



# UPTOWN PLANNERS

## FEBRUARY SPECIAL MEETING MINUTES

DATE: 2/02/16

Call to order by Tom Fox at 6:04

In attendance: Jim Mellos (Arrived at 6:09) Gary Bonner, Beth Jaworski (left early), Roy Dahl, Ken Tablang, Jennifer Pesqueira, Chris Ward, Mat Wahlstrom, Tom Fox, Bob Daniel, Matt Winter, Jay Newington, Kyle Heiskala, Michael Brennan, Ernie Bonn, Tom Mullaney

I. Call to Order and Introductions by Tom Fox

II. Adoption of Agenda and Rules of Order:

Daniel motions to add agenda item to appoint election sub-committee, to be heard after item IV.

III. Public Communication

IV. Special Order of Business: UPTOWN COMMUNITY PLAN – REVIEW OF DRAFT MOBILITY ELEMENT OF THE UPDATE OF THE UPTOWN COMMUNITY PLAN:

1. Potential Action Items – NON-MAP WAIVERS - 6th & Hawthorn Townhomes Mid-City Communities Development Permit. Follow-up presentation by the Applicant, Russ Haley of CityMark Communities for review and a request for a recommendation of approval of the proposed residential townhome project.

**Board Discussion:**

Mullaney: Street activation is problematic, suggests we wait for all City Staff cycle issues

Newington: Shares Mullaney's concerns

Wahlstrom: Clarifies with Marlon that the group can make a recommendation at this stage of the project review. Wants to ensure that

the cycle issue of maintaining half walls for the dens to prevent converting the units to three bedrooms is maintained and remains mystified why there still isn't any vehicle access from the project onto Hawthorn.

Daniel: Concerned about compliance with CV4 on 5<sup>th</sup> Ave

Dahl: Concerned about the community plan not being followed.  
Commercial should be included.

Fox: SANDAG bulb-outs should be included in the design. MAD will be forming in the next 12 months, request to stub out electric for mid-block acorn lights.

Jaworski: This project does not appear to reflect a regional character

Bonn: We have to follow the community plan. Questioned whether findings were met under the Site Development Permit. Cannot approve at this time

Bonner: This project conforms to the 1988 community plan which removes the most significant reason to vote against the project.

Tablang: Expresses desire for a commercial component

Brennan: Appreciates aesthetics of the project, plant material, building materials, conforms with 1988 plan, expresses desire for more density and a preference for commercial on 5<sup>th</sup>. Requests sidewalk improvements.

Ward: Does not appreciate characterization of the Bankers Hill community group. Would suggest they come back after City cycle issues have been addressed.

Kyle: Would like to have commercial but appreciates that the applicant has satisfied compliance with the current plan.

### **Board Motion**

Chris Ward: Uptown Planners shall conditionally approve this project so long as all issues are resolved with City Staff in subsequent cycle issues report.

Second by Winter

Motion Passes

Vote: 13/2/1

(In favor) Bonner, Jaworski, Dahl, Tablang, Pesqueira, Ward, Wahlstrom, Fox, Daniel, Winter, Newington, Heiskala, Brennan

(Opposed) Bonn, Mullaney  
Chair abstains

V. Elections Sub-committee: Jaworski will chair the election committee while Bonn, Ward, and Marlon will serve with Daniel serving as alternate

Motion Passes

Vote: 15/0/1 chair abstains

(In favor) Bonner, Jaworski, Dahl, Tablang, Pesqueira, Ward, Wahlstrom, Fox, Daniel, Winter, Newington, Heiskala, Brennan, Bonn, Mullaney

Chair abstains

VI. UPTOWN COMMUNITY PLAN – Review of the following elements of the Uptown Community Plan:

a. Land Use

### **Board Discussion**

Winter: This plan is not much different than the current plan and does not see a reason to be opposed.

Mullaney: Staff proposal today is completely different than what was previously agreed to. This will take some time to review. He is supportive of transit oriented development and Climate Action Plan but not to the level of density proposed. Illustrations were shown to the board including large buildings. Suggests forming a subcommittee to work on land use.

