



UPTOWN PLANNERS

Uptown Community Planning Group

AGENDA

April 1, 2014

Meeting Minutes

Meeting Place: Joyce Beers Community Center

Joyce Beers Community Center, Uptown Shopping District

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

Present: Tablang, Ward, Bonner, Grinchuk, Fox, Naskar, Pesqueira, Wilson, Daniel, Mullaney, Butler, Ferrier, Winney, Jaworski, Winter, Bonn, Mellos (late)

Approximately 30 people were in attendance.

Board Meeting: Parliamentary Items/ Reports:

Election of Officers:

Motion by Bonn; seconded by Jaworski, to appoint Wilson as Chair, approved by 16-0 vote;

Motion by Ferrier, seconded by Daniel, to appoint Jaworski as Vice Chair, approved by a 16-0 vote;

No nominations for Secretary; Wilson and Jaworski agreed to be Co-Acting Secretaries;

Motion by Jaworski, seconded by Pesqueira, to appoint Tom Fox as Treasurer, approved by a 16-0 vote;

Adoption of Agenda:

Chair Wilson indicated two potential agenda items were inadvertently left off the agenda; both involved the replacement of existing noise monitoring poles with newer metal poles. Wilson indicated he had left messages for the individuals who had inquired about the project that the item would be added to this meeting's agenda:

Motion by Naskar, seconded by Butler, to add the following two items to the agenda; motion passed by a 15-0-1 vote, with non-voting chair Wilson abstaining.

3408 UNION STREET (“SDCRAA NOISE MONITORING POLES SDP”) – Bankers Hill/Park West – Process Four – Site Development Permit to replace an existing wood noise monitoring pole to metal pole with solar panels ranging from 20’-24’ in height close to same location. The pole is located adjacent to 3408 Union Street along the airport flight path.

1126 REDWOOD STREET (“SDCRAA NOISE MONITORING POLES SDP”) – Bankers Hill/Park West – Process Four – Site Development Permit to replace an existing wood noise monitoring pole to metal pole with solar panels ranging from 20’-24’ in height close to same location. The pole is located adjacent to 1126 Redwood Street along the airport flight path.

Motion to approve the agenda, as amended, by Winney, seconded by Butler, approved by a 15-0-1 vote, with non-voting chair Wilson abstaining.

Approval of Minutes:

Motion by Ferrier, seconded by Grinchuk, to approve the February 2014 minutes; motion approved by a 15-0-1 vote, with non-voting chair Wilson abstaining.

Treasurer's Report:

Treasurer Fox reported there was \$185.80 in the Uptown Planners bank account.

Chair/CPC Report

Chair Wilson indicated that Mayor Faulconer will attend a public forum in Hillcrest on April 22, 2014 at the GLBT Center; the forum will be for Third City Council District residents.

He also announced that Adrianna Martinez will be the new representative for Uptown from the Third City Council District.

Public Communication: Non-Agenda Public Comment;

Kara Kong gave an update on the Rock and Roll Marathon, which will take place on Sunday, June 1st. The 2013 event utilized a different route, traveling through North Park, Normal Heights and the Mid-City area; the new 2013 routes were favorably received. There has been an adjustment to the route through Hillcrest for the 2014, because of traffic concerns.

In 2013 there were a total of 22,000 runners in the half-marathon, and 8,000 runners in the full marathon. Uptown Planners will vote on a letter of support for the event at its May meeting.

Leo Wilson reported the Bankers Hill Craft Beer and Art Festival had over 500 in attendance; the event was co-sponsored by the Bankers Hill Business Group and Metro San Diego CDC.

Representatives of Elected Officials:

Toni Duran, representing Assembly Speaker-elect Toni Atkins, spoke of several pending bills before the State Assembly, which addressed issues regarding transgender rights, residential care facilities, and establishing community benefit districts in San Diego. Atkins will be the first Speaker of the Assembly from San Diego, and first lesbian to serve in that position.

Chris Ward, representing State Senator Marty Block, spoke regarding several pending bills involving combating human trafficking, expanding voting rights, and allowing community colleges to award BA degrees, which is done in other states. He provided more details on the proposed community benefit district bill for San Diego.

Informational Items:

None

UPTOWN COMMUNITY PLAN UPDATE – Report on University Heights community plan update meetings; scheduling future Uptown Community Plan update meetings.

