



UPTOWN PLANNERS

Uptown Community Planning Group

October 2, 2018
APPROVED MINUTES

Call to order by Chair Wilson at 6:05.

In attendance: William Smith, Jr., Jay Newington, Jennifer Pesqueira, Bill Ellig, Amie Hayes, Ken Tablang, Tim Gahagan, Mat Wahlstrom, Michael Brennan, Leo Wilson, Soheil Nakhshab, Stuart McGraw, Tom Mullaney (arrived during Item III.), Bob Daniel, Roy Dahl, Dennis Seisun, Kyle Schertzing.

Absent: none

Board Meeting: Parliamentary Items/Reports:

Introductions

Adoption of Agenda and Rules of Order: Motion by Wahlstrom, seconded by Dahl, to approve the agenda; approved by unanimous voice vote

Approval of Minutes: Motion to approve September 4, 2018 minutes approved by unanimous vote.

Treasurer's Report: balance remained the same as prior month

Chair/CPC Report – none

Public Communication:

Mellissa L. from University Heights stated that October is breast cancer awareness month;

Roy McMakin spoke on behalf of the recently formed Bankers Hill 150 group, which was formed to encourage good planning in Bankers Hill and encourage the retention of an approximately 150-foot height limit on buildings in Bankers Hill;

Patrick Santana spoke regarding the need for more density and housing in Uptown;

Ian Epley also spoke regarding the need for more development, and questioned the amount of historic preservation that was being proposed;

Chris Duggan, the Director of Local Government Affairs for the California Restaurant Association, introduced himself and spoke briefly on issues impacting the businesses he represented;

Mat Wahlstrom pointed out the Deco (now Discover) bike stations often did not have bicycles docked in them, and inquired if the stations could be removed.

Leo Wilson announced that the Metro San Diego Community Development Corporation and St. Paul's Cathedral were cosponsoring a series of public meetings to discuss how St. Paul's Cathedral should utilize the ground floor public space that would be created as part of the 6th & Olive project.

Representatives of Elected Officials:

The following item was continued from the September 4, 2018 Uptown Planners meeting:

1. **REQUEST FOR LETTER OF SUPPORT FOR STYROFOAM/SINGLE USE PLASTIC BAN– Action Item** --Brian Elliott, representing Councilmember Chris Ward, will provide information on the proposal to ban the sale and distribution of polystyrene foam (Styrofoam) products, and place restrictions on single use plastics in the City of San Diego. The proposal was approved by a 3-2 vote of the San Diego City Council Rules Committee in July 2018, and will be voted on by the full City Council later in 2018. The item was first heard by Uptown Planners at its September 5, 2018 meeting.

Public Comment

Chris Duggan, of the California Restaurant Association, spoke in opposition to the proposed Styrofoam/Single Plastic Use Ban; stating its costs would be exorbitant and that there was not a need to ban Styrofoam as it could be recycled. Duggan stated that restaurants were already faced with increased minimum wage and other costs, and the additional cost of replacing Styrofoam and single use plastic would impose an undue financial burden on local businesses.

Brian Elliott, who made the presentation about the proposed ban at the August meeting, was not in attendance at the October meeting.

Roy McMakin, Patrick Santana and Ian Epley spoke in favor of the proposed ban.

Board Comment

Gahagan expressed disappointment that a representative from the city council office was not present to answer questions, and thought the proposed ban focused on only a small part of the plastic waste problem. McGraw expressed concerns over the impact on small business; Wilson did also, although indicating he was supportive of the ban. Dahl restated his question from the last meeting -- how much would alternative products cost as opposed to products being banned: Duggan estimated they would cost 3 times to 10 times as much.

Ellig expressed support for the ban, which he stated had been done successfully elsewhere, but still had unanswered questions. Seisun supported the ban, as it was the only way to phase out the products in question. Daniel could not support the ban in its present form, particularly if Styrofoam was recyclable. Pesqueira indicated that at one particular restaurant, it was estimated ban would result in an additional \$500,000 in costs. She was concerned over the added costs and the impact to her businesses customers. Smith indicated he opposed the ban.

There was no motion as the board felt it needed more information before it could vote. .

Zach Bunshaft, representing Congressmember Susan Davis spoke about her activities in Congress, and passed out copies of the Congress member's newsletter.

Consent Agenda: No items placed on consent.

Information Item: Planning

1. **CALTRANS UPDATE REGARDING SR-163 BETWEEN ROBINSON STREET & INTERSTATE 8 –** Hayden Manning, CALTRANS – will discuss maintenance and current and planned improvements taking place along Interstate 8 between SR-163 and Robinson Street; as well as issues involving trash and litter removal, and the area's homeless population. Gustavo Delarda presents the various projects and safety improvements going on in Cal Trans district 11. Many of these projects are paid for by SB1.

