



## **UPTOWN PLANNERS**

Uptown Community Planning Group

August 7, 2012

MEETING MINUTES

Meeting Place: Joyce Beers Community Center

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

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

Absent: Joe Naskar, Don Liddell

Approximately 25 people were in attendance

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

#### Approval of Agenda:

Two agenda items were placed on the Consent Agenda: Potential Action Item VII: 1 and 2: as described on the agenda:

- 1. REQUEST FOR LETTER OF SUPPORT FOR 23<sup>rd</sup> ANNUAL AIDS WALK AND RUN** that to be held on September 30, 2012.
- 2. REQUEST FOR LETTER OF SUPPORT FOR NIGHTMARE ON NORMAL 2012** that will be held on October 27, 2012

Motion by Ferrier, seconded by Bonn, to approve the agenda as amended; motion approved by unanimous voice vote: 13-0-1, non-voting Chair abstaining.

#### Approval of Minutes:

Motion made by Bonn, seconded by Bonner, to approve the June 5, 2012 minutes; approved by 14-0-1 vote, non-voting chair abstaining.

#### Treasurer's Report:

Fox reported there was a \$119.46 reimbursement payment to Winney for website costs; the bank account balance was \$255.54.

#### Website Report:

Winney reported he is now placing supporting documents for each meeting's agenda on the website for public review.

Chair/CPC Report:

Chair Jaworski informed the board that the CPC and City's community planning groups had been requested to provide recommendations regarding the City's Capital Improvement Budget for Fiscal Year 2013. The CPC would have a special meeting to discuss the issue in August 2012.

Jaworski restated her objection to the comments made to her by officers of the Uptown Parking District at the Uptown Planners special meeting on July 17, 2012; which include the threat of a lawsuit. Jaworski indicated as chair she would not tolerate that sort of conduct towards her in the future.

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

Katherine Hon, of the North Park Historical Association, passed out a flyer for a North Park Car Show to be held on Saturday, September 8, 2012, from 1:00–2:00 p.m. in Morley Field.

A representative of Walk San Diego spoke about a project to survey the state of pedestrian amenities in the neighborhoods of the City of San Diego.

Janet O'Dea announced a fundraiser for the SOHO lawsuit against the Plaza de Panama project at her house on September 21, 2012.

**III. Representatives of Elected Officials:**

Ian Clampett, representing Councilmember Kevin Faulconer, spoke about the compromise that had been facilitated between the VA Aspire Center, and the Old Town Academy and Western Slope neighborhood. Clampett also indicated that the West Lewis Street Mini-Park had been formally dedicated.

Gary Bonner requested Clampett to provide an update regarding the status of the Olive Street Park at a future meeting

(Board member Jim Mellos arrived)

**IV. Consent Agenda:**

Motion by Ferrier, seconded by Bonner, to approve the Consent Agenda; motion passed by a 13-0-1; non-voting chair Jaworski abstaining. The two items approved on the Consent Agenda were:

1. **REQUEST FOR LETTER OF SUPPORT FOR 23<sup>rd</sup> ANNUAL AIDS WALK AND RUN** that to be held on September 30, 2012.
2. **REQUEST FOR LETTER OF SUPPORT FOR NIGHTMARE ON NORMAL 2012** that will be held on October 27, 2012

**V. Informational Items/Potential Action Items: Planning:**

**GEORGIA STREET BRIDGE RETROFIT & REHABILITATION -- Informational Item --**  
Presentation regarding the proposed seismic retrofit and rehabilitation of the Georgia Street Bridge over University Avenue, which will be done utilizing a preferred architectural option that will preserve the bridge's historic integrity and retaining walls.

Mark Giandoni, the project manager of the City of San Diego Engineering and Capital Improvements Department, and Dr. Nathan Johnson, from Simon Wong Architects, made the presentation about the Georgia Street Bridge Rehabilitation project. The project involves a comprehensive rehabilitation and seismic retrofit of the bridge and adjacent retaining walls. The bridge was built in 1914 and does not meet

current seismic standards; its retaining walls have deteriorated and have cracks, the concrete and reinforcements have degraded, and the bridge and walls are “exceptionally deficient” should there be a seismic event.

The bridge also has major deficiencies and is functionally obsolete. It is on the State’s Eligible Bridge List of inadequate bridges, and has issues of substandard barrier rails and transitions, bridge width, vertical and horizontal under clearance and load ratings. Its sufficiency rating is only 44.9 out of 100; and needs to be increased to above 80.

In 1999 the bridge was placed on the National Register of Historic Places. Ione Stiegler of IS Architecture, spoke regarding the historic features of the bridge, and how its rehabilitation would be done in a manner to preserve its historic integrity. After rehabilitation, the bridge would look nearly the same as before the work was completed.

