



# UPTOWN PLANNERS

## OCTOBER MEETING NOTES

DATE: 10/6/15

Call to order by Chair Mellos at 6:08 pm.

In attendance: Mellos, Bonner, Jaworski, Dahl, Pesqueira, Ward (entered late), Wahlstrom, Fox, Winter, Newington, Heiskala, Brennan, Bonn, Mullaney.  
Absent: Daniel, Hook, Tablang

Adoption of Agenda:

Switch item 2 (Community Plan Update- Discussion concerning specific component(s)) to item number 1 (UPTOWN COMMUNITY PLAN – STATUS REVIEW)

Vote of 12-0-1 chair abstains

For: Bonner, Jaworski, Dahl, Pesqueira, Ward, Wahlstrom, Fox, Winter, Newington, Heiskala, Brennan, Bonn, Mullaney

### **Approval of Minutes:**

April 7 meeting minutes with corrections as submitted by Ernie Bonn  
vote to adopt 12/0/1 chair abstains

For: Bonner, Jaworski, Dahl, Pesqueira, Ward, Wahlstrom, Fox, Winter, Newington, Heiskala, Brennan, Bonn, Mullaney

Special meeting minutes September 24<sup>th</sup> motion to approve with corrections as submitted by Ernie Bonn. Motion by Roy / Kyle seconds  
vote to adopt 9/0/4

For: Jaworski, Dahl, Ward, Wahlstrom, Fox, Newington, Heiskala, Brennan, Bonn, Mullaney

Abstentions: Bonner, Winter, Pesquieria, chair

Treasurer reports no activity with an account balance of \$145.65

Wahlstrom: Reports website is being updated as per the Brown Act requirements.

CPC Report by Chair Mellos: CPC meeting last Tuesday regarding short term vacation rentals and Airbnb. The Airbnb provision passed requiring owner must be in residence while the short term vacation rental provision failed.

## **Public comment**

Sharon Gehl: Reports on detailed findings regarding Mills Act designation and how these properties do not necessarily elevate property values.

Bill Ellig: Buildout with bonus densities, how could the EIR show that there is no impact to the community?

Nan McGraw: October 1<sup>st</sup> UH Community Association meeting survey of the over 100 in attendance showed 88% were against bonus densities.

Carol Neidenberg: UH community does not want to be part of North Park planning group and wants to remain as one group.

Leo Wilson: Neil Ferrier has passed away, no word on a memorial service yet.

Gary Aguierre: UH community member, asking for a stop to the criminal activity in the UH Point Open Space in his neighborhood and for board support in this matter.

Ben Baltic: Traffic calming on 6<sup>th</sup> Ave follow up. No results have been released from the City, meanwhile injuries have resulted from frequent accidents in that corridor.

Jim Frost: Bankers Hill resident mentioned another event involving the closure of 6<sup>th</sup> Ave. in Bankers Hill had been scheduled and this should involve community approval of special events permits. He requests that action be taken on these items.

Ernie Bonn: Announces Nov. 12 SANDAG presentation on bike corridors in North Park, 6 pm at the Grace Lutheran Church, corner Park Blvd. & Polk Ave.

Chris Ward enters

## **Elected Officials**

Anthony Bernal: Audit shows that City finances are performing above expectations. New smart parking meters have been installed as part of a current pilot project, community feedback is requested. Newsletter distributed to the board.

Mark Zambon from Susan Davis' office: Susan to host college affordability forum at Grossmont College. Newsletter distributed to the board.

Tony Duran from Atkins office: SB350 climate change legislation should pass before the end of session. California equal pay law was recently signed into law. Newsletter distributed to the board.

## **I. Letter of Support for Hillcrest Nightmare on Normal St–**

Marissa Romero from the HBA: Footprint has been reduced to Normal St. between University Ave and Harvey Milk. Proceeds will be shared with the Center.

Consent Agenda Pesquiera motions to move Letter of Support for Hillcrest Nightmare on Normal St. to the consent agenda. Mullaney Seconds  
12/0/2

For: Bonner, Jaworski, Dahl, Pesqueira, Ward, Fox, Winter, Newington, Heiskala, Brennan, Bonn, Mullaney.

Abstentions: Wahlstrom and Chair

Mullaney motions to approve consent agenda, Bonn seconds

Vote: 13/0/1 Chair abstains

For: Bonner, Jaworski, Dahl, Pesqueira, Ward, Fox, Winter, Wahlstrom, Newington, Heiskala, Brennan, Bonn, Mullaney.

### **Informational Review:**

#### **A New Mixed Use Project at 1850 Fifth Avenue:**

Jim Tanner of Tannerhecht Architecture presentation – Below grade parking garage is proposed with 86 spaces on 2 levels. This project is in the CV4 mixed use zone, and the proposed use is mixed with a maximum allowed height of 50' since it is in the Flight Path. The project's safety zone limits residential units.

