



## **UPTOWN PLANNERS**

Uptown Community Planning Group

June 5, 2012

MEETING MINUTES

Meeting Place: Joyce Beers Community Center

Meeting called to order at 6:00 p.m. by Chair Don Liddell.

Present: Jennifer Pesqueira, Matt Winter, Joe Naskar, Kim Adler, Tom Fox, Bob Grinchuk, Ernie Bonn, Gary Bonner, Rhett Butler, Chris Ward, Ken Tablang, Neil Ferrier, Don Liddell, Tony Winney, Beth Jaworski, Janet O’Dea (6:15), Jim Mellos (6:35).

Absent: none

Approximately 30 people were in attendance

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

Chair Don Liddell indicated his schedule is so busy that it precludes him from continuing to serve as chair. Liddell represents Uptown Planners on the Balboa Park Committee, and is chair of its West Mesa Committee – commitments which entail a significant amount of work. Liddell stated he wanted to step down, and allow Vice Chair Beth Jaworski to become chair. Liddell offered to remain Vice Chair.

Motion by Butler, seconded by Bonner, to elected Beth Jaworski as chair, and Don Liddell as vice chair, of Uptown Planners; motion passed by a vote of 13-0-2; voting in favor Pesqueira, Winter, Naskar, Adler, Fox, Grinchuk, Bonn, Bonner, Butler, Ward, Tablang, Ferrier, Winney; Liddell and Jaworski abstaining.

Jaworski assumed the role of chair for the meeting.

Secretary Wilson pointed out that Chair Jaworski is the representative to the Community Planners Committee (“CPC”); and that the board should appoint an alternative should Jaworski not be able to attend a meeting. Vice Chair Liddell was unanimously approved as the alternative representative by a vote of 13-0-2, non-voting chair and Liddell abstaining.

#### Approval of Agenda:

Two agenda items were placed on the Consent Agenda: “836 West Pennsylvania Avenue (‘Verizon Wireless Goldfinch’), and “Request for Letter of Support for Potential Washington Street Pedestrian Improvement Grant”.

The following item was removed from the agenda; the applicant will make a presentation upon submittal of the project to the city.

**1027 UNIVERSITY AVENUE SIDEWALK CAFÉ (“100 WINES HILLCREST”) – Process Two – Hillcrest – Proposal for a sidewalk café, with awning, at 1027 University Avenue**

Motion by Naskar, seconded by Ferrier, to approve the agenda for the meeting as revised; motion passed by a vote of 14-0-1, with non-voting chair Jaworski abstaining.

Approval of Minutes:

Motion made by Bonn, seconded by Naskar, to approve the May 1, 2012 minutes; approved by a vote of 12-0-3; with Liddell and Adler, who had not been present at the May meeting, and non-voting Chair Jaworski, abstaining.

Treasurer's Report:

Fox reported there was a total of \$375.00 in the Uptown Planners bank account; the same amount as the previous month.

Website Report:

Winney gave an update about the website, and requested photographs and other documents that could be added to it. The Uptown Planners website address, [chair@uptownplanners.org](mailto:chair@uptownplanners.org) will be linked to Chair Jaworski's E-mail.

Board members discussed such options as using a file sharing system, and establishing a Facebook page. After much discussion, a motion was made by Tablang, seconded by \_\_\_\_\_, that Uptown Planners should open a Facebook page; the motion passed by a vote of 15-0-1, with non-voting Chair Jaworski abstaining. After further discussion, a subsequent motion was made by Ward, seconded by Naskar, to table the previous motion for future discussion; the motion to table was passed by a vote of 14-1-1: voting in favor Pesqueira, Winter, Naskar, Adler, O'Dea, Fox, Grinchuk, Bonn, Bonner, Butler, Ward, Tablang, Liddell, Ferrier in favor; voting against is Winney; non-voting Chair Jaworski abstained.

Chair/CPC Report:

Chair Jaworski indicated she had attended the CPC meeting to represent Uptown Planners in a non-voting capacity. The new officers elected by the CPC are Chair: Joe La Cava (La Jolla PG) as Vice Chair Landry Watson (Ocean Beach PG) and as Secretary Doug Case (College PG).

Jaworski reported on two CPC agenda items affecting community planning groups:

(1.) Councilmember Sherri Lightner, chair of the City Council Economic Development & Strategies Committee, each community planning group ("CPG") had requested the CPC respond to a comment from the Chamber of Commerce that CPGs should represent more of a "diversity of viewpoint." In response, each CPG has compiled a list of its business representation. Below is the summary submitted by Uptown Planners

**Uptown Planners: 17 board members**

11 board members have business licenses; six of whom have storefront businesses in Uptown. Six residents who do not have business licenses also serve on the board (all but one of the business licensees also reside in Uptown). All 17 board members own residential or business property in Uptown.