Public comment was made by Katherine Hon and Ian Epley, who both supported the project. Roy Dahl inquired regarding retention of the existing sidewalks; a consultant responded the sidewalk on the south side will stay, but the one on the north will be removed. Richard Gorin inquired what would be done with the lighting of the bridge. Stephen Berend asked what color the bridge would be painted; the response was golden gray.

The board learned during its comments that the project has been funded, and will cost \$6.5 million. The environmental review for the project and final design will take place in 2013, and construction begins in 2014. During construction Georgia Street will be closed to traffic; and University Avenue subject to traffic control, often reduced to two lanes.

**COMMUNITY PLAN UPDATE – Potential Action Item – Uptown – Presentation by Dan Normandin, Senior Planner, City of San Diego will provide overview about zoning implementation for the community plan update including a primer on zoning attributes and how zoning is regulated.**

Marlon Pangilinan indicated that the presentation by Dan Normandin would be made at a later meeting; and that the issue of new zoning designations, density and height would all be considered together at a future meeting.

Public Comment:

Chair Jaworski opened the item up for public comment.

Roy Dahl requested a map that will show what changes are being made to existing conditions, so a comparison could be made between existing densities and those being implemented by the new map

Sharon Gehl spoke in opposition to any downzoning, and opposed turning areas of Uptown into historical museums. Ian Epley spoke against any downzoning or reduction in density.

Barry Hager spoke in favor of the Mission Hills Heritage position, which was stated in a letter presented to the board, and felt the proposed downzone was moving in the right direction. Kristin Harms spoke in favor of the University Heights map she had previously submitted at the July 17, 2012 special meeting.

Board Comment:

Board comment: Mellos indicated he had discussions with Pangilinan regarding issues involved Five Points and Mission Hills. Ernie Bonn spoke in favor of the map submitted by Kristin Harms. Gary Bonner spoke about the proposed revisions to the present zoning recommended in an Uptown Community Plan update charette for Bankers Hill/Park West. Kim Adler supported the Mission Hills Heritage proposal; and also spoke in favor the University Heights Historical Society proposal.

Mellos asked questions regarding the 1,000 foot area “buffer” along Interstate 5 which restricted residential development; Pangilinan responded it was a result of health issues presented by particulate matter, and it was felt a buffer was appropriate. Bonn inquired why the same restriction was not placed along Interstate 163 in Hillcrest and the Medical Complex neighborhood adjacent to the freeway.

**COMMUNITY PLAN UPDATE -- UNIVERSITY HEIGHTS UNIFICATION – Potential Action Item** -- Uptown – A petition has been submitted to the city signed by over 500 University Heights residents and business owners requesting that all of University Heights be unified and placed in the Uptown community planning area. Previously, on December 4, 2007, Uptown Planners approved a motion on the issue that is stated in Attachment 1.

Public Comment:

Greg Sorini, the President of the University Heights Community Association, stated a petition signed by 476 University Heights residents and business owners had been submitted to Councilmember Todd Gloria’s office supporting the unification of University Heights into the Uptown Planning area. Sorini felt that better planning would result from University Heights being united in one community planning area; and that University Heights residents were more involved with the Uptown Planning Group than the North Park Planning Group.

Ross Lopez, spoke against the proposal. Lopez stated the deed to his North Park property east of Texas Street stated it was in University Heights. Lopez pointed out that parcel maps indicated a large area of North Park was stated to be part of University Heights.

Rob Steppke, former chair of the North Park Planning Group, spoke against the proposal. Steppke indicated the eastern portion of University Heights was part of the North Park road grid, and had different issues than western University Heights. Vicki Granowitz, present Chair of the North Park Planning Group, pointed out the different demographic and housing types in eastern University Heights, and also felt there needed to be a process in place prior to implementing a boundary change.

Leo Wilson, former chair of Uptown Planners, indicated property records identified sections of Hillcrest as being in Bankers Hill. He felt that boundaries of neighborhoods should be determined by maps contained in community plans.

Katherine Hon, of the North Park Historical Society, pointed out an 1888 parcel map identified a large part of North Park and adjacent areas as being in University Heights.

J.D. Abercrombie spoke about her involvement in the University Heights Community Association since the 1980s; and that she had played a major role in circulating the petitions. Abercrombie spoke in favor of the proposal.

Anthony Bernal, representing the Third City Council District, indicated a process needed to be put in place to govern potential boundary adjustments between community planning groups prior to any boundary adjustments being made.

Board Comment:

Rhett Butler and Chris Ward spoke in favor of unification of University Heights into Uptown. Ward pointed out his property deed stated his University Heights residence was located in Hillcrest. Ernie Bonn opposed the motion, pointing out that there was an attempt to form an independent University Heights Planning Group in 2005, and distributed a letter signed by the group’s chair Mary Wendorf and vice chair Leo Wilson. The group reviewed projects and made recommendations to both Uptown Planners and the North Park Planning Group. O’Dea indicated there should be further study about how much of North Park was considered University Heights.