1. University Heights Plan Update:

Chris Ward provided an update on two University Heights meetings pertaining to the Uptown Plan update process, as it applies to University Heights. On March 6, 2014, Marlon Pangilinan spoke at the monthly

University Heights Community Association meeting; approximately 90 people were in attendance. On March 13, 2014, Ward facilitated a special plan update meeting attended by about 15 people.

Ward prepared a two page written summary of the outcome of the meetings, which is attached as Exhibit "A" to these minutes. Ward provided an overview of the summary to Uptown Planners. Butler expressed concern over whether property owners would be noticed about any proposed land use or zoning changes to their property; a member of the University Heights Historic Society requested further information about University Heights plan update meetings. Ward indicated that his report was just informational; and discussions regarding the issues raised in his summary would take place at future meetings.

Naskar and Jaworski raised issues regarding the summary's reference to possible CUP's for alcohol licenses. Naskar inquired of Pangilinan how much a community had discretion over the conditions and time limits of CUPs.

2. Scheduling of Future Uptown Plan Update Meetings:

The Uptown Planners board, operating as a committee of the whole, called the Uptown Plan Update Committee into session; Roy Dahl and Don Liddell were seated as members of the committee.

Chair Wilson indicated that the board had been reviewing draft elements of the Uptown Plan update over the last several months, and recommended the board set a schedule of which components of the draft plan to review over the next two months. Board members expressed a variety of opinions how to move forward to review the unofficial draft.

City Planner Pangilinan indicated that a draft Mobility Element had not been written, as further traffic analysis and other necessary studies were still being completed. Also, the Historic Resources Element was delayed, due to issues raised by the state over the Golden Hill and North Park historic surveys, and that city staff would need to complete the Uptown Historic Survey. Nevertheless, Pangilinan indicated the official draft of the plan update was scheduled for completion by the end of July 2014.

After further discussion, a motion was made by Naskar, and seconded by Bonn, to request the city extend the time for the completion and release of the final draft Uptown Plan update for four additional months; the motion passed by a vote of 15 -1 -1, Winter voted against the motion, and non-voting chair Wilson abstained. During public comment on the proposed motion Barry Hager spoke in favor of its passage.

The board further agreed to the following tentative schedule for review of the draft Uptown Community Plan; (1.) at its May 5, 2014 meeting, Uptown Planners would review the City's CUP policies as they applied to Uptown; and mobility; (2.) at a May special meeting, tentatively scheduled for May 20, 2014, Uptown Planners would discuss urban design; (3.) At its June 3, 2014 meeting Uptown Planners would finish urban design, and review the University Heights land use recommendations, and historic preservation.

At the June meeting, the Uptown Planners Plan Update Committee would decide what the next steps would be in the plan update process.

I. Potential Action Item: Planning:

- 1. 120 ELM ("SAN DIEGO RESCUE MISSION – CUP AMENDMENT")** – Bankers Hill/Park West – Process Three -- Conditional Use Permit to amend conditions on CUP No. 8673 (PTS 1826) and add a childcare center to include 30 children and 10 staff to an existing transitional housing and emergency shelter for the San Diego Rescue Mission on a 1.38-acre lot located at 120 Elm Street. The site is in the NP-3 zone.

Herb Johnson, CEO of the Rescue Mission, spoke regarding the proposed CUP amendment. The first part of the proposed amendment would be to add a child care center for 30 children at the Rescue

Mission; half the children were residents of the facility along with their parents; and half would be children of parents who utilize the Rescue Mission during the day.

In addition, two conditions would be removed: (1.) The requirement for a Neighborhood Advisory Committee, which meets once a year would be deleted; (2.) and the requirement that the Rescue Mission submit a litter and loitering control plan to the city each year would also be deleted.

The Neighborhood Advisory Committee, which has met only once a year, has been poorly attended. Its members suggested it be abolished. The controversies and lawsuit which took place 10 years ago were now resolved; and the neighbors are now supportive of the facility.

The Rescue Mission would still comply with the terms of its initial CUP and settlement agreement, and provide cleaning and security for the areas adjacent to the facility. During the last 10 years, crime and fallen and property values had risen in the eight block area around the Rescue Mission.

Public comment was made by Sharon Gehl in support of the project; and Jim Mellos indicated Greg Hinchy, who had played a major role in the lawsuit against the project 10 years ago, was supportive of the proposed amendment.