Businesses licensees include owners of two restaurants, an upscale wine bar, a construction company, a plumbing company, a realtor (named realtor of the year in 2010), an architect, an attorney who specializes in sustainable energy law, who taught classes on energy law and policy at USD Law School, and an attorney with a business-oriented law practice. Two non-business resident board members have degrees in urban planning. Eight board members serve on the board/committees of community development corporations; 12 members serve on boards/steering committees of community associations. Several businesses owners are within the boundaries of the two BIDS in Uptown.

(2.) At CPC, Andrew Poat on behalf of the Chamber of Commerce made a presentation about its proposed “Jobs, Housing & Neighborhoods Act”, which was stated to be a “top to bottom” reform of the City’s infrastructure planning and funding process. The Act would authorize the present mayor to appoint a committee to decide what the infrastructure priorities are for all the communities of San Diego. A multi-billion dollar bond proposal would then be placed on the ballot to fund the recommended infrastructure improvements. The CPC was not supportive of the proposed initiative; and stated the infrastructure priorities should be decided by the community planning groups.

## **II. Non-Agenda Public Comment:**

Tom Mullaney introduced Fred Meyer, an architect who had been the first chair of Uptown Planners. Mullaney suggested that each Uptown community should be preparing its own proposals for inclusion in the community plan update.

Sharon Gehl spoke in favor of the Plaza de Panama project; and exhibited a montage of photographs of streets scenes in Mission Hills.

Ann Garwood spoke against the Plaza de Panama project, and stated that Todd Gloria would be speaking at a Bankers Hill residents meeting later in the month.

Zack Schlegel provided an update on the UCSD Hospital traffic study, and indicated that UCSD was supportive of the Human Rights Campaign and LGBT community.

Ernie Bonn announced the University Heights CDC summer concerts would begin in late June; and that the Historic Resources Board on May 24, 2012 had presented a posthumous award to Mary Wendorf.

A summer concert series was also about to begin in Mission Hills in Pioneer Park.

Joe Naskar announced the formation of the Western Slope Community Association, and indicated it had voted to become affiliated with the Bankers Hill/Park West/Five Points Community Development Corporation.

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

Jessica Poole, representing Congresswoman Susan Davis, provided an update about a recent trip to Afghanistan, and legislative actions to protect pregnant workers and individuals buying homes.

Anthony Bernal, representing Councilmember Todd Gloria, who was running unopposed for re-election, will be representing all of Uptown and Downtown beginning in December. Bernal provided an update about the progress of Harvey Milk Street, and announced Gloria would be having a coffee at the Mission Hills Vons.

## **IV. Consent Agenda:**

The two items below had been placed on the Consent Agenda when the agenda was approved.

Motion by Bonn, seconded by Ferrier, to approve the consent agenda; the motion passed by a 15-0-1 vote; non-voting chair Jaworski abstaining.

**836 WEST PENNSYLVANIA AVENUE (“VERIZON WIRELESS GOLDFINCH”) – Process Four** – Mission Hills – Application for a Conditional Use Permit for an existing wireless facility located at 836 West Pennsylvania Avenue. This WCF consists of twelve antennas and one microwave dish completely concealed inside two rooftop cupolas, painted and textured to match the existing building. The equipment associated with this project is located on the first floor inside the building, not visible to the public.

**REQUEST FOR LETTER OF SUPPORT FOR POTENTIAL WASHINGTON STREET PEDESTRIAN IMPROVEMENT GRANT** -- Mission Hills/Five Points/ Middletown -- Lara Gates is seeking a letter of support to obtain a grant to study potential pedestrian improvements along the north side of Washington Avenue between Kettner Boulevard and Hawk Street.

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

**Community Reports: Community Plan Update -- Potential Action Item – Uptown --** Presentation/Discussion of Uptown Community Plan Update Draft Planned Land Use Map— Marlon Pangilinan, Senior Planner, Development Services Department.

Marlon Pangilinan made an informational presentation regarding proposed new zoning for Uptown. He presented two maps: A “Planned Land Use Map” and a “Proposed Planned Land Use Map.” which indicated new zoning designations for all of Uptown. The maps reflect new city-wide zoning categories established as a result of the City’s recent update of its General Plan. Each new zoning category determines how many units per acre may be built in residentially zoned areas; and also the type of uses that are permitted in commercial, mixed-use, and residential areas.

This was the introductory presentation about the maps; Uptown Planners will review the maps at several meetings in the coming months. The maps will be placed online.

Board members asked several questions: O’Dea inquired how the new zoning categories differed from the existing ones, and whether they resulted in changes in density. Several board members requested a map be created that indicated the density and zoning changes resulting from the new land use designations. Liddell emphasized it was important to review final maps prior to making a recommendation.

Public Comment:

Ian Epley opposed any down zoning, and wanted a map showing areas that will be downzoned. Tom Mullaney requested the online maps be high resolution, and that there be a way to compare the old designation to the new zoning nomenclature.

