; seconded by Winney. Motion passed by vote of 13-0-1. Voting in Favor: Naskar, Winney, Bonn, Bonner, Butler, Ferrier Grinchuk, Jaworski, O'Dea, Pesqueira, Tablang, Ward, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

**V. Adjournment:**

Motion to adjourn made by Ferrier; seconded by Winter. Motion passed by consent.

**VI. NOTICE OF FUTURE MEETINGS**

Next meeting is February 4, 2014 at 6:00 p.m., at the Joyce Beers Center meeting facility on Vermont Street in the Uptown Shopping Center.

Meeting adjourned at approximately 7:50 PM.

Respectfully submitted,

Joe Naskar  
Secretary