



**UPTOWN PLANNERS**  
Uptown Community Planning Group  
February 4, 2014  
MEETING MINUTES  
Meeting Place: Joyce Beers Community Center

Meeting called to order at 6:10 p.m. by Chair Leo Wilson.

Present: Ernie Bonn, Gary Bonner, Rhett Butler, Neil Ferrier, Tom Fox, Beth Jaworski (Vice-Chair), Jim Mellos [in at 7:00], Joe Naskar (Secretary), Janet O'Dea [out at 8:30], Jennifer Pesqueira, Ken Tablang, Leo Wilson (Chair), Chris Ward [in at 7:05], and Matt Winter [Out at 7:10].

Absent: Bob Daniel, Bob Grinchuk, and Tony Winney

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

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

Approximately 70+ members of the public were in attendance

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

**Introductions and Recognition of Quorum**

**Posted 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.

Chair Wilson made announcement about election rules and application to become candidate for March 2014 election. He also stated that the election would begin at 6 PM on March 4, 2014. 3 seats are being filled, voters may vote for up to 3 candidates.

Adoption of Agenda:

Motion to adopt agenda made by Vice-Chair Jaworski; seconded by Butler. Motion passed by vote of 11-0-1. Voting in favor: Jaworski, Butler, Bonn, Bonner, Ferrier, Fox, O'Dea, Naskar, Pesqueira, Tablang, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

## **DRAFT**

### Approval of Minutes:

Motion to approve February 5, 2013 minutes made by Vice-Chair Jaworski; seconded by Bonn. Motion passed by vote of 11-0-1. Voting in favor: Jaworski, Bonn, Bonner, Butler, Ferrier, Fox, O'Dea, Naskar, Pesqueira, Tablang, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

Motion to approve March 5, 2013 minutes made by Bonn; seconded by Bonner. Motion passed by vote of 11-0-1. Voting in favor: Bonn, Bonner, Butler, Ferrier, Fox, Jaworski, O'Dea, Naskar, Pesqueira, Tablang, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

Motion to approve December 3, 2013 minutes made by Bonn; seconded by Jaworski. Motion passed by vote of 11-0-1. Voting in favor: Bonn, Jaworski, Bonner, Butler, Ferrier, Fox, O'Dea, Naskar, Pesqueira, Tablang, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

Motion to approve January 14, 2014 special meeting minutes made by Bonn; seconded by Bonner. Motion passed by vote of 11-0-1. Voting in favor: Bonn, Bonner, Butler, Ferrier, Fox, Jaworski, O'Dea, Naskar, Pesqueira, Tablang, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

### Treasurer's Report:

Treasurer Fox reported that the account had a total of \$185.80.

### Website Report:

Web Master Winney was not present to make report. Tablang asked about a status on Facebook page.

### Chair/CPC Report:

None.

### Formation of Election Committee:

Chair Wilson requested Don Liddell assist election committee. He then recommended secretary Naskar run the March 2014 election. Ken Tablang and Jennifer Pesqueira volunteered to be on the election committee. Motion to approve election committee made by Butler; seconded by Bonn. Motion passed by vote of 11-0-1. Voting in favor: Butler, Bonn, Bonner, Ferrier, Fox, Jaworski, O'Dea, Naskar, Pesqueira, Tablang, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

## **II. Public Communication (Non-Agenda)**

Walt Chambers, Rich Gorin, and Ann Garwood made public comments.

## **III. Representatives of Elected Officials:**

Toni Duran of State Assembly Member Atkins' office reported on the representative's work.

**IV. Consent Agenda:** None

**V. Informational Item:**

- 1. PRESENTATION ABOUT CONSTRUCTION ON THE NORTH SIDE OF SAN DIEGO INTERNATIONAL AIRPORT** – San Diego County Regional Airport Authority -- The North Side project includes a Rental Car Center; Receiving and Distribution Center; and new FBO building; the project will result in a realignment of Washington Street adjacent to the airport.

Presentation made by Peggy Cooper and Bob Bolton from the Airport Authority regarding the Rental Car Center, and a construction status report.

Public comments were made by Jim Frost, Ann Garwood, plus 2 others.

(Mellos joins meeting at 7:00)

Board comments were made by Fox, Vice-Chair Jaworski, Chair Wilson, Naskar, Mellos, O'Dea, Tablang, and Bonn.

