



UPTOWN PLANNERS

Uptown Community Planning Group
MEETING MINUTES

August 2, 2011

Joyce Beers Community Center, Uptown Shopping District

Present: 6:00 pm: Wilson, (Chair), Jaworski, Seidel, Liddell, Tablang, Ferrier, Bonn, Pesquiera, Dahl, Lamb, Grinchuk:
arriving after meeting called to order: arriving post 6:00pm: Dahl 6:10; Winney 6:20; Butler 6:30

Absent: Bonner, Adler, O'Dea, Mellos

Board Meeting: Parliamentary Items/ Reports:

Approval of Agenda: Action items 5 and 6 were placed on the consent agenda. A motion to approve the agenda as revised was approved by a voice vote.

Approval of Minutes: Approval June 2011 minutes continued until next meeting in September.

Treasurer's Report: Treasurer Dahl reported a balance of \$ \$423.62; the same balance reported at the May 2011 meeting due to no further expenses or income.

Website Report: None.

Chair/ CPC Report: The CPC voted to support the joint North Park Planning Group/Uptown Planners demolition policy statement by a 17-6-1 vote.

Applications have been received for outdoor cafes for Gossip Grill and Baja Betty's on University Avenue. The stop signs Uptown Planners supported along Fourth & Fifth Avenues in Bankers Hill have resulted in a major reduction in traffic accidents. There have been multiple thefts of historic plaques in the city, including many in Uptown. An all-way stop sign was approved by the city for the intersection of Lincoln & Centre Street in Hillcrest.

Public Communications:

Joyce Summer, representing the Centre City Development Corporation, reported the proposed Horton Plaza Park will be considered by the City Council in September. The proposal would involve the demolition of the Robinson/May Company building and replacing it with additional park space. It is thought that the new park space could host up to 200 public events a year.

Zach Schlegel, representing UCSD, reported on the traffic circulation issues regarding the UCSD Medical Center expansion. There was a town hall meeting in June about the issue, and a traffic study has started and will be completed in 10 weeks. The community reported concerns about parking and safety. The next town hill meeting will be on September 20.

Ann Garwood reported that a Bankers Hill residents meeting will be held at St. Paul's Cathedral on the 3rd Monday of every month. Garwood specifically invited the members of the St. Paul's Cathedral congregation present at the board meeting to attend.

Nancy Moors announced the annual movie on the roof at Whole Foods will be August 18, 2011; it is and annaul fundraiser supporting the Hillcrest History Guild.

Ernie Bonn expressed a concern over the fact the newly redrawn city council map for the Third City Council District included Downtown and Little Italy; and placed Kensington and Talmadge in another city council district.

Ian Epley spoke regarding his concerns over the extension of the Interim Height Limitation by the City Council.

Bruce Coons of SOHO spoke concerning his organization's concerns about the proposed Plaza de Panama project

Representatives of Elected Officials:

Tim Orozco spoke on behalf of Assemblymember Toni Atkins. Orozco indicated that Atkins was chair of a committee concerned with issues involving the homeless.

Jessica Poole spoke on behalf of Congresswoman Susan Davis. Poole reported Davis voted in favor of the recently passed bill to raise the debt ceiling, and indicated Davis had expressed concerns about tax loopholes in favor of corporations and the wealth.

Ashley Simmons, from City Councilmember Carl DeMaio's office, announced that a new telephone service application allowed individuals to call telephone number 311 to obtain reports on city-related issues.

Ian Clampett, representing Councilmember Kevin Faulconer's Office, provided information regarding the intermittent closure of State Highway 163 HWY on August 5-9 for repairs. Faulconer supported the recent extension of the Interim Height Ordinance. Liddell asked for an update about the status of the proposed Olive Street Park; Clampett replied the issue of acquiring the additional north parcel of land for the park is currently being worked out by the City's Real Estate Asset Department.

Consent Agenda:

Motion by Ferrier, second by Seidel, to approve the consent agenda; motion passed by an 11-0-1; non-voting chair abstaining. The consent agenda contained the following two items.

REQUEST TO SUPPORT THE PLACEMENT OF ANGLE PARKING ON MEADE AVENUE BETWEEN NORTH AVENUE AND CAMPUS AVENUE – University Heights – The proposed angle parking on this block of Meade Avenue will result in 20-22 additional parking spaces; the request is supported by Joyce Birney Elementary School and the University Heights CDC.

LETTER OF SUPPORT FOR 2011 WALK TO CURE DIABETES – Event will take place in Balboa Park on November 1, 2011.

