



## UPTOWN PLANNERS

### Uptown Community Planning Group

DRAFT MINUTES

**February 7, 2017**

Call to order by Leo Wilson at 6:03

In attendance: Leo Wilson, Jennifer Pesqueira, Soheil Nakhshab, Mat Wahlstrom, Bill Ellig, Bob Daniel, Dana Hook, Roy Dahl, Amie Hayes, Michael Brennan, Maya Rosas, Gary Bonner, Tom Mullaney, Jay Newington, Ken Tablang, Tim Gahagan (arrives at 6:20)

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

- A. Introductions
- B. Adoption of Agenda and Rules of Order: Wahlstrom / Pesqueira motions to move letters of support to consent agenda. Approved.
- C. Approval of Minutes
- D. Treasurer's Report – no transactions, current balance \$150.65
- E. Chair/CPC Report

#### **II. Public Communication:** Non-Agenda Public Comment; Speakers are encouraged, but not required, to fill out a public comment form, and provide them to the Secretary at the beginning of the meeting.

Ian Epley: Confirms that plan and zoning went into effect Monday February 6.

Ann Garwood: West bound exit from 163 would help to access hospitals.

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

Nick Serrano: representative of Todd Gloria introduces himself. The proposed state budget is cautious concerning a possible repeal of healthcare. [Nick.serrano@asm.ca.gov](mailto:Nick.serrano@asm.ca.gov)

Brittney Bailey of Chris Ward's office: He is active on a homelessness task force

Mark from Susan Davis' office: Provides newsletter updating her recent work including higher education, fighting the Trump administration, and Healthcare coverage.

John Ly from Faulconer's office: [jly@sandiego.gov](mailto:jly@sandiego.gov)

#### **IV. Consent Agenda:** (VI. 1., 2., 3.) Motion to approve Dahl/Wahlstrom 15/0/1 chair abstains

#### **V. Projects: Action Items**

1. **635 ROBINSON AVENUE ("HILLCREST III NDP") – Process Two – Hillcrest--** Neighborhood Development Permit for the development of 111 residential dwelling units. 9 very low income units, 2,880 sq. ft. of commercial retail space within a 100,824 sq. ft., 7-story mixed use building with 3-levels of underground parking and a detached parking structure at 635 Robinson Avenue. The 1.00-acre site is in the MR-8—B and CN-1A zones. *DRB Motion by Wilson, seconded by Dahl: To recommend approval of the project, with two conditions; (1.) Recommend the applicant avoid white stucco for the exterior walls and consider a higher quality material for white surfaces, and; (2.) recommend the south elevation of the project feature greater architectural interest through the use of varied finishes and/or materials similar to the west (alley)*

elevation. Passed by a 6-0 vote. Motion by Mullaney, seconded by Dahl: In approving this project, Uptown Planners wishes to state that as a general rule it is not supportive of projects that do not have upper story setbacks; Motion failed by a 3-3 tie vote.

Maya Rosas recuses herself from this item. Michael w/ Architects Orange presents the project.

**Community comment:**

*Ann Garwood:* Owns condo on 7<sup>th</sup> Ave nearby. Does not think its fair to show Coralree building as reference. Thinks the building should have to setback on Robinson. Takes issue with the height of the AT&T building. Takes issue with the fact that the building will not have street impacts. People who do not have parking will be impacted.

*Nancy Moors:* Comparing this project to Coralree is not fair. The project does not fit into the neighborhood on a 2 lane road.

*Deirdre Lee* – The project is too big, unattractive, lacks dimension. What are the setbacks for seating areas? The density bonus seems extreme, how affordable is it?

*Ian Epley* – Robinson retail looks traditionally retail-ish. Professional office or live/work lofts might make sense. The setbacks are a little stark. Massing is good. Avoid stucco. Mixture of affordable, have a mix of 50% to 100% AMI.

*Elizabeth Hanon* – Requests information about potential public parking

*Ben Nicholls of HBA* – Supports project as it brings customers into the neighborhood. He would like to see additional public parking as part of the project.

*Sharon Gehl* – Appreciates the height of building, concerned about making the project too unaffordable for residents with fine materials, encourages approval.

*Paul Jamason* – Appreciates the projects and supports the low income housing, density near alternate modes of transportation.

