



UPTOWN PLANNERS
Uptown Community Planning Group
June 5, 2018
FINAL MINUTES

Meeting called to order by chair Wilson at 6:00 p.m.

Present: William Smith, Jr., Jay Newington, Bill Ellig, Amie Hayes, Tim Gahagan, Mat Wahlstrom, Michael Brennan, Leo Wilson, Soheil Nakhshab, Stuart McGraw, Tom Mullaney, Bob Daniel, Roy Dahl, Kyle Schertzing

Board Meeting: Parliamentary Items/Reports:

Adoption of Agenda and Rules of Order: Wahlstrom moved to place the letter of support for the JDRF One Walk on the Consent Agenda, seconded by Nakhshab; approved by unanimous voice vote

Approval of Minutes: None.

Treasurer's Report: treasurer Dahl reported the City has reimbursed Uptown Planners \$51.72 for past costs; so the present bank balance is \$150.65. Dahl expects additional expenses for website maintenance in the near future.

Chair/CPC Report: Chair Wilson reported on several new projects that have been listed in the Uptown project pipeline. He also spoke briefly about the recent County Grand Jury report that focused on the operating procedures of community planning groups; and made recommendations how they could be run more efficiently. Wilson through the report was very positive. Balboa Park Conservancy has prepared a Signage & Wayfinding Study for Balboa Park, and will hold community meetings on June 7th to obtain public input.

Public Communication: Non-Agenda Public Comment

Chris Romano – SANDAG Associate Active Transportation Planner – Spoke about the section of the Eastern Hillcrest Bikeway project that will be built along Park Boulevard between Robinson Street and Upas Street. SANDAG is currently conducting outreach to the businesses and residents in the area, and will be holding a “pop up” meeting in July which will allow individuals to review the proposed project and provide feedback during various times during the day. Several board members and members spoke favorably about the project, and stated that SANDAG needed to engage the local community in the design of the project. Rich Gorin and Sol Schumer asked questions concerning the proposed project.

Clint Griffith spoke in favor of additional growth in Uptown, and was critical of the opposition to the Hillcrest 111 project.

Representatives of Elected Officials:

Zak Bunshaft – representing Congressmember Susan Davis -- discussed upcoming legislative items coming before Congress, and passed out the latest issue of the Davis Dispatch.

Consent Agenda: The Consent Agenda consisted of Item VII. Letter of Support; Special Events:

LETTER OF SUPPORT FOR THE JDRF ONE WALK – Bankers Hill/Park West: presentation by Zoe Mirsky, Development Coordinator, JDRF. The walk is to raise money for diabetes research; it will take place on Saturday, November 10, 2018. The event will utilize various routes through Balboa Park, including Balboa Drive and the bridle trail. It will also travel along Sixth Avenue between Upas Street and Laurel Street, then turn east into Balboa Park and finish at Quince Street.

Motion to approve the Consent Agenda made by Wahlstrom, seconded by Daniel; the motion passed by a unanimous 13-0-1 vote, with non-voting chair Wilson abstaining.

Planning: Information Items:

1. MAPLE CANYON RESTORATION: FIRST PHASE – Bankers Hill/Park West -- Presentation by Elham Lotfi – Associate Engineer, Public Works Department, City of San Diego. The project will improve the storm drain systems which collects run-off from the streets above and flows to the canyon floor. The first phase of the project is to replace the existing corrugated metal storm pipes with new reinforced concrete pipes extended to the bottom of the canyon, grade to fill erosion on the sides of the canyon, and install energy dissipaters to protect the canyon from erosion. In addition, the project consists of the installation of inlets, cleanouts, concrete anchors, concrete pipe collars, trench resurfacing, pavement resurfacing, curb ramps, sidewalk, curb, and gutter, retaining wall, street repair and all other work and appurtenances associated. The new pipelines will bring the existing infrastructure up to current standards, accommodate community growth and reduce maintenance requirements.

Presentation by Elham Lotfi, of the City Public Works Department, about the City's plans to install and replace storm drain infrastructure in Maple Canyon; the canyon receives runoff from the surrounding neighborhoods, which results in erosion. The current infrastructure does not meet modern standards, and cannot accommodate added runoff from community growth. The project will result in the installations of energy dissipaters, which will limit erosion along the streambed. The cost of the project is \$6.9 million dollars. The project will require a site development permit, and a recommendation from Uptown Planners. Construction is scheduled to begin in 2020, and be completed in 2021.

Concern has been raised in the local community about the loss of trees and native habitat in Maple Canyon, which is dedicated city open space. Lotfi indicated the city was working to limit the amount of vegetation and trees that would be removed, and is particularly protective of native species of plants – the project has a revegetation plan, and will replace the biomass that is lost.

