



UPTOWN PLANNERS
Uptown Community Planning Group
FINAL MINUTES
October 3, 2017

Call to order by Leo Wilson at 6:03

In attendance: Gary Bonner, Leo Wilson, Roy Dahl, Jennifer Pesqueira, Soheil Nakhshab, Mat Wahlstrom, Bill Ellig, Bob Daniel, Jay Newington, Amie Hayes, Michael Brennan, Tim Gahagan, Tom Mullaney

Absent: Cindy Thorsen, Dana Hook, Maya Rosas, Ken Tablang

I. Board Meeting: Parliamentary Items/Reports:

- A. Introductions by board members.
- B. Adoption of Agenda and Rules of Order.
 - 1. Motion by Wahlstrom, seconded by Newington, to move three letters of support under Items VII to the Consent Agenda; motion passed by 12-0-1, non-voting chair abstaining.
 - 2. Motion by Nakhshab, seconded by Pesqueira, to move the two tentative maps and map waivers under Item VI to the Consent Agenda; motion passed by 12-0-1 vote, with non-voting Chair abstaining.
- C. Motion to by Daniel, seconded by Newington, to approved the September 5, 2017 minutes; approved by 11-0-3 vote.
- D. Treasurer Dahl reported the Uptown Planners bank balance was \$150.65 as of October 3, 2017.
- E. Chair/CPC Report:

Chair Wilson reported the Community Planners Committee (CPC) discussed the City's proposed Interim Park and Recreation Equivalency recommendations, which were controversial as they proposed that non-park related activities, such as sponsoring arts and cultural events and providing transit passes, be funded by DIF funds designated for parks. The CPC voted 18-41 to oppose the equivalency recommendations.

The CPC also discussed proposed amendments to the City's affordable housing regulations, and passed a motion that affordable housing density bonuses should only be provided if a minimum of 25% of the units in a project were affordable, and that the amount of the bonus be based on a sliding scale. The motion passed 14-7-2. The CPC also requested that the planning staff do informational presentations about the item at community planning groups. A report entitled "San Diego Housing Production Objectives" was also discussed.

Documents distributed to the board prior to the meeting included:

- +Supporting documents for the presentation by Gerrie Trussell, the director of the Uptown Parking District;
- +A letter from the Bankers Hill Community Group questioning the placement of the AIDS Memorial in Olive Street Park ("Woods McKee Park");

+The assessment letter/cycle issues for a project at 3535 Third Avenue, which will likely be on the November agenda of Uptown Planners.

II. Public Communication: Non-Agenda Public Comment;

+Carol Emerick spoke about modifications made to the zoning in Florence Canyon as part of the Uptown Community Plan approval process. These changes were not discussed in the approved EIR for the project, and the community had no notice that they were made;

+Matt Strabone introduced himself; he is a candidate running for County Assessor / Recorder / County Clerk;

+Nancy Moors spoke out against the Hillcrest 111 project, and indicated Save Hillcrest will be having a fundraiser on November 5, 2017 to raise money for a legal defense fund to contest the project;

+Zack Bunshaft, representing Congressman Susan Davis, spoke about her activities; including monitoring the recent hepatitis A outbreak, and working on solutions to homelessness. Other issues that Davis is working on include preserving existing health care programs; emergency funding for hurricane relief; and addressing gun-related violence.

III. Representatives of Elected Officials:

1. **City Council Member Chris Ward** -- Councilmember Ward provided an update about his work on issues affecting Uptown and the City of San Diego. His major focus right now is on the homeless issue, addressing the recent hepatitis A outbreak; and providing emergency housing. Sidewalk cleaning took place in Hillcrest over the past week. The City is looking at providing overnight accommodations for the homeless in Golden Hall, and potentially the former Charlie Brown building in the Community Concourse, and other places in the city. The city is also looking for locations to allow overnight parking.

Councilmember Ward also stated the University Avenue pipeline replacement project would soon be completed, and the new stripping would include a new bike lane. Some parking would be lost on University Avenue, but new parking would be added on the side streets.