*Marcela Escobar-Eck* (representing the client answers the question) – The developer's contractual obligation with AT&T prevents an opportunity to develop public parking. That opportunity may come about as the project progresses. The project has parking more than what is required. Loading will be internal to the project. No restaurant will be included because of parking intensity that would bring. Vehicle access comes off the alley. The affordable housing is required and enforced. Solar panels will be included to pre-heat the residential water. There is an opportunity to include solar arrays on the AT&T garage.

**Board Comment:**

*Soheil* moves the subcommittee motion forward.

*Tim Gahagan* – Thinks the project is too big, should include public parking, needs setback.

*Tom Mullaney* – Better use than a parking lot. Height and setbacks are detractors. Robinson Street is too narrow for this height. Recommends 5-10' setback on Robinson side.

*Wahlstrom* – What enforcement mechanisms are there for community benefits from developers?

*Dahl* – Appreciates the aesthetics of the building, materials. This project is half the size of newer buildings that will be coming into the Gateway district.

*Hook* – Is in support of the project, bike facilities

*Brennan* – In support of the project and the changes that have been provided to date. DIF fees will be of great benefit to the community.

*Bonner* – Concerned about setback on Robinson

*Tablang* – Concerned about parking for the retail frontage.

*Ellig* – Affordability is a major issue, a higher percentage of affordable should be included. Would like to see more metrics such as vehicle miles traveled to evaluate these projects by.

*Hayes* – Alley usage and traffic. Where is loading? Height and setback are an issue. Style is not specific to Hillcrest.

**Motion 1:**

*Wahlstrom / Mullaney* – Substitutue motion would like to continue the item until there are further staff reports and resolution of cycle issues (stating height, setbacks, solar, parking).

Motion carries 8 / 5 / 1

*For:* (refer to recording for all names) Newington, Gahagan, Mullaney, Bonner, Tablang, Ellig..

*Against:* (refer to recording for all names)

Chair abstains.

**Motion 2:** *Wahlstrom / Bonner* reconsider motion

Motion carries 9 / 1 / 4 abstain

**Motion 3:** *Mullaney / Gahagan* – Recommend denial of the project as proposed due to three main objections 1) A 10’ setback should be provided on Robinson Ave. 2) Solar panels should be included as part of the project 3) The developer agreement with AT&T should be reevaluated to include public parking.

Motion carries 8 / 4 / 2; abstain (Chair and Pesqueira)

**Motion 4:** *Wahlstrom / Mullaney* – recommend 72’ height limit

Motion fails 5 / 8 / 1

**Motion 5:** *Gahagan / Bonner* – recommend 80’ height limit

Motion fails 5 / 8 / 1

**Motion 6:** *Mullaney / Wahlstrom* - The project should comply with zoning for the upper story setbacks on Robinson Ave.

Motion carries 7 / 6 / 1

2. **549 TORRANCE STREET (“TORRANCE 3 SDUs – SDP”) – Process Three – Mission Hills** -- Site Development Permit for public road encroachment, and construction of three new residential single dwelling units on single lots for a total of 8334 square feet of construction. The 0.56 acre site is located at 549 Torrance Street in the RS-1-1 base zone.

**Public Comment:**

*Soheil* has been collaborative with the neighbors and is supportive of the project. He appreciates how the access has been handled.

*Francis Talkbaum* – The site is not a dump, how will the site be graded? Concerned about trees that should stay.

*Suzanna Nakhshab* – Soheil’s wife, introduces herself to the audience.

*Unknown Speaker* – Notes that the drop off for the driveway will be significant, grading issues, and access.

*Unknown speaker* – Lives on Ibis St., welcomes this development in the neighborhood. Praises the green element.

*Unknown speaker* – Owns 16 unit complex next-door, concerns about sharing driveway. Concerns about construction activities. Not against project, just against the shared driveway.

*Sharon Ghel* – Praises the project, appreciates the multi-generational aspect of the 3 homes. Aesthetics will be great. Construction is inevitable.

*Unknown speaker* – neighbor to the below site – reports that Soheil has addressed their concerns and worked with him. They are supportive.

*Carol Emerick* – Applauds Soheil to work with the neighbors.

**Board Comments:**

*Gahagan* – Clarifies that shared drive is on public property. Asks about building on the hillside.

