



UPTOWN PLANNERS

Uptown Community Planning Group

AGENDA

NOTICE OF PUBLIC MEETING

JULY 1, 2014

Meeting Minutes

Meeting Place: Joyce Beers Community Center, Uptown Shopping District

Meeting called to order by at 6:00 p.m. by Chair Leo Wilson

Present: Gary Bonner, Rhett Butler, Bob Grinchuk, Neil Ferrier, Tom Fox, Bob Daniel, Leo Wilson, Ken Tablang, Ernie Bonn, Jennifer Pesqueira, Beth Jaworski, Tony Winney, Tom Mullaney, Matt Winter,

Absent: Chris Ward, Joe Naskar, Jim Mellos

Approximately 70 individuals in attendance;

Adoption of Agenda

Chair Wilson indicated San Diego Pride had inadvertently not obtained a letter of support from Uptown Planners for the 40th Annual Pride Event to be held July 18-20, 2014, Wilson requested that the letter of support be added to the agenda as an action item. It would take a 2/3 vote to add the letter of support as an urgency item. Ferrier made a motion to add the 40th Annual Pride Event letter of support to the agenda, seconded by Winney – motion passed by a 14-0-1 vote, with non-voting chair abstaining.

Motion by Butler, seconded by Ferrier, to move Action Items VI, nos. 4 and 5: Letter of Support for the Nightmare on Normal Street, and Letter of Support for the 25th Annual AIDS Walk, as well as the Letter of Support for 40th Annual Pride, to the Consent Agenda. The motion passed by a 13-0-1 vote, with non-voting chair abstaining.

Motion to approve the July 1, 2014 agenda, as amended, made by Bonn, seconded by Daniel; approved by a 13-0-1 vote; with non-voting chair abstaining.

Approval of Minutes:

Motion to approve the April 8, 2014 minutes by Ferrier, seconded by Daniel, approved by a 12-0-1 vote; non-voting Chair Wilson abstaining;

Treasurer's Report:

Treasurer Fox reported that the bank account had a total of \$265.05. Tony Winney provided the Treasurer an invoice for the website of \$119.40.

Chair's Report:

Chair Wilson announced that board member Joe Naskar had submitted his resignation; Naskar was moving out-of-state. Chair stated the vacancy would be formally noticed on the August agenda, and the vacant seat filled at the September board meeting.

Chair recommended that the Uptown Planners Design Review Subcommittee again meet on a regular basis, since there was likely going to be an increase in projects coming before Uptown Planners.

Non Agenda Public Comment

Walt Chambers, from Hillcrest, spoke regarding mobility issues in Uptown, and the need to encourage alternative transportation to address climate change. Chambers distributed a hand-out entitled Uptown21C that addressed transportation issues.

Susan McNeil Schreyer, the new director of the Mission Hills BID, introduced herself.

Ken Tablang spoke about a special event Independence Day event sponsored by the Mission Hills Town Council was putting on July 4, 2014, that would involve both a parade and paella.

Luke Terpstra, President of the Hillcrest Town Council, spoke about that organization's next meeting on July 8, 2013; at which representatives from San Diego Pride would in attendance.

Ernie Bonn, from the University Height Community Development Corporation, provided an update that organization's summer concert series in the Trolley Barn Park.

Representatives of Elected Officials:

Jessica Poole, representing Congressman Susan Davis, passed distributed her office's monthly news letter; and spoke about the town hall meetings that Susan Davis would be attending.

Adriana Martinez spoke regarding the legislative activities of Council President Todd Gloria, including his proposal to raise the minimum wage; Gloria was now supporting a compromise proposal to raise the minimum wage less than he had originally suggested.

Consent Agenda:

Motion by Ferrier, seconded by Bonner, to approve the consent agenda consisting of the following three letters of support; the motion passed by a vote of 13-0-1, non-voting chair abstaining.