Presentation by Gustavo Delarda and Hayden Manning, representing CALTRANS, about current construction work and planned improvements along the SR-163 corridor; which would be done in phases over the next several years.

Public Comment

Ian Epley expressed concern over the congestion that the project would cause at interchanges along SR-163, and the adjacent areas of Washington Street and University Avenue. Sol Schumer inquired about the plan to place a high friction surface paving on State Route 163, to prevent skidding. Schumer also suggested improvements to the Caltrans website. Melissa L. from University Heights inquired about the plans for a detour when Taylor Street was closed, and how it would affect the flow of traffic.

Board Comment

Board member comment including inquires about how funding was being allocated, and how much of SB1 money was being used for transit. The issue of graffiti removal and homeless encampments on Caltrans property were also raised. Dahl pointed out there was no way traffic going north on SR-163 can exit west on Robinson Street, likewise there was an issue of access off Taylor Street to westbound I-8. Also concerns were raised about the impact of metering on traffic congestion on Washington Street and University Avenue traffic. In the future autonomous vehicles would be tested on several roads in San Diego County. Sand and debris from construction activity had been experienced on the roadway, and questions were raised about lights being on out section SR-163.

Action Items: Projects

1. **2426 FOURTH AVENUE APARTMENTS NDP – Process Two – Bankers Hill/Park West –** Neighborhood Development Permit for the construction of a six-story, 48,573 sq. ft. mixed use development, with 36 apartment units over 9,890 sq. ft. underground parking garage on an existing vacant lot (10% Affordable Units @ 65 AMI) located at 2426 Fourth Avenue. The 0.23 acre site is located in the CC-3-9 zone; SDIA 77, AIA, AAOZ.

Luis Arellano made the presentation on behalf of the applicant, pointed out project would provide workforce housing in an urban neighborhood near Downtown.

Public Comment

Ian Epley and Roy McMakin supported the project, and spoke in favor of the smaller unit mix, which would provide additional affordable housing. Carol Emerick questioned the height of the building, and was informed it was 68', which was about the height of the condo complex on the east side of Fourth Avenue across the street. Sol Schumer inquired if there would be any retail; the response was that retail would be included, and two parking spaces would be created for commercial users. Brer Marsh spoke in favor of the project.

Board Comment

During board comment Ellig clarified that the rent for the studio units would range from \$1800-\$2200 a month. Dahl and Gahagan inquired about parking; pointing out there was a shortage of parking in the neighborhood the project was located. Tablang also expressed concern about the lack of street parking in the neighborhood.

The applicant indicated it had received a negative recommendation from the Airport Authority stating the project did not comply with the Airport Land Use Plan; this decision could be overridden by the City Council by a supra majority vote. Wilson pointed out the project likely also was in violation of the City's Airport Approach Overlay Ordinance ("AAOZ"), which does not have an exception clause. That issue would be determined later on in the approval process; Wilson supported the project as long as it complied with airport safety regulations.

Brennan supported the project. Nakhshab supported the project, and believed the City Council should override the Airport Authority decision. Hayes supported the project, and appreciated it

supplied workforce housing. Smith supported adding density and supported the project. Schertzing supported the project, and suggested high quality materials and sustainability components. Mullaney pointed out with the elevator shaft, the project is 75-feet in height, and expressed concern over parking.

Motion by Nakhshab, seconded by Daniel, to support the project as proposed; Motion passed by a 15-1-1 vote, Dahl voting against the motion because of insufficient parking, and non-voting chair Wilson abstaining.

2. **1603 LINWOOD STREET ROW VACATION (“STATE STREET – ROW VACATION”) – Process Five – Mission Hills** – Right of Way street vacation; would vacate an unimproved section of State Street that separates the owner’s lots at 1603 Linwood Street.

Scott Case, the applicant, made a brief presentation regarding the reason he sought a street vacation. He had previously submitted a letter in support of his request for a street vacation, which had been distributed to the board prior to the meeting. The area being vacated is a paper street, surrounded on three sides by applicant’s property. It has been maintained as a landscaped area associated with his property for over 30-years. City staff has indicated that are not opposed to the paper street being vacated.

There was no public comment, and after board discussion the following motion was passed.

Motion by Nakhshab, seconded by Daniel, to approve the street vacation request as presented; Motion passed by a 16-0-1 vote; with non-voting chair Wilson abstaining.