Discussion: Chair suggests he meet with Metro CDC.

Donna Shanske: Is this project already approved through the Planning Commission?  
No.

Ian Epley: It would be interesting to increase the building height to 50' with more residential units.

Ben Baltic: Bankers Hill Community Group was pleased with this design. Only concern involved the large blank façade along 5<sup>th</sup> Ave.

Amy Hayes: Bankers Hill resident questions parking requirement and the need for any parking above grade.

Board Discussion: Kyle H. expresses that this is a good use of the site. States that façade on 5<sup>th</sup> should be activated

Beth J.: Echoes same statement about activating 5<sup>th</sup> Ave

Mat Wahlstrom: Supports open concept of architecture. Asks if the glass on top floor is recessed and if sound attenuation has been considered. High performance glass will be used.

Ernie Bonn: Is there a landscaping plan? Not yet, but there will have to be.

### **Review new generation of design concepts for the Pernicano Property in Hillcrest:**

Jacob Schwartz Urban Housing Partners, Pauly De Bartolo, DeBartolo Design Studio – They were asked to think about this project outside the box in terms of public realm.

Views to downtown are a significant opportunity. Higher building heights tend to occur at regional nodes, additional height will be proposed in some of the ideas presented.

Nearby buildings including ATT and Hospitals extend up to a range of 125 - 145'. A mid-block pedestrian link between 5<sup>th</sup> and 6<sup>th</sup> is an option to increase retail activation of the site. This option that creates public realm activation can be accomplished by reconfiguring the residential building to be higher than 65'. Multiple levels of activation can be achieved with a ground level dining and a residential building of greater height. A fully accessible public level on top of the hotel can also be achieved. Ocean views begin to be had at 65'. Greater public spaces can be created in terms of meeting and event space within the hotel or residential component as greater heights are explored up to 145' – the same as the ATT building. Parking would access from 6<sup>th</sup>, the hotel frontage would also be on 6<sup>th</sup>. The public is asked to provide project feedback to [pernicanoinput@gmail.com](mailto:pernicanoinput@gmail.com)

#### Public Comment:

Rich Gorin: If some adjacent properties are not acquired this project is not possible.

Ian Epley: Energy requirements and solar?

#### Board Comment:

Kyle H.: Architectural style does not necessarily reflect Hillcrest

Beth J.: What type of hotel will this be? A: Boutique 4 star hotel like tower 23. How does the public access the roof? A: Anyone can take the elevator and enjoy the view

Gary B: Public realm and public space are not the same thing

Michael B: States that this is an exciting project and welcomes a dialogue about the public realm and how we can reach consensus on a project that includes roof terraces, urban farming, meeting space and incredible views.

Mat Wahlstrom: Concern with the entitlement process that will maximize profit for the seller, while the builder can change the ultimate project. This project needs to respect the commercial historic district context.

Bonn: Residential is on 6<sup>th</sup> Ave side? Yes. The Hotel location? The hotel spans from 5<sup>th</sup> to 6<sup>th</sup>. The 6<sup>th</sup> Ave side is kept to 65'.

Mullaney: Predominantly the buildings are 1-2 stories in Hillcrest. Shadowing, character, and community impact are all of concern.

Dahl: States he can be convinced to support such a project. He suggests that the applicant convince the community to support a project of this height before he can recommend approval.

Ward: The quality of architecture is more East Village than Hillcrest. The public realm needs to come with guarantees about access. The impacts to 5<sup>th</sup> Ave and the pedestrian scale should be respected. This is the type of discussion the community should be having about public benefits with bonus densities.

Tom Fox: Suggests putting utilities in one of the floors of the building.

Beth J: It would be helpful if we all learn how to maneuver this new system of bonus densities.

Matt Winter: A public access agreement should be included with the project, management agreement for the roof, EMRA's would help the board understand how the property is guaranteeing public access.

### **UPTOWN COMMUNITY PLAN – STATUS REVIEW:**

Chair: Reports about a meeting with the City to establish a schedule for Community Plan Update review completion. This is to happen by the end of the year per Todd Gloria's urging. Discussion regarding a committee of a whole, or a sub-committee to focus on the update. Mullaney has led some effective independent study groups, which are not a sub-committee. Chair recommends a committee of the whole setup as a working group with staff in a public setting. This would be in compliance with the Brown Act.

Dahl: Concerns about quorum, we might not meet the threshold for each meeting.

Heiskala: Supports workshop approach to deal with the problem of time restrictions at each meeting.

Mullaney: Does not see how the workshop idea is different than the special meetings. Marlon states it is more of a one-on-one with staff and the board to tease out issues in depth.