1. **LETTER OF SUPPORT FOR NIGHTMARE ON NORMAL STREET** – Hillcrest – The event will take place on October 25, 2014, at the corner of Normal Street and University Avenue.
2. **LETTER OF SUPPORT FOR AIDS WALK** – Hillcrest -- The 25th Annual AIDS Walk will be held at a new location on Normal Street, between University Avenue and Lincoln Street on September 27, 2014.
3. **LETTER OF SUPPORT FOR 40TH ANNUAL PRIDE EVENT** – Hillcrest/Balboa Park – The event will take place from July 18, 2014 to July 20, 2014.

Informational Items:

1. **AIRPORT DEVELOPMENT LANDS USE PLAN OVERVIEW** – Presentation by Keith Wilschetz of the San Diego Regional Airport Authority; the Airport Development Plan (ADP) is the next master planning phase for the San Diego International Airport. The ADP is designed to identify improvements that will enable the airport to meet demand through 2035, which is approximately when projected passenger activity levels will reach capacity for the airport's single runway. An additional runway is not being considered.

Keith Wilschetz spoke on behalf of the San Diego Regional Airport Authority, and presented a power point presentation. He indicated the airport was in the process of preparing its next airport master plan, which would last until the year 2035. At that point, the one runway of the airport would be at capacity; there would be no way for the airport to accommodate further demand. The existing airport is only 661 acres; the average airport is 3,000 acres.

Among other improvements, Terminal One would be replaced, and more close-in parking would be built. Southwest Airlines, which accounts for 40% of the passengers at the airport, would have a new facility. There were plans to decrease Harbor Island traffic, and have a separate access road from the east side of the airport to the west side, relieving traffic congestion. Among users of the new road would be shuttles serving the rental car agencies on the east side of the airport. The expansion would allow for more passenger gates at the terminals, and more jet parking;

During public comment, Renee Bonner inquired how much traffic would be diverted off Harbor Drive by the proposed plan; it was indicated that the shuttle would likely be used by 20% of the airport users. Roy Dahl and Rich Gorin spoke of the impact of the project upon Hillcrest.

After public comment, board members commented, inquiring, among other things, if an underground tunnel between the west and east side of the airport was feasible (it was not because of the high water table); and whether they had considered an overhead tramway or solar roads.

2. **NEW MISSION HILLS/ HILLCREST LIBRARY** -- Mission Hills/ Hillcrest -- Presentation about the design of the new Mission Hills/ Hillcrest Library; Mosher Drew Architects; the new library will be a single-story, 15,000 sq. ft. building on top of two levels of underground parking that will contain approximately 85 parking spaces. The building will be LEEDS Silver certified. A \$10 million dollar private donation helped fund the project.

Anthony Bernal, from the City Council President's Office, made the presentation of the project. Also present was Charles Goldberg, from city capital projects; and Bruce Johnson, from city library staff. Bernal indicated two large donors had come forward, and it was considered important to move the project forward in an expedited manner

Eric Soldau spoke on behalf of the architect for the project, Mosher Drew. The donors have requested the project be designed to fit in with the existing community character of Mission Hills. The design incorporated traditional materials, and is in a craftsman style. Comments on the design had been obtained from Friends of the Library, Mission Hills Town Council, Mission Hills Heritage, and Hillcrest Town Council.

The library would be two stories; and about 15,000 square feet in size. Entry would be from Front Street to avoid the noise on Washington Avenue. There would be transparency along Washington Avenue and Front Street to increase lighting.

There would be 85 parking spaces in an underground parking garage. The landscaping would be drought resistant. The RFP process for the project will begin in approximately April 2015.

During public comment, Barry Hager, of Mission Hills Heritage, spoke in favor of the project, Walt Chambers, Hillcrest resident, felt a craftsman design was out of place on Washington Street. Emily Yeazell, Peggy H. from Mission Hills, Rich Gorin and Patricia Lundberg from Hillcrest, and Ben Baltic from Bankers Hill spoke in favor of the project. Baltic inquired if there would be bicycle facilities; Gorin inquired about access to the library from Hillcrest to the south. Sharon Gehl felt there should also be a garden on the site, and thought the library might be too small.

Board comments were favorable to the project; in particular supporting the addition of more parking in the area the library will be located.