IV. Consent Agenda: A motion was made by Wahlstrom to approve the consent agenda, as amended, and seconded by Newington; the motion passed by a vote of 12-0-1, non-voting chair abstaining. The following six projects were approved on the consent agenda:

- a. **REQUEST FOR LETTER OF SUPPORT FOR THE 21st SUSAN G. KOMEN SAN DIEGO RACE FOR THE CURE; 5K & ONE MILE WALK/RUN – Bankers Hill/Park West** --The event will take place on November 5, 2017. It will start at Palm Street & Sixth Avenue; and proceed along Sixth Avenue from Palm Street to Juniper Street; then east on Juniper Street to Balboa Drive, and north along Balboa Drive back to the starting point at Palm Street.
- b. **REQUEST FOR LETTER OF SUPPORT FOR THE EIGHTH ANNUAL FINISH CHELSEA 5K & ONE MILE WALK/RUN – Bankers Hill/Park West** – The event will take place on March 8, 2018. It will start at Palm Street on Sixth Avenue, and proceed south along Sixth Avenue from Palm Street to Juniper Street. It will then go east on Juniper Street to Balboa Drive, and north along Balboa Drive. At Laurel Street the 5k will go north and return to the start location at Palm Street. The one mile walk/run will go east into Balboa Park and north on the I-163 freeway onto the Quince off-ramp back to start location.
- c. **REQUEST FOR LETTER OF SUPPORT FOR 16TH ANNUAL FATHER JOE’S WALK - Hillcrest** -- The event will be held on November 23, 2017; and begin on Balboa Park

Drive in Balboa Park; the course will run along Sixth Avenue north of Upas Street to University Avenue, then east along University Avenue to Richmond Street, and south on Richmond Street into Balboa Park.

- d. **2552 SECOND AVENUE MAP WAIVER (“HIGH POINTE”) – Process Three – Bankers Hill/Park West** – Map Waiver to waive the requirements for a Tentative Map for the creation of three residential condominium units currently under construction on a 0.115 acre site at 2552 Second Avenue in the RM-3-9 zone: FAA Part 77; AAOZ. Transit Overlay Zone; Affordable Housing Parking Demand; Residential Tandem Parking Overlay Zone.
- e. **4079 FIRST AVENUE (“URBAN EDGE”) – Process Three – Hillcrest** – An application for a Tentative Map Waiver for the creation of five (5) Residential Condominium Units currently under construction, with the street address of 4079 First Avenue. The 0.12 acre site is located in the RM-3-9 base zone; Transit Overlay Zone; Residential Tandem Parking Overlay Zone.
- f. **4373 CLEVELAND RESIDENCE TENTATIVE MAP – Process Three – University Heights** -- Tentative Map to create five (5) condominium units currently under construction in a 6,464 sq. ft. building. The 0.16 acre site (7,000 sq. ft.) is located at 4373 Cleveland Street in the RM-2-5 zone: FAA 77, Transit Overlay Zone, Tandem Parking Overlay Zone; Very High Fire Hazard Severity Zone.

V. Information Item: Planning

1. **UCSD HOSPITAL LONG-RANGE PLAN:** Presentation by David Meir, Assistant Director of Community Strategies and Advocacy, UC San Diego Health Care: Meir stated that UCSD has begun the process of preparing a new long- range development Plan (LRDP) for its Hillcrest UCSD health care campus. Meir explained, and presented a PowerPoint presentation regarding the new plan’s approval process. The purpose of the project was to replace an aging clinic and research facility; in replacing this facility, UCSD was maintaining its commitment to provide medical services in Uptown.

Meir stated the LRDP would include a housing component, which would allow those who worked at UCSD to reside next to its campus; and also indicated the new campus would provide a multi-modal transportation system, utilizing alternative transportation. There would also be a new road connecting the campus with Mission Valley. The time table for the new plan’s development was that preparation of the draft LRDP would take place in 2016-2017; in 2017-2018 a draft EIR would be prepared for the draft LRDP, which would be ready for review and approval in early 2019.