Butler made a motion to approve the addition of the child care center to the CUP, but opposed the removal of the conditions requiring a Neighborhood Advisory Committee; and removal of the requirement for the annual litter and loiter control plan report Bonner seconded the motion. The motion failed on a vote of 4-11-1, with Butler, Bonner, Grinchuk and Naskar voting in favor; Ward, Tablang, Bonn, Mullaney, Fox, Winter, Pesqueira, Jaworski, Ferrier, Winter and Daniel voting against; non-voting Chair Wilson abstained

Ferrier proposed segmenting the project into three separate motions:

(1.) Ferrier made a motion, seconded by Ward, to support the addition of the child care facility to the Rescue Mission CUP; motion passed by a vote of 14-0-1, with non-voting Chair Wilson abstaining.

(2.) Ferrier made a motion to delete the requirement for a Neighborhood Advisory Committee from the CUP, seconded by Winter; motion passed by a 9-6-1 vote; voting in favor, Winter, Ferrier, Tablang, Ward, Winney, Fox, Daniel, Bonn, Mullaney; voting against, Butler, Bonner, Grinchuk, Jaworski, Pesqueira, Naskar. Non-voting Chair Wilson abstained.

(3.) Ferrier made a motion to delete the requirement for an annual litter & loitering report from the Rescue Mission CUP, seconded by Winter, the motion passed by an 11-4-1 vote; voting in favor, Winter, Ferrier, Tablang, Ward, Winney, Fox, Jaworski, Daniel, Bonn, Pesqueira, Mullaney; voting against, Butler, Bonner, Grinchuk, Naskar; non-voting chair Wilson abstained.

Board member Mellos arrived during the Rescue Mission presentation; and became part of the quorum at the conclusion of the item.

2. 1243 CYPRESS COURT NDP (“RAGLAND RESIDENCE”) – Process Two –
Neighborhood Development Permit for Environmentally Sensitive Lands for a first floor addition to an existing garage and 700 sq. ft. companion unit above on a 0.26 acre site with an existing single family residence at 1243 Cypress Court in the RS-1-7 Zone; FAA Part 77; Residential Tandem Parking.

Gary Taylor spoke for the applicants, who were present at the meeting. This was a previously approved project that had its permit expire. The applicant had to make a new submittal as recently enacted regulations were now applicable; and applicant had to update the project’s geological, biological, brush management, and storm water management reports. The historic report, prepared approximately five years ago, also needed to be resubmitted. The project was for the addition of guest living quarters to a single family residence.

During public comment, Roy Dahl raised the issue of whether a previous parking issue involving a driveway cut had been resolved; the applicant indicated it had.

Motion by Daniel, seconded by Winter, to approve the project as presented. The motion passed by a 15-1-1 vote; Bonn voted against the project, and non-voting Chair Wilson abstained. Bonn voted against the project based on there not being an updated historic report.

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Both items were taken together. Project would replace existing wood monitoring polls with steel poles, with solar panels No public comment.

Applicant indicated the solar panels were removed, as there had been comments about the panels being bulky and unsightly from other community groups. Project was now a replacement of wood poles with steel poles of approximately the same size. The new poles would be hooked to the electric source of the existing poles.

Although an informational item, Marlon Pangilinan indicated it could be made an action item by a 2/3 vote of the board, given the short time frame the project was operating under. Motion by Ward, seconded by Bonner, to make the two noise monitoring pole projects an action item; motion passed by a vote of 15-1-1; with Naskar voting no, and non-voting Chair Wilson abstaining.

Motion by Butler, seconded by Ferrier, to approve the project as presented, with the solar panels removed from the poles; motion passed by a vote of 15-0-2, Naskar and non-voting chair Wilson abstaining.

II. Community/Board Reports: Possible Facebook Page

The board discussed creating a Facebook page for Uptown Planners; the majority of members indicated opposition; however, many board members were receptive to establishing a Facebook page as an informational source, with public comment not allowed because of potential legal issues. The Chair agreed to write a letter to the City Attorney to inquire if there were any legal issues involving Uptown Planners establishing a Facebook page.

Adjournment:

Motion to adjourn by Ferrier; approved by a voice vote at approximately 9:00 p.m.

Respectfully submitted,

Leo Wilson
Acting Secretary