3. **UNIVERSITY AVENUE REGENTS CENTER (“HUB -- HILLCREST UPTOWN PLAZA”)**
– Hillcrest – Presentation by Greg Sadowsky, VP Regency Centers, regarding the revitalization plan for the Uptown District Shopping Center, originally built in 1989; which will include custom murals, sculptural art and new landscaping; as well as colorful way-faring signs and additional outdoor space.

Greg Sadowsky made the presentation on behalf of the applicant. The architect who originally did the new design for the project was Graham Downes, who died in 2013. The current project design has retained the concept plan Downes developed. The project will have Leed lighting and there will be signage changes. The project will incorporate art, and create a more open feel and greater connectivity with the surrounding street. The name will be changed to HUD; and there will be new restaurants and possible nightspots.

During public comment Mat Wahlstrom commented on the jaywalking that regularly takes place on University Avenue between 10th Street and Vermont; Jim Frost inquired whether a crosswalk could be placed mid- block on University Avenue. Roy Dahl pointed out that the current Uptown Center turned its back on University Avenue, and need to have more of a street-oriented focus

The board comments were generally favorable; issues were raised regarding the proposed planters and the entryways.

4. **2850 SIXTH AVENUE (“SIXTH AVENUE MEDICAL CENTER”) DEVELOPMENT PROJECT: – Substantial Conformance Review – Bankers Hill/Park West --**
Presentation by Jim McMenamin, of Zephyr Partners, about modifications to a previously entitled 75-unit residential project that will be built at the current site of the Sixth Avenue Medical Center, located at 2850 Sixth Avenue; the project consists of a 13-story residential tower along Fifth Avenue with commercial and retail space, and three stories of townhomes and residential flats along Sixth Avenue; above three levels of underground parking.

Jim McMenamin made the presentation on behalf of Zephyr Partners. A project had been approved at the site in 2006, which was never built. Zephyr Partners has purchased the site and will build under the existing plans, with some modifications which will be subject to the substantial conformance review process. The project is 13-stories tall, and approximately 150-feet in height. There will be 64 condominiums in the east tower of the project which will border Fifth Avenue; low rise townhomes will be on the Sixth Avenue side of the project. The condos will be at a high end price range.

The proposed modifications to the project include reducing the unit count to 64 from 75; and reducing the size of the project to 147,000 sq. ft. There will be an active street scene, including 4,300 sq. ft. of retail – although the applicant indicated some hesitancy about restaurant use.

During public comment, Ed Samiljan, a Bankers Hill resident indicated a concern over the 150-foot height of the building. John Lamb inquired on height compared with the previously approved project (they are about the same), and Ben Baltic questioned if the tower would create a shadow over Balboa Park – the applicant pointed out the tower was on the Fifth Avenue side of the project, and there would not be any shadowing. Jeff Gilbert and Alex B. also commented on the project; several public comments suggested

a restaurant be included in the retail; Matt Wahlstrom suggested preference be given to local businesses for the retail.

Potential Action Item: Planning and Special Events:

1. **2604 FIFTH AVENUE SDP & VESTING TENTATIVE MAP (“THE REGENT ON 5TH”) – Process Four** – Bankers Hill/Park West -- Site Development Permit & Vesting Tentative Map to consolidate lots, demolish an existing restaurant, & construct 37 residential condominium units in a 124,255 sq. ft. residential bldg., with deviations to sight angle & street wall setbacks at 2604 Fifth Avenue & no development at 406 Maple Street. The 0.69 acre site is in the CV-1 & NP-1 zones.

Bruce Leidenberger made the presentation on behalf of the applicant. The project was continued from the May 6, 2014 meeting of Uptown Planners, after concerns were raised regarding the project’s parking being above ground, and no retail being located on the ground floor.

Leidenberger indicated he the project design had been revised to place parking underground, and to include retail on the corner of the ground floor. The building height had been reduce two floors, so the north side that had been at 124-feet in height, was now 113 feet in height; and the south side that had been 104-feet in height, was reduce to 97-feet. Although the height would be reduced, the residential unit count increased from 37 to 41, with an additional residential floor. Additional setbacks had also been added; to help break up the massing. Leidenberger did respond to criticism of the survivability of a “living wall” which had been expressed at the May meeting, and pointed out there was a very successful living wall at Fashion Valley Mall in Mission Valley.