Motion by Wahlstrom: Uptown Planners shall proceed as a committee of a whole in a workshop structure with a group of city staff and the public to consider the individual elements of the committee plan in special meetings that are only considering one particular element and no other business on the agenda.

Ernie seconds

Roy D: amendment in the event that if a quorum is not available the meeting will automatically revert to a subcommittee meeting.

Matt Winter amendment: on our monthly meeting we shall make the commitment to the next special meeting.

Vote: 13/0/1 Chair abstains

For: Bonner, Jaworski, Dahl, Pesqueira, Ward, Fox, Winter, Wahlstrom, Newington, Heiskala, Brennan, Bonn, Mullaney.

Mat Wahlstrom: Motion to nominate Leo Wilson as parliamentarian for these meetings

Matt Winter seconds

Leo Wilson agrees

Vote: 13/0/1 Chair abstains

For: Bonner, Jaworski, Dahl, Pesqueira, Ward, Fox, Winter, Wahlstrom, Newington, Heiskala, Brennan, Bonn, Mullaney.

Tom M: An independent working group has been formed to focus on the Urban Design Element. It is important to have experts at the table.

Chair: This independent group has to be separate from Uptown Planners. Any expertise gained should be brought back to the Uptown Planners.

**Community Plan Update- Discussion concerning specific component(s)  
UPTOWN COMMUNITY PLAN – REVIEW OF DRAFT CONSERVATION ELEMENT OF  
THE UPDATE OF THE UPTOWN COMMUNITY PLAN:**

Presentation by Marlon: This element helps determine the character of the neighborhood. Sustainable development, scenic resources, stormwater management, and air quality are all parts of this element. Open space management and natural resource mapping is also covered. There is a net increase of 28.8 acres of Multi-Habitat Planning Area.

**Public Comment**

Amy Hayes: from Bankers Hill, previous area requirements for new development should be included as well as the term cultural landscape.

Janet O’Dea: Historic buildings are site sensitive. Weasel words “encourage, as feasible.” Provide for electric charging stations language.

Carol Emeritt: The general plan includes urban forestry in this section, so should the Uptown Plan update. Maple canyon complex is not included in MHPA boundary.

Ian Epley: Implores the board to identify buildings for adaptive re-use in the urban core. These restrictions can hold back a community from redeveloping.

Sharon Gehl: We should be applying the EPA guidelines for planning to our entire community plan. Schools and certain uses should not be proposed within 500’ from freeways.

Donald Hill: Ideas are only partially developed in the updated plan. Walking and biking are mentioned often in the plan while there has been a big push for electric transportation options. These transportation options should be included in the plan.

**Board Discussion**

Ward: The climate action plan should be considered and included in this update. Energy and water efficiencies should be stipulated for new City buildings in Uptown. Potential MHPA areas should be identified in open spaces areas. Supports the idea that electric cars should be embraced in the plan along with vehicle charging stations infrastructure. Rainwater harvesting should be considered.

Mullaney: Requests a scalable map of MHPA boundaries be provided to the board. He mentions a discrepancy between the text and certain tables. Marlon is aware and will revise. Fears we are rewriting the entire plan, not merely updating it. Concerned about vague language in the element. Suggests we add a section to the Air Pollution section to comply with state guidelines and planning uses adjacent to freeways.

Bonn: Suggests we map paper streets that could potentially be protected. Multiple habitats were mapped in the old plan and should be included. States that drainage issues are a big problem in Uptown. There are some good ideas in the Sustainable North Park Main Street Plan that may be applicable to this update.

8:37 Chair departs and turns meeting over to Tom F.

Wahlstrom: Supports idea of certain uses not being located adjacent to freeways in concert with State regulations. He questions the definition of multi-habitat. Marlon describes that sensitive flora or fauna are in these locations. CE2.20 should include the construction of cisterns and catchments as a condition for developments.

Bonner: Paper streets should be logged for recreational uses in the future. Urban runoff section should have specific goals of how and when, same for recycling.

Brennan: Water catchments should be included, the plan should align with the Climate Action Plan, electric car charging stations should be included along with compostable trash collection.

Jaworski: Aging in place should be accommodated and citizens should be allowed independence into older years.

Heiskala: Water catchment should be added as 2.19D. A tree canopy percentage should be mentioned in the conservation element. Urban forestry should be added to this element. Pervious paving should be included. An electric vehicle section should be added. Grants for green infrastructure should be added. Have green roofs been looked at? Marlon: Yes. They should be included.

Winter: The plan should have more specifics.

Mullaney: Recommends the minutes should be our recommendations to staff.

Wahlstrom: We should make a motion.

Fox: states a motion is not required. He requests staff take our discussion tonight as our feedback on this section.

Heiskala: is interested in leading an independent group on mobility. Several Board Members show an interest.

Pesquiera motions to adjourn

Adjourned at 8:52 pm.