Action Items: Planning

1. Proposed Amendments to the City of San Diego’s Historic District Formation Process –

The proposed amendments would provide for increased property owner noticing, and change the appeal process for a Historic Resources Board historic district determination. At present, the City Council hears appeals of HRB approvals of potential historic districts. The amendments would shift the hearing of appeals to the city’s Planning Commission. If a proposed historic district has the support of the majority of property owners, and is approved by the HRB, it would be subject to appellate review by the Planning Commission. If a proposed historic district does not have support of the majority of the proposed district’s property owners, it can only be approved by the HRB if it is “exceptional important” historically; and would be subject to a de novo hearing upon appeal to the Planning Commission.

The Uptown Planners Historic Resources Subcommittee unanimously approved the following motions regarding the proposed amendments:

- 1) The HRC/Joint NP Subcommittee approves the historic district amendments proposed with the strong exception to change of the decision maker, and for any appeal to trigger a de novo hearing. Motion by M. Wahlstrom, second J. Newington. Vote: 8-0.
- 2) The HRC/Joint NP Subcommittee supports HRB guideline amendments related to increased noticing for the establishment of new Historical Districts. Motion by D. Carlson, second by R. Dahl. Vote: 8-0.
- 3) The HRC/Joint NP Subcommittee does not support amendments that will weaken the current historical district ordinance including changing the decision maker to the Planning Commission and for any appeal to trigger a de novo hearing. Motion by D. Carlson, second by M. Wahlstrom. Vote: 8-0.

Subcommittee Chair Hayes presented the background of the proposed to amendments to the HRB guidelines for forming historic districts and moved the subcommittee motions:

Public Comment

Barry Hager, of Mission Hills Heritage, spoke in favor of the recommendations. Sharon Gehl, Ian Epley and Clint Epley spoke against the recommendations; opposing historic districts being formed without the support of a majority of the property owners. Mark Hagler, a Upas Street property owner, spoke against the recommendations. Brer Marsh spoke in favor of the recommendations.

Board Comment

Mullaney, Dahl and Wahlstrom spoke in support of the subcommittee motions. Gahagan and McGraw supported historic districts if the majority of the property owners in the proposed district supported their creation. Wilson and Seisun spoke against the Planning Commission making the final decision regarding the establishment of a historic district; which they felt should remain with the City Council. Smith opposed establishing historic districts; believing it should be an individual property owner decision.

Motion One

Motion by Dahl, seconded by Wahlstrom, to support the HRC/Joint NP Subcommittee motion supporting HRB guideline amendments related to increased noticing for the establishment of new historic districts; Motion passed by a 15-1-1 vote; with McGraw voting against, and non-voting chair Wilson abstaining.

Motion Two

Motion by Wahlstrom, seconded by Newington, to support The HRC/Joint NP Subcommittee motion opposing the amendment changing the decision maker to the Planning Commission (instead of the City Council) and for appeals to the City Council to trigger a de novo review; Motion passed by a 14-2-1, with Mullaney and Dahl against, and non-voting chair Wilson abstaining. Mullaney voting against because he felt the question should not have been called and there should have been further decision of the motion.

Letters of Support -- none

Planning Staff/ Community Reports

1. **Historic Resources Subcommittee** – Action Item – Amie Hayes -- The subcommittee met on August 2, 2018. It discussed the proposed Park Boulevard Residential Historic District, and reviewed the proposed district's context statement, boundaries, and reasons for designation. Board members from the Greater North Park Planning Group were in attendance. The subcommittee passed the following motion:

The HRC/Joint NP Subcommittee endorses the May 30, 2018 Memorandum to the HRB Policy Subcommittee, with subject as Park Boulevard Residential Historic District, regarding establishment of the Park Blvd. Historic District as presented: Motion by Wahlstrom; second Carlson. Motion passed 8 -0.

Subcommittee Chair Hayes presented the background and context of the proposed Park Boulevard Residential Historic District.

Public Comment

Ian Epley spoke against the proposed historic district. Mark Hagler, a Upas Street property owner, spoke against the district. Also opposing were Clint Daniel and Patrick Santana, who stated the proposed district was along a transit corridor that need to have more housing. Patrick Santana questioned if the architectural styles in the proposed district were consistent. Sharon Gehl opposed the district, and did not find the buildings in it to have special qualities justifying a historic district.

Barry Hager supported the creation of the historic district, as did Brer Marsh, who felt the architecture of the proposed district's buildings was unique and needed to be preserved. Lu Rehling supported the proposed district, and inquired about the polling procedure.

Board Action

Given the late hour, the board decided to continue the item to a future meeting; Motion to continue item made by Wahlstrom, seconded by Newington; passed by a unanimous vote.

Adjournment at 9:13 by voice vote

Respectfully submitted,

Michael Brennan, Secretary
(Finalized by Leo Wilson)