



UPTOWN PLANNERS

Uptown Community Planning Group

AUGUST 5, 2014

Meeting Minutes

Meeting Place: Joyce Beers Community Center, Uptown Shopping District

Meeting called to order by at 6:02 p.m. by Chair Leo Wilson

Present: Gary Bonner, Bob Grinchuk, Neil Ferrier, Tom Fox, Bob Daniel, Leo Wilson, Ken Tablang, Ernie Bonn, Jennifer Pesqueira, Beth Jaworski, Tom Mullaney, Chris Ward (late), Jim Mellos (late) Tony Winney (late).

Absent: Rhett Butler, Matt Winter

Approximately 30 individuals in attendance

Adoption of Agenda

Motion to approve the agenda by Daniel; seconded by Mullaney, passed by unanimous voice vote.

Approval of Minutes:

The minutes were amended to change a reference to "paella" to "BBQ" in comments made by Tablang. Motion to approve the July 1, 2014 minutes by Bonn, seconded by, Bonner, passed by a unanimous voice vote.

Treasurer's Report:

Treasurer Fox reported that the bank account had a total of \$260.05.

Chair's Report:

Chair Wilson inquired of City Planner Pangilinan about whether the recent resignation of the City Planning Director Bill Fulton would affect the time table for the release of the draft Uptown community plan. Pangilinan indicated it would not affected the timetable, that the draft Uptown Plan update would be released in September 2014, and that the draft Urban Design Element would placed online in August 2014. The traffic "modeling" for the Mobility Element was in the process of being completed.

Chair Wilson recommended, and the board agreed, that the board would fill the vacant seat created by the resignation of Joe Naskar at the September 2014 meeting.

Non Agenda Public Comment

Dionne Carlson, a member of the Greater North Park Planning Committee, spoke on behalf of the Neighborhood Preservation Coalition about the need to have qualified candidates appointed to serve on the Historic Review Board (“HRB”). The approval of several candidates for the HRB was pulled off the City Council agenda last month to provide more time to review the qualifications of the applicants. Chair Wilson indicated that Uptown Planners had endorsed Janet O’Dea’s candidacy for the HRB, and Carlson stated she felt O’Dea was a qualified for the appointment.

Rob Steppke, a former chair of the Greater North Park Planning Committee, and the present Chair of the North Park Maintenance Assessment District, spoke about issues involving the lack of attractive landscaping along the Park Boulevard Rapid Bus route. He had raised the issue with SANDAG, which indicated funding the suggested landscaping improvements was not in their budget. Steppke suggested that the Uptown Planners and Greater North Park Planning Group work collaboratively to address the issue.

(Board members Chris Ward and Jim Mellos arrived and become part of the quorum.)

Leo Wilson, speaking on behalf of the Metro San Diego Community Development Corporation, indicated the organization is working on two major projects: (1.) forming a lighting district to add enhanced street lighting along Fifth Avenue between Laurel Street and Upas Street; the project may be extended south if adjacent property owners indicate their support: (2.) moving the Olive Street Park project forward..

Representatives of Elected Officials:

Jessica Poole, representing Congressman Susan Davis, distributed her office’s monthly news letter ad provided and update regarding the Congress member’s activities. Davis is supporting efforts to reform political fundraising practices in light of a recent Supreme Court decision.

Chris Ward, representing State Senator Marty Block, distributed the office’s newsletter, and pointed out that August was the deadline to submit proposed bills for legislative consideration; a lot have been submitted, including ones seeking to revise CEQA, and to place on the state ballot an eleven billion dollar water infrastructure bond.

Toni Duran, representing Assembly Speaker Toni Atkins, indicated for a day Atkins become the Acting Governor of California; it was the first time a member of the GLBT community had held that position. Atkins was the grand marshal of the San Diego Pride event in July 2014;she also participated in a commemorative ceremony for the late Tony Gwynn. Duran indicated Atkins would be attending CityFest and will announce office hours to meet with the public.

Consent Agenda:

No consent agenda.

(Board member Winney arrives and becomes part of the quorum.)

Informational Items:

101 DICKINSON STREET (“SHIRAZ MEDICAL CENTER”) – Informational -- Medical District – Revisions to previously approved project that changes the type of use of the project site from institutional to mixed used residential, with commercial; the revised project will have approximately 52 residential units, and also some commercial retail; the approved project for the site is a medical office, which constitutes an institutional use.

Rick Aiken spoke on behalf of the applicant, who was also present. The Shiraz project had come before Uptown Planners twice; and had been approved by the City and permits had been issued by the City for

construction a medical office building. The underlying land use designation for the site was institutional, which allowed the medical office building to be built on the site. The applicant is looking at revising the project, so that it will become a mixed- use 53-unit residential project, with some retail on the ground floor. Prior to submitting the project to the city, the applicant wanted to inquire of the board if they would be favorable to the change in the underlying land use.