Newington: Is taken aback by the proposed 109 DU proposed in the plan.

Wahlstrom: Property owners show how much they care about their properties by how they maintain them. Pernicanos is a prime example. Affordable housing will not follow increased development. We are being asked to take on a burden of density for the good of the City.

Daniel: Appreciates the development type occurring in Little Italy but feels that looming structures are problematic.

Jaworski: Concerned that proposed densities won't be achieved as units may be combined later for individual owners. (Jaworski leaves meeting)

Dahl: 301 University was a terrible project that was a result in a lot of compromises and it started the community plan update process. Discussions were had about density and heights. Density should be on the east side of Hillcrest along Park. The process of the plan update is regrettable, it should have been worked through an open process involving the community all along.

Fox: 6<sup>th</sup> ave at Pennsylvania becomes a bottleneck as people are accessing the freeway. Suggests a widening of 6<sup>th</sup> Ave.

Bonn: Community amenities will be an afterthought to new building. Requests an adequately sized zoning map. Public services should be increased along with density. Ministerial projects should have greater review. High densities proposed in the NP Plan on the east side of Park Blvd. will be mirrored in the Uptown Plan on the west side. 145 units on El Cajon Blvd. will not include Affordable Housing or amenities and 73 units from El Cajon Blvd. to University Ave. All the condo conversions in Uptown several years ago wiped out a lot of the affordable units for people working in the Medical Complex area as well as for seniors.

Bonner: Many community meetings have taken place over the years and the community got 85% of what they asked for. Recently the plan completely changed. Are we starting over? If so, we need large maps to review. Uptown has a 100-acre deficit of park land, we're not going to find additional land with the new proposed density.

Tablang: Echoes Bonner's comments, supportive of density around Park Blvd. Questions affordable housing in the new plan.

Brennan: Concerned about climate change and supportive of new density to allow us to reach the CAP goals. Supports staffs plan and suggests that we form a subcommittee to further discuss densities and heights. We should mirror density on Park Blvd from the North Park side. University Ave could be identified as a corridor that could drop a lane and provide for greater multi-modal options.

Ward: Concerned about incentives for density bonuses. We have had development but no associated community benefits. The proposed plan does not guarantee benefits. The difference between build-out in the current plan and recent draft versions is not that great. We are much closer to a final compromise than we may realize.

Heiskala: This plan is close to the 1988 community plan. Concerned about climate change. This discussion should be about where new density goes, not whether we have new density. New density could be proposed in certain areas. We should decide that as a board.

Mellos: We cannot increase density without taking care of traffic. Infrastructure needs to keep pace with density. I would not like to see the Los Angelization of San Diego.

- b. Urban Design (this discussion will be carried to the 16<sup>th</sup>) See motion 3 below.

**Motion 1:**

Mullaney: Uptown Planners shall form a Land Use subcommittee  
Wahlstrom seconds

Motion carries with a vote of 14/0/1

(In favor) Bonner, Dahl, Tablang, Pesqueira, Ward, Wahlstrom, Fox, Daniel, Winter, Newington, Heiskala, Brennan, Bonn, Mullaney  
Chair abstains

**Motion 2:**

Daniel: Land Use subcommittee members shall be Wahlstrom, Bonn, Dahl, Brennan, Heiskala, Mullaney, Bonner  
Wahlstrom seconds

Motion carries with a vote of 14/0/1

(In favor) Bonner, Dahl, Tablang, Pesqueira, Ward, Wahlstrom, Fox, Daniel, Winter, Newington, Heiskala, Brennan, Bonn, Mullaney  
Chair abstains

**Motion 3:**

Daniel: Motions we table Urban Design until a later meeting  
Dahl seconds

Motion carries with a vote of 14/0/1

(In favor) Bonner, Dahl, Tablang, Pesqueira, Ward, Wahlstrom, Fox, Daniel, Winter, Newington, Heiskala, Brennan, Bonn, Mullaney  
Chair abstains

Heiskala motions to adjourn

Adjourned at 9:35