



**UPTOWN PLANNERS**  
Uptown Community Planning Group  
December 4, 2012  
MEETING MINUTES  
Meeting Place: Joyce Beers Community Center

Meeting called to order at 6:00 p.m. by Chair Beth Jaworski.

Present: Kim Adler (in at 6:10), Ernie Bonn, Gary Bonner, Rhett Butler, Janet O'Dea, Neil Ferrier, Tom Fox (Treasurer), Jim Mellos (in at 7:15), Beth Jaworski (Chair), Joe Naskar (Secretary), Jennifer Pesqueira, Ken Tablang, Chris Ward, Tony Winney (out at 7:00), and Matt Winter.

Absent: Bob Grinchuk, and Don Liddell (Vice-Chair)

Marlon Pangilinan, City of San Diego Senior City Planner, was present.

Approximately 20 people were in attendance

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

Adoption of Agenda:

Part V, Item 1; 3902 Ninth Avenue, Hillcrest Fire Station # 5 was requested to be taken off agenda and to be placed on the February 2013 agenda by the applicant.

Part V, Item 2; Pride Commemorative Plaque was requested to be taken off agenda and to be placed on the February 2013 agenda by the applicant.

Assessment letter received by Chair for a wireless communications facility for T-Mobile at Green Manor at 4041 Ibis Street. Motion to add item to agenda made by Butler; seconded by Bonner. Approved by vote of 12-0-1. In Favor: Ferrier, Butler, Pesqueira, Tablang, O'Dea, Ward, Bonner, Bonn, Winter, Winney, Fox, and Naskar. Opposed: None. Abstain: Non-voting Chair Jaworski.

Motion to approve agenda items made by Ferrier; Seconded by Butler. Approved by vote of 12-0-1. In Favor: Ferrier, Butler, Pesqueira, Tablang, O'Dea, Ward, Bonner, Bonn, Winter, Winney, Fox, and Naskar. Opposed: None. Abstain: Non-voting Chair Jaworski.

Approval of Minutes:

Uptown Planner Minutes for Regular Meeting October 2, 2012 with revisions from Ernie Bonn read into the record. Motion to approve made by Butler; Seconded by Bonner. Approved by vote of 13-0-1. In Favor: Adler, Butler, Bonner, Bonn, O'Dea, Ferrier, Fox, Naskar, Pesqueira, Tablang, Ward, Winney, and Winter. Opposed: None. Abstain: Non-voting Chair Jaworski.

Treasurer's Report:

Treasurer Fox reported there was \$256.20 in the Uptown Planners bank account.

Website Report:

None

Chair/CPC Report:

Chair Jaworski reported that she attended the last CPC. The housing element and land development code update was discussed and one issue was the per unit cost of affordable housing, which can exceed by a factor of 2-3 times, what a private condo would cost. Those costs have triggered an investigation. She also reported there were Land Development Code revision motions at the CPC to streamline permitting for sidewalk cafes so they would be a Process 1 from Process 2. Additionally, a single row of chairs/tables without a barrier and limited encroachment was proposed by motion at the CPC.

**II. Public Communication**

Kevin Nolan, representing Pacific Trends Real Estate, spoke about Community Plan Update with regard to the site of their project at Robinson and Essex (west of Park, southwest of University). He requested that consideration be given to re-zoning the property from MR-1000 to CN-2 or MR-800. He has submitted a letter to Marlon Pangilinan and will forward it to the Chair.

Tom Mullaney: property owners requested exemptions which are assembled by staff in a book of deferrals. He suggested requests be submitted to city staff.

Stanis Kous (?), a property owner on Reynard Way, spoke about down zoning in the Community Plan Update. He supported densifying connecting corridors adding new uses. He suggested that Reynard Way has limited parking ratios, and the board should be leaders on density. As population grows, there must be public services, but not at the expense of losing density.

Kim Adler announced that Mission Hills Heritage will be hosting a lecture on Arts and Crafts with several speakers on Jan 19, 12 to 4, at Francis Parker Lower School.

Ernie Bonn commented about a Voice of San Diego article regarding SanDag Regional Transportation Plan has encountered environmental issues with regard to sustainability and protecting the environment.

Joe Naskar announced receipt of a note from Ian Clampett regarding the Pioneer Park plaque dedication in Mission Hills at 10:30 am on Dec. 14, 2012.

Beth Jaworski announced that she had received a letter regarding heights from Peter Sinclair. In that letter, he stated he is opposed to the 50-foot height limit.

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

Jessica Poole from Congresswoman Susan Davis' office spoke about budget deadlines, the new district boundaries, and about an online survey to learn more about priorities of the district. (Handout)

Jason Weiss from Assemblymember Toni Atkins' office announced that Roosevelt Middle School was chosen to receive an education grant from Barona; \$5000 will be put towards music programs. He also mentioned CalTrans trash clean up around the 163; CalTrans can be reached at (619) 688-3342; or complaints can be filed online. (Handout)

Anthony Bernal from Council President Todd Gloria's office spoke about the new trenching ordinance fee when the integrity of newly paved roads is maintained/restored after the utilities do cut-ins. Fees are placed in a general fund and not necessarily dedicated to the affected street.