Public Comment:

Roy McMakin, who heads Friends of Maple Canyon, stated he has been working with city staff to insure the impacts on Maple Canyon from the project are minimized. McMakin noted some mature trees will need to be removed as part of the project, but are mostly non-native species. Lotfi indicated that the city intends to replace or mitigate the lost biomass that takes place.

Board Comment:

Schertzing encouraged the city to avoid installing facilities that would appear engineered; instead, they should use natural looking solutions. Wahlstrom inquired if the board would take any action on the project, and the response was once the site development permit assessment letter was issued, the board would make a recommendation. The item was tentatively planned to be heard as an action item in August 2018 (subsequent to the meeting the date was moved to September 2018). Dahl and Ellig inquired if there were any plans to treat or improve the quality of the runoff water; Lofti responded the project was limited to safely conveying the drainage water and minimizing erosion. Treatment of the runoff was not within the project's scope.

(Nakhshab exits at 6:57)

2. 1830/1840 FOURTH AVENUE SRO REHABILITATION/ AFFORDABLE HOUSING – Bankers Hill/Park West – Presentation by Josh Hoffman, Senior Project Manager, & Colin Miller; San Diego Housing Commission (SDHC) & Housing Development Partners – The SDHC has acquired the 1830 & 1840 Fourth Avenue properties, which will be rehabilitated and become affordable housing. The presentation will provide an overview of the Housing Development Partners project, and the properties' rehabilitation plan. The two properties were formerly the West Park Inn, a 47-unit complex at 1830 Fourth Avenue; and the Quality Inn, a 91-unit complex at 1840 Fourth Avenue; the rehabilitation project will provide affordable housing to individuals earning 80 percent or less of AMI.

Josh Hoffman and Pari Ryan, of Housing Development Partners, made the presentation on behalf of the applicant, who works with the San Diego Housing Commission to redevelop affordable housing. In December 2017, the San Diego Housing Commission acquired the two properties in question, which would be rehabilitated and made into affordable housing. The West Park Inn would become a 47-unit affordable housing complex; and the Quality Inn a 91-unit affordable housing complex. The project will provide housing for individuals who make 80% or less of the AMI. The San Diego Housing Commission will work with area non-profits to find suitable tenants. The rehabilitation will start at the end of 2018, and completion is set for late 2019.

Public Comment:

Andrea Sparks supported the project, and indicated the complexes would be served by several user friendly transportation modes. Sol Schumer inquired if any currently residents remained; and the applicant responded there were four.

Board Comment:

Several board members spoke in favor of the project. Questions were asked regarding the finances of the project, and whether was already a waiting list for the project, and the issue of screening out potential drug using tenants.

Letter of Support: Special Events:

Moved to Consent Agenda

Planning Staff/Subcommittee/Community Reports:

1. **Uptown Planners Bylaws: Administrative Revisions** -- Michael Prinz, Senior Planner; City of San Diego Planning Department – Planning staff has prepared several revisions to the

Uptown Planners Bylaws to make them reflective of changes to the current City's Administrative Guidelines. These revisions are administrative in nature.

Mullaney, along with Seisun, had reviewed the proposed bylaw changes. They were supportive of their contents, but had some grammatical issues, which will consult with Michael Prinz and city staff to resolve.

Motion by Dahl; seconded by Wahlstrom, to approve the revisions proposed by city planning staff to the Uptown Planners bylaws; subject to the additional grammatical changes provided by Mullaney that should be incorporated into the revised bylaws. Motion approved by an 11-0-1 vote; with Chair Wilson abstaining.

2. **Appointment of Uptown Planners representative to the Airport Noise Advisory Committee;** the appointment is for a two year term; the appointee cannot serve more than four consecutive years.

Chris Cole, who is the present representative of Uptown Planners on the Airport Noise Advisory Committee, indicated he is willing to serve a second two year term in that position.

Motion by Wahlstrom, seconded by Daniel, to appoint Chris Cole as the Uptown Planners representative to the Airport Noise Advisory Committee; motion passed by an 11-0-1 vote, with non-voting chair Wilson abstaining.

3. **Update on the San Diego Unified School District Normal Street Property Exchange** – Bill Ellig --The San Diego Unified School District is seeking to transfer ownership of its 4100 Normal Street property to a private developer as part of an exchange involving several properties in San Diego.

Bill Ellig provided an update regarding the status of the proposed land exchange. After reviewing all the bids, the San Diego Unified School District board voted 4-0 to reject all the bids; and will instead retain ownership of the Normal Street site and look at various alternate uses. Wahlstrom pointed out that the California Education Code makes it very difficult for the San Diego Unified School District to develop the site for non-educational uses.

Adjournment: 7:35