(Ward joins meeting at 7:05)

(Winter leaves meeting at 7:10)

**VI. Community Plan Update Committee: (Regular Meeting Recessed)**

- 1. DRAFT LAND USE ELEMENT: HEIGHT/DENSITY RECOMMENDATIONS FOR UPTOWN** – Uptown Planners at its January 4, 2014 special meeting reaffirmed its previous recommendations regarding height/density in the Mission Hills and Bankers Hill/Park West communities, and passed a motion supporting retention of the 30-foot height limitation in Middletown. Consideration of height limits/density for Hillcrest, Hospital District and University Heights were continued until the February 4, 2014 meeting.

Committee members Roy Dahl and Don Liddell invited to join board at front of room.

Chair Wilson verified that the height recommendation was to be 65-feet mandatory height limit, above 65-feet is discretionary with Marlon Pangilinan.

Marlon Pangilinan gave a brief overview. Response to building heights is being analyzed and refined.

Public comments were made by: George Weidemeier (Med Complex), Ian Epley, Robin Madaffer (Scripps Mercy), Sharron Gehl, Johnathan Hale (HBA), Mike Brennan (HBA), Ben Baltic, Eddie Reynosa (HBA), Ron Baranov, Rich Gorin, Sam Krache (HBA), Walt Chambers, Tom Mullaney, Tim Gahagan, Ann Garwood (BHRG), Mat Wahlstrom, Hans Wangbichler, Nancy Moors (BHRG), Bob Martinez, Luke Terpstra (HTC), and Huan Wun.

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Roy Dahl spoke about efforts made to find consensus in Hillcrest regarding height in the CPU. He acknowledged that one does not exist, and offered a compromise. His motion was:

*For the commercial areas in Hillcrest that were previously restricted by the IHO, the new Plan Update should incorporate the following restrictions:*

*(1) In the area West of Rt. 163 where density was previously reduced to 44du/ac, the limits recommend by the HTC of 50-foot Ministerial and 65-foot Discretionary should be included.*

*(2) In the area East of Rt. 163 with the higher density of 74 du/ac, an additional category of "Super Discretionary" should be added that would allow heights proposed by the HBA and others of 100-feet. The "Super Discretionary" review would apply to heights over 65-feet, and would include an enhanced discretionary review with additional items such as: (a) sun and shade study, (b) bulk and scale relative to surrounding buildings, (c) mitigation for adjacent property owners, (d) street width. The Ministerial limit would be 50-feet in this area.*

Chair Wilson restated the motion. Motion was seconded by Butler.

O'Dea offered an amendment which was not accepted.

Board comments were made by Naskar, and Bonner. Chair Wilson offered a friendly amendment that the Uptown Planners establish guidelines for the "Super Discretionary" category. Amendment accepted by Dahl.

Additional board comments made by Butler, Ward, O'Dea,

Motion passed by vote of 14-0-1. Voting in favor: Dahl, Butler, Bonn, Bonner, Ferrier, Fox, Jaworski, Liddell, Mellos, Naskar, O'Dea, Pesqueira, Tablang, and Ward. Voting against: None. Abstaining: Non-voting Chair Wilson.

Committee members Dahl and Liddell leave committee.

### **CPU Committee adjourned at 8:05 PM - REGULAR MEETING RESUMES**

#### **VII. Potential Action Item: Planning**

- 1. PROPOSED DEAPPROPRIATION OF THE FOURTH AVENUE/QUINCE STREET BRIDGE & FOURTH, FIFTH AND NUTMEG PEDESTRIAN IMPROVEMENTS PROJECTS** – Bankers Hill/Park West -- Two SANDAG grants were obtained in 2009 to fund pedestrian improvements at the intersection of Fourth Avenue and the Quince Street Bridge, and Fourth Avenue/Fifth Avenue at Nutmeg Street. On January 15, 2014, the City Council Smart Growth & Land Use Committee voted 4-0 to continue a proposal to defund the grants, and transfer the monies into the Uptown Bicycle Corridor project, so that Uptown Planners could review the deappropriation proposal.

Public comments made by Mat Wahlstrom, Richard Ledford (SD Metro CDC), Walt Chambers, and Ben Baltic.

SANDAG representative Colleen Clementson, along with City of San Diego engineers Gary Pence and Hassan Yousef, provided an explanation of grants. The improvements in the grants are contained in the bike corridor programs; the thought was to incorporate the improvements into the larger bike corridor project.

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Chair Wilson asked if the money could be ear-marked for the intersections as intended. Ms. Clementson stated a separate accounting was possible.