Chris Ward, representing California State Senator Marty Block, spoke about the boundary lines of Senator Block's district. He also provided a brief update about the DMV project; the agreement with the applicant fell apart, and the project would be revisited to see how the project would move forward.

### **IV. Consent Agenda:**

Letters of Support for Arthritis Foundation 20th Jingle Bell Run and San Diego Half Marathon added by amendment to the agenda. Motion to amend agenda made by Pesqueira; Seconded by Ferrier. Approved by vote of 12-0-1. In Favor: Pesqueira, Ferrier, Butler, Tablang, O'Dea, Ward, Bonner, Bonn, Winter, Winney, Fox, and Naskar. Opposed: None. Abstain: Non-voting Chair Jaworski.

Motion to approve consent agenda made by Butler; Seconded by Bonn. Approved by vote of 12-0-2 In Favor: Butler, Bonn, Pesqueira, Ferrier, Tablang, O'Dea, Ward, Bonner, Winter, Winney, Fox, and Naskar. Opposed: None. Abstain: Adler and non-voting Chair Jaworski.

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

- 1. 3902 NINTH AVENUE ("HILLCREST FIRE STATION # 5")** -- Removed from agenda.
- 2. PRIDE COMMEMORATIVE PLAQUE** – Removed from agenda

### **VI. Potential Action Items: Planning (note: Item #3 heard before #2)**

- 1. PROPOSED REVISIONS TO UPTOWN COMMUNITY PLAN OPEN SPACE BOUNDARIES AND REVIEW OF COMMUNITY PLAN OPEN SPACE POLICY LANGUAGE AND CRITERIA** – Uptown -- Memorandum from Marlon Pangilinan, Senior Planner, Development Services Department, dated November 15, 2012

Marlon Pangilinan made a presentation on the proposed revision to the Uptown Community Plan Open Space. The purpose of the revisions is to ensure the open space map coincides with the general plan to reflect what open space truly exists. Areas with development will be properly designated, and actual open space can be identified. The maps will be online so the public can provide comments about the maps. Requests for maps can be made to Marlon Pangilinan at: (619) 235-5293 or by email pangilinan@sandiego.gov.

Public comment was opened. Tom Mullaney spoke about past efforts to protect hillsides and open space that resulted in ordinances, however when the maps came forward, DSD did away with all of it. When a project comes forward on a steep hillside, the applicant is responsible to verify. He requested that the

Uptown Planners review the maps in sub-committee, and he also asked if supporting documents for map changes were available. Marlon Pangilinan responded that supporting documents and open space policies are online.

Leo Wilson supported Mr. Mullaney's comments about the time that had been spent in the past to identify and designate open space. He also reminded the board that just because it has been designated as open space does not mean that something cannot be built; it does mean that development must be minimal. Mr. Wilson suggested that further review of map revision be cautious with regard to designations being removed for density.

David Gatzke, and canyon property owner, supported the map revisions to assist property owners to know where open space exists when contemplating building. He commented that there are errors in the maps, and maps should be reviewed property by property, parcel by parcel. He suggested that: (1) open space does not include areas that are currently developed, currently or historically cultivated, or currently under active management for fire zone protection; (2) open space shall not preclude reasonable expansion or legally conforming lots or allowing construction of new structure within the first 75-feet or an increase of 10-15% of an existing building footprint; (3) notification to affected property owners where open space will encroach upon existing structures, gardens, or fuel management area.

Public comment closed, and board comment began with Gary Bonner noting concern about the deadline for public comment. Marlon Pangilinan explained that the deadline would have to be extended.

Ernie Bonn commented on easements and fire setbacks. Encroachments should be reviewed with respect to the canyon boundaries. The maps should also designate public versus private open space.

Matt Winter and Tony Winney commented about map accuracy and notifications to property owners. Joe Naskar mentioned that Middletown has very little open space. Rhett Butler agreed with the public's comments, and underscored the importance of reviewing properties on a lot by lot basis.

Joe Naskar made a motion to request Marlon Pangilinan to come back to Uptown Planners in February and present more information; seconded by Tony Winney. Motion passed by vote of 13-0-1. Voting in favor: Naskar, Winney, Adler, Bonn, Bonner, Butler, O'Dea, Ferrier, Fox, Pesqueira, Tablang, Ward, and Winter. Opposed: None. Abstain: Non-voting Chair Jaworski

**2. OVERSIZED VEHICLE ORDINANCE(OVO) (“NEIGHBORHOOD PARKING PROTECTION PROPOSAL”)** -- Unspecified Location – The Land Use & Housing Subcommittee of the City Council will hear a proposal by President Pro Tem Kevin Faulconer to establish as a pilot program an ordinance to regulate oversized vehicles in an area of the City of San Diego. Previous proposals have focused on placing the pilot program in the coastal communities.

Leo Wilson gave an overview of the history of a pilot program to alleviate oversized vehicle parking from District 2 and the beach area. Other areas of the city remain concerned that this will push the problems into surrounding neighborhoods and communities. With events in Uptown, this could pose a potential problem and he suggested that the OVO proposal should be city wide. The proposal includes the necessity to get a special permit within 24 hours to park for limited time (72 hours).