Public Comment:

+Ian Epley spoke in favor of a direct access ramps to the UCSD hospital from I-8 and I-163;

+Jeannie Rawlings spoke in favor of the plan’s housing component and inquired if it includes a senior citizen housing; Meir replied they are looking more at the La Jolla campus as the site for a senior housing.

Board Comment:

Tim Gahagan inquired whether the potential housing would be rental or owned; the response was it would be rented, and maintained by UCSD. Amie Hayes inquired regarding the future of the Owens Clinic; and Tim Gahagan and Bill Ellig asked about potential bicycle infrastructure, which Meir indicated UCSD was exploring. Mullaney and Wahlstrom expressed reservations regarding the new road through the open space canyon into Mission Valley; Meir

responded the road would go directly into the new UCSD facility, and would not create an additional traffic burden.

VI. Projects: Action Items (moved to consent)

VII. Letters of Support: (moved to consent)

VIII. Information Items:

1. **EXPANSION OF THE CITY'S BIKE SHARING PROGRAM**-- Presentation by Ahmad Erikat, Associate Engineer-Traffic, City of San Diego, Transportation and Storm Water Department, about the City's plans to expand the existing bike share program in Uptown.

Erikat spoke and provided the board a written presentation regarding the City's proposal to relocate 14 DecoBike stations from the Beach communities into Uptown. It is part of the required relocation of 31 DecoBike stations which must be removed from areas within the Coastal Zone. Several of the proposed new locations were recommended by MTS, which would result in the removal of 10 parking spaces and two loading zones. Thirteen of the stations would have advertising panels. Erikat's presentation indicated that 85% of the users were causal riders, often tourists, and the average bicycle ride is 30 minutes or less.

Gerrie Trussell, Director of the Uptown Parking District, provided ridership statistics which showed that the DecoBike stations in Uptown had the lowest ridership in the city. Trussell opposed any loss of parking as a result of the relocation of the DecoBike stations. Matt Ramon, who manages a business in Hillcrest, spoke in opposition to any parking loss.

Board Comment:

Newington and Hayes opposed the two proposed DecoBike stations on the east side of Sixth Avenue along Balboa Park, as they would be placing advertising in Balboa Park. Advertising in Balboa Park is prohibited; they also objected to the loss of parking.

Wilson and Wahlstrom pointed out the low ridership of the existing DecoBike stations in Uptown, and stated such a low ridership did not justify removed parking spaces in Uptown business districts, where there was high demand for parking. Dahl requested city staff work with the Uptown community to find appropriate locations for the new stations. Brennan supported the DecoBike program, and hoped city staff would work with the community to find appropriate locations.

Bonner pointed out that the program was not being used by residents, but instead by tourists and visitors to San Diego. Bill Ellig opposed the proposed 4619 Park Boulevard station, as it would remove parking and an existing loading zone in the University Heights business district. Gahagan questioned the program's low ridership.

The item was referred to the Uptown Planners Public Facilities Sub-Committee, which would meet on October 26, 2017

2. **UPTOWN WAY-FARING & PEDESTRIAN SIGNAGE**-- Presentation by Gerrie Trussell, Executive Director of the Uptown Community Parking District, about implementing way-faring signage in Mission Hills and International Restaurant Row; and pedestrian-oriented signage in Bankers Hill.

Gerrie Trussell, Director of the Uptown Parking District, made the presentation regarding the program.

Wilson and Brennan cautioned that it was important the program did not result in sign pollution, with a clutter of signs. Pesqueira inquired who would be responsible for removing graffiti from any of the signs. Trussell responded it would be her organization.

3. **COMMUNITY CHOICE ENERGY** – Presentation by Sebastian Sarria of the Climate Action Campaign regarding the proposed Community Choice Energy proposal, which would allow the City of San Diego to purchase electricity directly from SDG&E; utility customers would be able to opt out of the program and return to the utility at any time. *(A representative of Sempra Energy Services will speak at the November meeting to present the opposing view*

Sebastian Sarria made the presentation on behalf of the Climate Action Campaign, and passed out a flyer entitled “Raise Your Voice for Community Choice.”