Action Items:

ST. PAUL'S CATHEDRAL AND RESIDENCES, VESTING TENTATIVE MAP, NEIGHBORHOOD DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, AND PUBLIC RIGHT-OF-WAY ENCROACHMENT – (Process Five) -- – Bankers Hill/Park West – Construction of two mixed-use buildings with a total of 110 dwelling units, 20,027 square feet of office use, and 6,109 square feet of retail and restaurant uses. The project also includes additional religious use facilities on the 30,612-square-foot site at the St. Paul's Cathedral. The 17-story Olive Building proposes a total overall height of 180-feet, which requires deviations from the 150-foot height limit of the MR-400 and CV-1 zones. It is located on a 25,805-square-foot parcel on the south side of Olive Street and would contain 65 dwelling units (including 6 affordable units), 14,209 square feet of offices, and 924 square feet of retail space, and underground parking. The 13-story Nutmeg Building (with a total overall height of 150 feet), is on a 20,075-square-foot parcel on the southeast corner of Olive Street and Fifth Avenue, and would contain 45 dwelling units (including five affordable units), 5,818 square feet of offices, and 5,185 square feet of retail and/or restaurant space, and underground parking: MR400 Zone, CV-1, AAOZ, Transit Overlay Zone, Residential Tandem Parking.

Tom Delaney and the Rev. Scott Richardson made the presentation on behalf of the applicant. A total of 21 individuals spoke regarding the project, both in favor and opposed. Afterwards the board made comments.

There was motion by Liddell, second by Grinchuk, to continue the item until the next board meeting, so that the board had sufficient time to review the draft EIR which had been only recently issued; the motion passed by a 12-0-1 vote; Dahl, Grinchuk, Jaworski, Bonn, Ferrier, Lamb, Pesquiera, Butler, Seidel, Winney, Liddell, Tablang voting in favor; non-voting chair Wilson abstaining.

UPTOWN COMMUNITY PARKING DISTRICT REORGANIZATION – Uptown -- Mike McLaughlin, Consultant – TurpinMcLaughlin Communications has been retained by the City of San Diego to make a recommendations for the reorganization of the Uptown Parking District, which includes the communities of Hillcrest, Bankers Hill/Park West, Five Points/Middletown, Mission Hills and the Hospital District; the final report by the consultant has been issued.

McLaughlin indicated that, although he felt there should be separate contracts, the city wanted only one community parking district in Uptown. He held many public meetings with community members from throughout Uptown. A final report was sent to the city July 13, 2011 in which it was recommended that funds generated by parking meters in a specific community should remain for use to improve public facilities in that community. Structural changes were proposed including new bylaws; however the existing Uptown Partnership organization would remain. The new bylaws would include proportional representations from each community.

Ben Nichols, the director of the Hillcrest BID, indicated his organization was anxious to move forward with projects in Hillcrest, and supporting reorganizing the Uptown parking district quickly.

Several board members were critical of the reorganization plan; contenting it amounted to restoring the previously existing organization. Objects were raised to the Missions BID appointing the Five Points representative. Bonner submitted comments which were submitted to the board raising issues concerning Bankers Hill/Park West; Wilson indicated he felt that all parking board members, representing both residents and businesses, should be elected in an open process. And that any qualified individual in a community should be able to run for the seat. It was his understanding the consultant's initial proposal incorporated this concept.

Motion by Liddell, seconded by Seidel, that the reorganization of the Uptown Community Parking District should not take place until there is further discussion and review; with the exception that Hillcrest Parking Committee, which already existing, and should be allowed to recommend projects for the Hillcrest portion of the Uptown parking district funds. Motion passed by 11-1-1 vote; Dahl, Grinchuk, Jaworski, Bonn, Ferrier, Lamb, Pesquiera, Butler, Seidel, Winney, Liddell, Tablang voting in favor; Grinchuk voting against; non-voting chair Wilson abstaining.

Information Item:

PARK & RECREATION NEEDS ASSESSMENT SURVEY FOR THE GREATER GOLDEN HILL, NORTH PARK, AND UPTOWN COMMUNITIES – Howard Greenstein, City of San Diego, & Josh Williams, BW Research Partnership -- DSD partnered with BW Partnership, Inc. to conduct a parks and recreation needs assessment for the Greater Golden Hill, North Park, and Uptown Community Planning areas.

Presentation by Howard Greenstein and Josh Williams regarding an assessment survey commissioned by the city regarding park needs. No members of the public commented. Board members expressed concerns that the purpose of the survey was to justify the use of Uptown DIF monies in Balboa Park. Deborah Sharp, a city park planner who was present, indicated that was not the intent of the survey, and that the city did not intend to use Uptown DIF monies in Balboa Park.

CENTRE STREET MAP WAIVER – University Heights – Process Three – Map Waiver application to waive the requirements of a tentative map to create six residential condominium units (under construction) on a 0.16 acre site at 4046 Centre Street in the CL-2 Zone; Residential Tandem Parking, Transit Area, FAA Part 77 Zone.

A representative of the applicant made the presentation; a lot consolidate parcel map would be filed, and an existing power pole would be relocated.

Motion made by Dahl, seconded by Winney, to approve the map waiver subject to the standard Uptown Planners conditions, including opposition to the waiver request to underground utilities. Motion passes 12-0-1; Dahl, Winney, Jaworski, Seidel, Liddell, Tablang, Ferrier, Bonn, Pesqueira, Lamb, Grinchuk, Butler; non-voting chair Wilson abstaining.

Liddell made a motion to adjourn, which passed unanimously by a voice vote. Meeting adjourned at 9:15 p.m.

These minutes respectfully submitted
By Beth Jaworski, Secretary