There was a board discussion regarding various aspects of the proposal including the implementation of the issuance of permits.

Chair Jaworski read a previously drafted oversized vehicle ordinance: "...defines an oversized vehicle as any vehicle, including attached trailers, vehicles, or loads thereon that exceeds 22 feet in length or 7 feet in height; the ordinance prohibits overnight parking of oversized vehicles on public streets between 10 PM

and 6 AM unless an overnight permit is displayed. Only residents and their guest are eligible for permits which are valid for a period of time not to exceed 72 hours. A resident is granted a maximum 24 permits per year.

Ernie Bonn noted that there is a very strong RV lobby that has prevented anything from being passed. There should also be a mention of blocking driveways and visibility. Tom Fox asked for clarification of the time to get a permit and how long they are valid.

Kim Adler asked how practical it would be for an out of town traveler to get a permit if they are visiting Mission Bay. Rhett Butler suggested that the ordinance does not consider work trucks, which are not recreational vehicles, exceed the definition and limit the ability of work crews from parking.

Naskar commented that Middletown has had problems with RVs parking to the point that the community had to T-stripe the underpass at Noell Street. If the beach areas have parking problems, they should explore Fiesta Island and not push the problems into Uptown and Midway. O'Dea suggested that this program should involve the tourism board.

Motion by Chris Ward; seconded by Butler that Uptown Planners to support extending the Oversized Vehicle Ordinance pilot program city wide, and send a letter to land use and housing committee asking the chair of that committee to direct city staff to look for ways to accommodate the lawful use of oversized vehicles on city streets; and mitigate any bona-fide recreational and tourism concerns that arise from the expansion of the ordinance.

Motion passed by vote of 13-0-1. Voting in favor: Ward, Butler, Adler, Bonn, Bonner, O'Dea, Fox, Ferrier, Mellos, Naskar, Pesqueira, Tablang, and Winter. Opposed: None. Abstain: Non-voting Chair Jaworski. (Jim Mellos joins meeting at 7:15)

### **3. WIRELESS COMMUNICATIONS FACILITY FOR T-MOBILE AT GREEN MANOR AT 4041 IBIS STREET -- Mission Hills-- *Item Added during review of agenda.***

Tim Henion presented for T-Mobile. T-Mobile is upgrading an existing facility to 4G at Green Manor at 4041 Ibis Street. The facility will be located on the side of the building. The lower location on the building is determined by newer technology; higher locations can cause cross-talk.

Public comment was opened. A question was asked about shielding. Mr. Henion noted that the concrete. Additionally, Chuck Wood mentioned that there is a metal plate behind the antennae that prevents residual radiation from entering the building.

Deborah Pettry commented that this project looked better than the sea of antenna's that currently exist and the facility could remedy dead spots within Mission Hills.

Public comment closed, and board comment began with question from Joe Naskar. He asked if there was any opposition from residents of Green Manor. Mr. Henion stated they had been noticed, and there was none. Naskar also asked if there was any opposition from surrounding community. Mr. Henion was not aware of any. Janet O'Dea asked if any antennas would be removed; Mr. Henion said some would be removed at a future time.

Motion by Neil Ferrier; seconded by Matt Winter to approve the project as submitted. Motion passed by vote of 12-0-1. Voting in favor: Ferrier, Winter, Adler, Bonn, Bonner, Butler, O'Dea, Fox, Naskar, Pesqueira, Tablang, and Ward. Opposed: None. Abstain: Non-voting Chair Jaworski (Tony Winney exit meeting prior to vote)

## **VII. Member Comments/Community Reports**

### VA Aspire - OTA

Joe Naskar reported that he had attended several meetings regarding the VA Aspire and OTA as a part of the neighborhood advisory committee to the VA. He would report with approved minutes from those meetings as they become available.

### Member Comments:

Marlon Pangilinan mentioned that city staff would be appearing before the Planning Commission on Thursday, December 13<sup>th</sup> regarding the status of community plan updates and schedules.

Chris Ward spoke about community plan update process and suggested that Uptown Planners explore a sub-committee to further the update process in 2013, as has been done in other community planning groups. Joe Naskar commented in response his opposition to a sub-committee stating that Uptown Planners is the public forum for the purpose of public comment. Leo Wilson added that the Uptown Planners had previously decided to work as a committee of the whole.

## **VIII. Adjournment:**

Motion to Adjourn made by Ferrier, Seconded by Butler. Motion passed by vote of 13-0-1. Voting in Favor: Ferrier, Butler, Adler, Bonn, Bonner, O'Dea, Fox, Mellos, Naskar, Pesqueira, Tablang, Ward, and Winter. Opposed: None. Abstain: Non-voting Chair Jaworski.

## **IX. NOTICE OF FUTURE MEETINGS**

Next meeting is February 5, 2013, at 6:00 p.m., at the Joyce Beers Meeting Room on Vermont Street in the Uptown Shopping District; per custom, there will be no Uptown Planners meeting in January 2012

Meeting adjourned at approximately 8:50 P.M.

Respectfully submitted,  
Joe Naskar, Secretary