*Wahlstrom / Pesquiera* motion to approve

12 / 0 / 2 Maya & Chair abstain

3. **2124-2138 FRONT STREET TENTATIVE MAP (“FRONT STREET MULTI-FAMILY TM”) – Process Three – Bankers Hill/Park West – Tentative Map for the conversion of a Designated Historic Residence; a three-story four unit apartment building over a parking garage, to eight**

residential condominiums totaling 10,002 sq. ft. located at 2124-2138 Front Street. The 0.181 acre site is in the MR-1000 zone.

*Hayes* – Schedule? End of September. 1 unit is historic, 7 units in adjacent new construction.

*Wahlstrom* / Bonner motion to approve: 11 in favor / 1 Dahl against / 1 Chair abstains

#### **VI. Letters of Support: Action Items:**

1. **LETTER OF SUPPORT FOR ST. PATRICK'S DAY PARADE – Bankers Hill/Park West & Hillcrest** – The event will take place on Saturday March 11, 2017; the parade will go north on Fifth Avenue to Robinson Street, then east on Robinson Street to Sixth Avenue, and south on Sixth Avenue to Laurel Street. There will also be a festival in Balboa Park at Sixth Avenue and Laurel Street;
2. **LETTER OF SUPPORT FOR HILLCREST MARDI GRAS: REVIVAL TOUR – Hillcrest** – The event will be held February 28, 2017, from 6:00-11:00 p.m. It will be held on University Avenue, from First Avenue to Fourth Avenue. University Avenue will be closed beginning 5:00 a.m. on the day of the event;
3. **LETTER OF SUPPORT FOR PREVENT SUICIDE WALK EVENT - Bankers Hill/Park West & Hillcrest** – The event will take place on May 20, 2017. The walk will begin at Ruocco Park in Downtown, and approximately 900 walkers will participate. The Uptown route will travel along First Avenue, University Avenue, Sixth Avenue, Laurel Street and Third Avenue. The walkers will utilize sidewalks, and obey pedestrian and traffic regulations; there will be no street closures or use of amplified equipment.

#### **VII. Information Items: Projects:**

1. **INDIA STREET TRAFFIC LANE REDUCTION – Middletown --** Khaman Tawfiq – City of San Diego Associate Traffic Engineer – Proposal to reduce India Street between West Laurel Street and Sassafras Street from three lanes to two lanes, and install a buffered bicycle lane on the former east traffic lane. Existing street parking will be preserved. The purpose of this project is to reduce vehicle speeds and accommodate all road users to improve safety, comfort and convenience.
2. **UPTOWN PARKING DISTRICT: Installation of Parking Meters in Hillcrest/Mission Hills & Modification of Parking Meter Hours in Hillcrest;** Presentation by Elizabeth Hannon- Uptown Community Parking District: Proposal would add parking meters to the following streets: (1.) 422-510 West Washington Street (north side); (2.) 1000 block of University Avenue (north side); (3.) 1700 block of University Avenue (north side); Hillcrest enforcement hours would shift to free in the mornings; enforcement 10:00 a.m.-8:00 p.m., Mon-Sat (except holidays).

#### **Public Comment:**

*Ben Nicholls* of the HBA – Is enthusiastic about this proposal.

*Nancy Moors* – Concerned that the business areas will be pushing into residential areas.

*Ann Garwood* – Concerned about parking impacts to residential areas.

*Paul Jamason* – Supports the changes

*Cecelia Moreno* – Supports the changes

#### **Board Comment:**

*Jay Newington* – expresses concerns about residents

*Pesqueira* – repeats concerns

*Gahagan* – expresses concerns

*Wahlstrom* – Wants to see residential parking permits

*Dahl* – Lives 2 blocks away and never parks on University Ave. Is supportive of changes

*Hook* – Parking should be paid. Businesses are supporting residents.

*Wilson* – A parking structure should be a solution. Has concerns for residents. Compromise.

*Brennan* – Supportive of the changes. Lives on an impacted block and has never had to circle more than once and never parked on University Ave.

*Rosas* – Supportive of the changes and will be directly impacted.

*Bonner* – Is there a reluctance to consider residential parking permits? A: does not believe many of the streets meet the threshold for these permits.