Chair Wilson indicated to the applicant that the board would not make any formal recommendation on the project, until it had been filed with the City and had an assessment letter issued. Then it would be placed on the agenda as an action item. Any comments at this meeting would be informal, and did not indicate how the board would vote on the actual submitted project.

Aiken stated the one purpose of the medical office project was to serve the UCSD Medical Center; however, while UCSD had initially been supportive, they subsequently indicated they presently did not have a use for additional medical offices. Revising the project to residential use would provide housing adjacent to the medical center; it would also lessen the traffic impact upon the adjacent Hospital District. The building would be about the same height; the retail would consist of between 880 and 1,000 sq. ft. of space on the first floor. A "hammerhead" cul-de-sac would be at the driveway on the west side of the building; it is required by fire regulations. There would be 119 parking spaces, four designed for the retail.

During public comment, in response to an inquiry by Mat Wahlstrom the applicant indicated the condominium units would be sold market rate; Julie Menas inquired what the size of the units would be. The applicant responded they would be in the 900 sq. ft. to 1450 sq. ft. range.

Board member Daniel requested the applicant to preserve existing parking on the street. Mullaney expressed concern over whether the change in land use required a community plan amendment. Ward expressed concern over the loss of potential institutional designed land in the Hospital District, although he was not opposed to the project being revised to residential. The applicant indicated in response to a question by Tablang that the condo units would be priced in the \$475,000 to \$500,000 range.

Chair Wilson inquired of Pangilinan about what type of approval the project would need. Pangilinan was unsure, as the project was being presented at a time in the Uptown community plan update proces after the plan land use recommendations had been completed. Pangilinan felt the project may need a community plan amendment, but thought there was a possible exception that might apply. Other board members requested clarification of what the approval process was for a revised project as well.

By an informal straw poll, the board indicated they were in concept open to the possibility of a change in land use at the project site from commercial to mixed use residential/retail.

SAN DIEGO INTERNATIONAL AIRPORT PARKING PLAZA PROJECT FOR TERMINAL TWO

– Presentation by the San Diego County Regional Airport Authority regarding the construction of a new parking plaza adjacent to Terminal Two, which was recently expanded. Although 10 new gates were installed during the expansion of Terminal Two, no new parking was added. The new parking plaza will be three stories in height, and contain 3,000 parking spaces. Smart parking technology will be included that will allow reservation of parking spaces in advance, and payment prior to leaving the parking plaza.

Presentation made by of the San Diego County Regional Airport Authority. The new parking plaza will be adjacent to Terminal Two, which recently added 10 new gates. The airport badly needs more close in parking. The new parking structure was reduced from five stories with 5,000 parking spaces, to three stories with 3,000 parking spaces. The parking structure will utilize smart technology, which will allow users to reserve spaces in advance. It will take approximately three years to build the parking structure.

Public comment was made by Roy Dahl, Mat Wahlstrom and Rich Gorin. Gorin inquired if electric car to go could have charge spaces at the airport; Airport staff responded it could not be located in a paid parking garage. It was also pointed out that trucks and rental cars would be relocated to the east side of

terminal, and a shuttle with its own roadway would transport individuals to the passenger terminals on the west side of the runway.

(Mellos leaves the meeting, and is no longer part of the quorum.)

Potential Action Item: Planning and Special Events:

540 1/3 OTSEGO DRIVE NDP – Process Two – Neighborhood Development Permit for environmentally sensitive lands, within the Sustainable Expedite Program, to construct a 3,851 sq. ft. single family resident on a 11,343 sq. ft. vacant lot west of Otsego Drive; RS-1-1 zone

The applicant/owner, Soheil Nakhshab, made the presentation.

Chair Wilson summarized the contents of the assessment letter/cycle issues for the project. The project is located on steep slopes and sensitive lands, and is within the Maple Reynaud Canyon open space system.

Nakhshab indicated the residence has been sited on the property to minimize grading, and the topography and native vegetation is being preserved. There will be large areas of windows to let the natural sunlight into the house. The project will have a car stack. The project will be sustainable, utilizing solar and passive energy sources. In 2012, Nakhshab received an architectural design award of the Shayan Residence built in Mission Hills.

No one made public comment; board comment was highly complementary to the design.

Motion by Pesquiera, seconded by Ferrier, to approve the 540 1/3 Otsego Drive project as presented; Motion passed by a 12-0-1 vote, with non-voting chair abstaining.

I. Community/Board Reports:

Adjournment:

Motion to adjourn approved at approximately 7:50 p.m.

Respectfully submitted,

Leo Wilson
Acting Secretary