Public comment was made by Ian Epley; and board members Wahlstrom, Dahl, Wilson, Gahagan and Ellig. Wahlstrom, Dahl and Gahagan had questions regarding the program’s feasibility; Wilson pointed out this was a discussion of who would distribute power, not how energy was generated. Ellig questioned how well the existing community choice energy programs have operated.

IX. Planning Staff/Subcommittee Reports:

- a. **Public Facilities Sub-Committee**– The subcommittee motions from its meeting on August 30, 2017 were as follows. Board members present were Hook (chair), Brennan, Rosas, Wahlstrom, Ellig, Wilson, Dahl.

(1.) First Motion: The Public Facilities Subcommittee recommends the following five projects as the priority projects for Uptown for CIP funding for fiscal year 2018:
+Grant K-8 Joint Use Park/ Mission Hills;
+Normal Street Linear Park/ Hillcrest;
+Olive Street Park (“Woods McKee Park”)/ Bankers Hill/Park West;
+University Avenue “Vision Zero” pedestrian improvements (a.) mid-block pedestrian crossing between Tenth Avenue, University Avenue, and between Vermont Avenue and Richmond Avenue; (b.) pedestrian crossing at Centre Street/ Hillcrest
+Washington Street Pedestrian & Bikeway improvements/ University Heights;
Motion by Wilson, seconded by Rosas; passed unanimously by a 7-0 vote;

(2.) In ranking the projects from 1-5 in priority, the following motions were approved:

Second Motion: Recommend the first priority project be Olive Street Park (“Woods-McKee Park”); Motion by Wahlstrom, seconded by Wilson; passed by 7-0 vote;

Third Motion: Recommended that the University Avenue “Vision Zero” projects be the second priority project; motion by Rosas; seconded by Brennan; friendly amendment by Wilson accepted that the Washington Street Pedestrian/Bicycle Improvements be included as the third priority project as part of the motion. Motion, as amended, passed by a 5-2 vote; in favor Brennan, Rosas, Wilson, Hook and Ellig; against Wahlstrom and Dahl;

Fourth Motion: Recommended that Grant K-8 Joint Use Park be the fourth priority project; motion by Wilson, seconded by Brennan; passed by a 5-2 vote; in favor Brennan, Rosas, Wilson, Hook and Ellig; against Wahlstrom and Dahl;

Fifth Motion: Recommended that Normal Street Linear Park be made the fifth priority project; Motion by Wilson, seconded by Rosas, passed unanimously by 7-0 vote.

Uptown Planners Board Motions:

(1.) Motion by Brennan, seconded by Bonner, to adopt the first motion of the subcommittee and make the following five projects the priority CIP projects for Uptown for the fiscal year 2018:

- +Grant K-8 Joint Use Park/ Mission Hills;
- +Normal Street Linear Park/ Hillcrest;
- +Olive Street Park (“Woods McKee Park”)/ Bankers Hill/Park West;
- +University Avenue “Vision Zero” pedestrian improvements (a.) mid-block pedestrian crossing between Tenth Avenue, University Avenue, and between Vermont Avenue and Richmond Avenue; (b.) pedestrian crossing at Centre Street/ Hillcrest
- +Washington Street Pedestrian & Bikeway improvements/ University Heights;

Motion passed by an 11-0-1 vote; non-voting chair abstaining. (Board member Nakhshab had left the meeting, so the quorum was 12 members).

(2.) Motion by Wahlstrom, seconded by Brennan, the order of the priority of the five adopted CIP projects shall be as follows:

- 1) Olive Street Park,
- 2) Normal Street Linear Park
- 3) University Ave. Vision Zero
- 4) Washington Street/ Pedestrian/Bicycle Improvements
- 5) Grant K-8 Joint Use Park

Motion passed by a 9-1-1 vote; Bonner, Dahl, Pesqueira, Wahlstrom, Daniel, Newington, Hayes, Brennan, Mullaney in favor; Ellig voting against; and non- voting chair abstaining. (Board member Gahagan had left the meeting so the quorum was 11 members.)

Adjournment: 8:41 p.m.

Respectfully submitted

Michael Brennan
Secretary
(Finalized by Leo Wilson)