Renee Bonner recollected that at an Uptown Plan update charette a recommendation had been made by the Bankers Hill/Park West attendees to modify zoning along an area of First Avenue; Don Liddell and Leo Wilson also recalled the discussion. Roy Dahl inquired if there were any density increases or transfer of density to another location.

Ann Garwood expressed concern that if other communities in Uptown, such as Mission Hills, were downzoned, the density would be transferred to Hillcrest.

Barry Hager, on behalf of Mission Hills Heritage, indicated that certain areas of Mission Hills could be downzoned without the need for an increase in density elsewhere, as the City’s General Plan provided sufficient housing to meet state requirements. Kristen Harms spoke on behalf of University Heights, and indicated they had several meetings focusing on the plan update for that community.

Board Comment:

Butler and Ward stated that it was important to begin the process of unifying all of University Heights into the Uptown Planning area. Naskar requested a link to a data base with definitions of the zoning categories. Bonn wanted to know what was considered “build out” for Uptown, and pointed out the need for adequate public facilities which would be addressed in a Public Facilities Finance Plan.

Concern was expressed over the loss of specific zoning that existed in various planned district ordinances; such as that in the West Lewis Street PDO. Winter and O'Dea indicated they needed clarification on the scope of the regulatory impacts of the maps before making any recommendations.

Board members stated they wanted to begin review of the maps prior to the August meeting. The consensus was that the board should meet as a "committee of the whole" and review the maps in July.

Motion by Butler, seconded by Bonn, that the board of Uptown Planners call a special meeting on July 17, 2012 where it will meet as a "committee of the whole" to review the proposed Planned Land Use Maps. Motion passed by 14-0-2; non-voting Chair Jaworski abstained; Mellos did not vote.

**4080 GOLDFINCH STREET ("MISSION 8 MAP WAIVER") – Process Three – Missions Hills –** Map waiver application to waive the requirements of a Tentative Map to create eight residential condominiums (under construction) on a 0.23 acre site at 4080 Goldfinch Street in the MR-1000 Zone; FAA Part 77

Motion by Butler, seconded by Winter, to continue the project until August so the applicant could attend the meeting and make a presentation; motion passed by a vote of 7-6-3; voting in favor Butler, Winter, Grinchuk, Tablang, Bonner, Bonn, Ward; voting against Mellos, Adler, Liddell, Fox, O'Dea, Pesqueira; non-voting Chair Jaworski and Naskar abstained.

**1673 PUTERBAUGH MAP WAIVER – Process Three – Mission Hills – Map Waiver application** to waive the requirements of a Tentative Map to create four residential condominium units on a 0.23-acre site located at 1673 Puterbaugh in the MR-1500 Zone; AAOZ, FFA Part 77

Russ Hales, of City Mark Development, made the presentation on behalf of the applicant. The project was approved through a ministerial process, is permitted and is under construction. The application before Uptown Planners is only a condominium map waiver. The review by Uptown Planners is limited to confirm that the applicant has complied with the requirements for a condominium subdivision map.

O'Dea stated she felt the project design was too modern and not compatible with the historic character of the neighborhood in which it was located. Adler objected to the process of map waivers being sought after a project had been approved and is under construction.

Motion by Butler, seconded by Naskar, to approve the map waiver; motion passed by a vote of 12-2-1; voting in favor Pesqueira, Winter, Naskar, Fox, Grinchuk, Bonn, Bonner, Butler, Liddell, Ward, Ferrier, Winney, voting against Adler, O'Dea. Non-voting chair Jaworski abstained.

**VERMONT STREET ANGLE PARKING – Hillcrest – Proposal** to place angle parking along the west side of Vermont Street between University Avenue and Robinson Street. Would add five additional parking space; Roy Dahl collected signatures of over 75% of the residential and commercial businesses owners on a petition in favor of the proposal.

Roy Dahl explained how he had collected signatures on a petition representing 75% of the properties along the section of Vermont Street where the angle parking was proposed. Dahl stated he obtained signatures from property owners as well as residents. A question arose if the signatures on the petition needed to be that of property owners, or could include residents.

During public comment, Walt Chambers spoke against the proposal; as did Luke Terpstra who thought there should be a bicycle lane on the street rather than angle parking.

Motion by Mellos, seconded by Liddell, to continue the item until the August board meeting, and in the interim seek a clarification from city staff whether the petitions needed to be signed by only property owners; the motion passed 7-6-1; voting in favor Mellos, Adler, Bonn, Liddell, Winney, O'Dea; voting against Grinchuk, Naskar, Fox, Tablang, Ferrier, Bonner; non-voting chair Jaworski, Pesqueira and Winter abstained. Chair Jaworski broke the 6-6 tie by voting in favor of the motion.

Board members praised Roy Dahl for his effort in organizing the petition effort.

**VI. Adjournment:**

Meeting adjourned at approximately 8:30 p.m.

Respectfully submitted,  
Leo Wilson, Acting Secretary