Board comments were made by Naskar, Jaworski, Fox, Bonn, and Butler.

Naskar made a motion that funds need to be used as intended and funds should be ear-marked; seconded by Pesqueira. Board discussion; motion withdrawn.

Motion made by Fox that the pedestrian improvements in Bankers Hill that were approved in the original grant authorization, be completed by SANDAG using available funding sources; and that the improvements incorporate: (1) provide improved safety and walkability for pedestrians and improved transit access; (2) construction of popouts at both the intersection of Fourth Avenue/Nutmeg Street and the intersection of Fifth Avenue/Nutmeg Street; (3) provide a larger area for waiting pedestrians; (4) reduce the crossing distances; (5) improve visibility at Fifth Avenue and Nutmeg Street (the grant application described crosswalk lighting to in-road and initiated by pedestrian push buttons located on the popouts and in the center median); and (6) install pedestrian signs at both intersections. Refer to diagrams.

Motion seconded by Bonner. Motion passed by a vote of 12-0-1. Voting in favor: Fox, Bonner, Bonn, Butler, Ferrier, Jaworski, Mellos, Naskar, O'Dea, Pesqueira, Tablang, and Ward. Voting against: None. Abstaining: Non-voting Chair Wilson.

(O'Dea leaves meeting at 8:30)

2. **2828, 2848 & 2870 FOURTH AVENUE SDP ('FOURTH AVENUE LOFTS') – Process Three – Affordable Housing Expedite Program** -- Bankers Hill/Park West – Site Development Permit to demolish three existing commercial buildings and construct a 4-story, 64,744 sq. ft. building with 46 apartment units, including four affordable units, one commercial space & subterranean garage; NP-1, MR-800B, BS 1-1 zones.

Lloyd Russell made a presentation for the project.

Public comment made by Lara Folgerman, Ben Baltic, Ian Epley, Hans Wangbichler, and Walt Chambers.

Board comments made by Tablang, Ward, Butler, Bonner, Bonn, Mellos, Fox, Jaworski, Naskar

Motion to support the project as presented made by Ferrier; seconded by Naskar. Motion passed by a vote of 6-5-1. Voting in Favor: Ferrier, Naskar, Fox, Jaworski, Pesqueira, and Ward. Voting against: Bonn, Bonner, Butler, Mellos, and Tablang. Abstaining: Non-voting Chair Wilson.

3. **ARBOR DRIVE STREET VACATION (BETWEEN GOLDFINCH STREET & FALCON STREET) – Process Five** – Mission Hills – Street Right-of-Way Vacation for a 10,000 sq. ft. undeveloped portion of Arbor Drive (formerly Stockton Street) to revert back to the underlying property owners (located between blocks 14 and 27 Map No. 334). The site is in the RS-1-1 Zone.

Presentation by Karen Canale-Theakson, owner of property.

No public comments made. Board comments made by Bonner, Bonn, and Naskar.

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Motion to support the project as presented made by Ferrier; seconded by Tablang. Motion passed by a vote of 9-2-1. Voting in Favor: Ferrier, Tablang, Butler Fox, Jaworski, Mellos, Naskar, Pesqueira, and Ward. Voting against: Bonn, and Bonner. Abstaining: Non-voting Chair Wilson.

- 4. **3200 BLOCK DOVE STREET NDP (“DOVE HOUSE NDP) – Process Two** – Mission Hills – Neighborhood Development Permit to construct an approximately 3,400 sq. ft. single-family house with garage on a vacant 5,725 sq. ft. lot. The site is zoned RS-1-7.

Roger Marr, owner, made a presentation.

No public comment made. Board comment made by Butler and Bonn.

Motion to support the project as presented made by Naskar; seconded by Jaworski. Motion passed by a vote of 10-1-1. Voting in Favor: Naskar, Jaworski, Bonner, Butler, Ferrier, Fox, Mellos, Pesqueira, and Ward. Voting against: Bonn. Abstaining: Non-voting Chair Wilson.

**VIII. Member Comments/Community Reports**

Uptown Regional Bike Corridor Project Advisory Committee - No Report

Aspire Center Advisory Committee - No Report

**IX. Adjournment:**

Motion to adjourn made by Naskar; seconded by Pesqueira. Motion passed by consent.

**X. NOTICE OF FUTURE MEETINGS**

Next meeting is March 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 9:25 PM.

Respectfully submitted,

Joe Naskar  
Secretary