Public comment was made by Jim Frost, who had made the power point presentation in opposition to the original project in May Frost indicated he had meet with Leidenberger, and he had reviewed the revised project and was now in support of the project. Frost submitted correspondence in support of the project prior to the meeting, which had been distributed to the board. Frost spoke highly of the collaborative effort to resolve the issues the community had with the applicant.

Bruce Dammann and John Percy, Bankers Hill residents, also spoke in favor of the revised project; and supported Frost’s comments. Roy McMakin spoke in favor of the revised project, and in particular about the addition of retail.

Board comments were all favorable to the revised project. Motion by Ferrier, seconded by Grinchuk, to approve the revised project as presented at the July 1, 2014 meeting; motion passed 13-0-1, with non-voting chair abstaining.

2. **2730-2732 FIRST AVENUE (“MCMAKIN/CASTELL NDP AMENDMENT”) – Process Three** – Bankers Hill/Park West -- Application for a Site Development Permit (for ESL and deviations per a Mid-City Development Permit) to construct three dwelling units (duplex and single family residence) with detached garages and carports on a vacant 0.20 acre site. One residential building is approximately 3,515 sq. ft. with one unit; while the other is an approximately 5,167 sq. ft. duplex. MR-1000 Zone, Brush Management, Very High Fire Hazard Severity Zone, Outdoor Lighting Zone, Resident Tandem Parking Overlay, AAOZ, Part 77.

Roy McMakin, who is the co-applicant along with Mike Jacobs, made the presentation.

The project site formerly had a single family house on it that was built in 1910 It had been previously removed from the site. A new single family home project had been presented to Uptown Planners in April 2010 with the name “Rhude Residence.” It had not been built.

Project site contains sensitive lands, and is in a high fire propensity zone.

McMakin explained the project deviations, and other issues contained in the assessment letters. There was disagreement with staff as to whether the outdoor covered parking proposed in the project would be considered enclosed parking. The project also was in an area adjacent to canyons with flammable brush; which required other forms of fire protection. The zoning for the site called for a higher unit count; however, the amount of units was limited by the sensitive lands and it being located in a high fire propensity zone.

Public comment in support of the project was made by Walt Chambers and Jeannie Rawlings, who liked the unique design

The majority of board members expressed support for the project; however, Bonner objected to the setbacks and indicated it was "the wrong project for the site." Butler did not like the brick feature of the walls.

Motion by Winter, seconded by Pesqueira, to approve the project as presented; Motion passed by a vote of 9-4-1; Winter, Pesqueira, Grinchuk, Daniel, Winney, Tablang, Ferrier, Fox, Mullaney, Jaworski voting in favor; Bonner, Bonn, Butler, Winney voting against; non-voting chair Wilson abstaining.

3. **4235 THIRD AVENUE TENTATIVE MAP – Process Four – Hillcrest – Tentative Map to convert six existing two-bedroom residential units into condominiums on a 0.206 acre lot; MR-800B Zone.**

Nancy Cole, engineer for the project, spoke on behalf of the applicant. The project already has been permitted and the applicant is presenting the tentative map which divides the project into separate condominium units pursuant to state law, with the potential for each to have independent ownership. Uptown Planners review is limited to ensuring that the tentative map is in compliance with state and municipal law.

The applicant was informed by the Chair that a standard condition attached to all condominium projects in Uptown by the board includes the requirement of undergrounding of utilities. There was no public comment

Motion by Fox, seconded by Grinchuk, to approve the 4235 Third Avenue Tentative Map as presented, subject to the standard Uptown Planners conditions regarding condominium conversions; motion passed by a 13-0-1 vote, with non-voting chair abstaining.

Community/Board Reports:

Stephen Whitburn, the Director of San Diego Pride, spoke briefly, and thanked the board for voting to approve the belated letter of support for the July Pride event.

Adjournment:

Motion to adjourn approved at approximately 9:00 p.m.

Respectfully submitted,

Leo Wilson
Acting Secretary