*Tablang* – Supportive of the changes

*Ellig* – Consider the residents and seek compromise

*Hayes* – Repeats Ellig's comments

3. **UNIVERSITY AVENUE “GAP” BICYCLE LANE PROJECT – Hillcrest** – Brian Genovese, Senior Traffic Engineer, City of San Diego -- Project will add painted bicycle lanes and 12 street trees along University Avenue between Fifth Avenue and Normal Street; 29 parking spaces will be removed from University Avenue between Sixth Avenue and Vermont Street; 20 parking spaces will be added on Essex Street; three parking spaces added on 10<sup>th</sup> Avenue; and 13 parking spaces added on Eight Avenue. The additional parking spaces on side streets will need to be approved through a petition process by property owners/residents who reside on those streets.

*Ben Nicholls* – Reports that the HBA is supportive of the project because it replaces and results in a net gain of parking spaces.

*Nancy Moors* – Concerned that the City did not engage with residents.

*Rich Gorin* – Suggests bike lane out of the rear of angled parking

*Josh Clark* – Suggests buffers in any of the bike lanes that can be safer

*Unknown Speaker* – Supports project and would like to see the rest of the gap filled from 1<sup>st</sup> to 5<sup>th</sup>. This is a great first step.

*Ann Garwood* – Against the project unless there is a residential permit. Fill the entire gap.

*Tim Zaspool* – Supportive but wants the entire gap filled.

*Jim Winsor* – Resident on Essex and is in favor of added parking.

*Terese Sparks* – Supports the project and the safety of bicyclists

*Paul Jamason* – Supportive, would prefer protected lanes.

*Katy Crist* – Would trade parking for bike infrastructure. Supportive.

*Ian Epley* – Supportive

*Kathy Keehan* – Supportive

*Andy Hanshaw* – Supportive of the bikeway, wants to see protected bikeways and the entire gap filled.

*Elizabeth Hannon* – There are another 92 parking spaces that the City can look at to install in the neighborhood.

**Board Comment:**

*Gahagan* – Any offsets for turning the neighborhood into a parking lot? A: They are putting in handicap spaces at a 1:25 ratio. They will be adding street trees in the corridor.

*Wahlstrom* – Concerned that the City does not implement a 2 way protected cycle track.

*Dahl* – The additional parking is a benefit to the community. Asks for better sidewalks and pedestrian improvements like curb ramps.

*Hook* – Supportive of the project.

*Wilson* – Appreciates that the side street parking petitions are part of the project. Concerned that this is an extended dead end design. 2 lane bike lanes are a preferred design, perhaps on Washington Ave.

*Brennan* – Supportive of project. Encouraged that the City is listening to our Board by working on the gap. Suggests that the corridor be protected and completed in the future.

*Rosas* – Requests that since the bike lane is tied to the parking changes that it not be tied to additional parking.

*Bonner* – Who is going to work on filling the gap? It is not protected, it is not continuous. A: resurfacing is the most efficient method of implementing the City's bike masterplan.

*Ellig* – Supportive, believes this project is a great first step. Angled parking in front of bike lanes is a safety issue along with some of the tight intersections. Suggests bike counters of some sort.

4. **606 WASHINGTON (“THE WHITSON”) North Hillcrest** -- Doug Arthur, SENTRE Partners – “Originally built in 1986 as an 81-unit apartment community, the property at 606 Washington Street has been operating as the Sommerset Hotel for the past 20 years. With San Diegans increasingly searching for high quality, amenity-rich, and centrally located places to live, SENTRE, a 28-year old, San Diego based real estate firm saw an opportunity to return the property to its original apartment use, creating a perfect addition to its growing “SENTRE Living” urban portfolio. Located at the crossroads of Hillcrest’s major axes, SENTRE will rebrand the property as “The Whitson”, paying homage to the 1908 founder of the Hillcrest Company, the principal developer of the Hillcrest neighborhood. With a reimagined, indoor-outdoor social lounge, hotel-style pool and sun deck, brand new onsite fitness center, and luxuriously reappointed unit interiors, The Whitson will provide Hillcrest residents with an upscale, boutique living experience offering modern amenities with a vintage flair.”

*Ian Epley*: Confirms that the property does not require CUP. The whole of Uptown has no hotels now. There should be a hotel developed in Uptown.

#### **Planning Staff/Subcommittee/Community Reports:**

1. **Design Review Subcommittee Meeting:** to be announced.
2. **Historic Preservation Subcommittee**, February 27, 2017; location to be announced,
3. **Public Facilities Sub-Committee**, February 16, 2017, 5:30-7:00 p.m. at 3916 Normal Street (KTU & A Office).

#### **VIII. Adjournment:**