Motion by Butler, seconded by Mellos: That Uptown Planners reaffirm its 2007 vote to recommend that all of University Heights be included within the Uptown Planning area; this would include the area east to Texas Street, and south to Lincoln Street. The unification could be implemented as part of the Uptown community plan update process. Motion passed by a 12-1-2; Voting in favor Butler, Pesqueira, Winter, Adler, Fox, Grinchuk, Bonner, Ward, Tablang, Ferrier, Mellos, Winney; Voting against, Bonn; abstaining O'Dea and non-voting Chair Jaworski.

**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

Applicant was not present. Motion by Butler, seconded by Ferrier, to continue the project until September; motion passed by vote of 12-2-1: Voting in favor Butler, Pesqueira, Adler, Fox, Grinchuk, Bonner, Ward, Tablang, Ferrier, Mellos, Winney, Bonn; voting against O'Dea and Winter; non-voting chair Jaworski abstained.

**1027 UNIVERSITY AVENUE NUP (“100 WINES SIDEWALK CAFÉ”) – Process Two - Hillcrest –** Neighborhood Use and Right-of-Way Permit for a 100 square-foot sidewalk café within an existing restaurant, located at 1027 University Avenue in the CN-2A Zone; FAA Part 77; Transit Area.

Keoni Rosa, of Keoni Rosa, Inc. Architecture and Interiors, made the presentation on behalf of the Applicant, Hard Work Too, Inc. Rosa indicated that the teak columns, trellis and awnings in the original site plans had been deleted; and that a 7 foot clear path for pedestrians had been created in the revised plans.

Motion by Ferrier to approve as presented, seconded by Grinchuk; motion passed by a 14-0-1 vote, with non-voting Chair Jaworski abstaining.

**FIFTH AVENUE NUP (“T-MOBILE 5<sup>TH</sup> AVENUE FINANCIAL”) – Process Two -- Bankers Hill/Park West –** Application for a Neighborhood Development Permit (NDP) for a Wireless Communication Facility (WCF) containing twelve (12) panel antennas side mounted on an existing building, twelve (12) Tower containing four (4) equipment cabinets and other components located at 2550 Fifth Avenue, in MCCPD-CN-1A, AAOZ, AIA, FAA Part 77, RTPOZ, TAOZ.

Caitlyn Kes, of DePratti Incorporated, made the presentation on behalf of T-Mobile. Most of the project would be screened and not visible.

Motion by Fox, seconded by Ferrier, to approve the project as presented; motion passed by a 14-0-1; with non-voting chair Jaworski abstaining.

#### **IV. Potential Action Items: Non-Project:**

**UPTOWN OPEN SPACE PARKLAND DEDICATION – Uptown –** Proposal by San Diego Canyonlands that approximately 10,000 acres of city-owned open space in the City of San Diego be dedicated as parkland; including certain parcels of land in Buchanan Canyon and other areas of Uptown.

Eric Bowlby, the Executive Director of San Diego Canyonlands made the presentation. Bowlby was seeking support for the dedication of city-owned open space as parkland both in Uptown, and throughout the City of San Diego. Once dedicated, parkland could not be used for other purposes without a two-thirds affirmative vote of the electorate. A letter was distributed from City of San Diego Park Designer Jeff Harkness, dated April 10, 2012, stating that dedicated open space could not be counted as active park space for planning purposes.

Leo Wilson, who sits on the City's Open Space Canyons Advisory Committee, strongly supported the proposal.

Motion by Ward, seconded by Adler, to write a letter of support in favor of dedicating the open space parcels in the San Diego Canyonlands "Uptown: City Land Proposed for Dedication" dated March 1, 2012, as parkland; motion passed by a vote of 14-0-1; with non-voting chair Jaworski abstaining.

Motion by Ward, seconded by Ferrier, to support in concept the San Diego Canyonlands proposal to dedicate approximately 10,000 acres of city-owned open space as dedicated parkland; motion passed by a vote of 14-0-1; with non-voting chair abstaining.

#### **V. Community Reports:**

Chair Jaworski had discussed the CIP community planning initiative during the Chair's Report.

**CAPITAL IMPROVEMENT PROGRAM PROCESS:** Community Planners Committee is seeking to work more closely with the community planning groups regarding the preparation of the City's Capital Improvement Program (CIP) for the coming fiscal year, and is developing a new budget development process.

#### **VI. Adjournment:**

Meeting adjourned at approximately 9:15 p.m.

Respectfully submitted,  
Leo Wilson, Acting Secretary