



UPTOWN PLANNERS
Uptown Community Planning Group
August 7, 2018
FINAL MINUTES

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

Present: Jay Newington, Bill Ellig, Amie Hayes, Tim Gahagan, Mat Wahlstrom, Leo Wilson, Stuart McGraw, Bob Daniel, Roy Dahl, Kyle Schertzing, William Smith, Jr., Jennifer Pesquiera, Dennis Seisun

Not Present: Soheil Nakhshab, Michael Brennan, Tom Mullaney, Ken Tablang

Board Meeting: Parliamentary Items/Reports:

Adoption of Agenda and Rules of Order: Wahlstrom moved to place the letter of support for the Susan G. Komen San Diego Race for the Cure 5k & One Mile Walk/Run on the Consent Agenda, seconded by Pesqueira. The motion was approved by unanimous voice vote. Motion by Dahl, seconded by Wahlstrom to approve the meeting agenda as amended, passed by unanimous vote.

Approval of Minutes: Motion by Wahlstrom, seconded by Ellig, to approve the June 5, 2018 minutes; approved by unanimous voice vote.

Treasurer's Report: Treasurer Dahl reported the present bank balance is \$150.65; a payment of \$119.40 would soon be due for the website.

Chair/CPC Report: Chair Wilson read the list of documents and correspondence that had been sent out to the board members prior to the meeting. At CPC, Wilson reported that several present and past city Planning Commission members spoke regarding the Planning Commission's policies and procedures, and other planning related issues.

Public Communication: Non-Agenda Public Comment

Ian Epley apologized to the board for the tone of his comments at the April meeting of Uptown Planners, which he said were out of hand and not appropriate.

Rich Gorin inquired what was being built next to the 7-11 on Fourth Avenue & Robinson Street; no board member had any information about the project.

Roy McMakin informed the board that construction activity was taking place on the 2700 block of Fourth Avenue; where an existing building was being demolished. McMakin had heard a project was going to be built on the site that was 14-stories in height. Chair Wilson indicated he had received inquiries about the project, and that a project of that size would probably require a discretionary permit.

Mary Oslo, a Hillcrest resident, complained that noise from loudspeakers at the DMV had greatly increased in volume since February 2018; she also inquired about the proposed new plans for the DMV site.

Mat Wahlstrom responded and informed the board that the DMV had plans to build a new field office at the Normal Street site, which involved an expanded single-story building that would have a larger footprint than the existing structure. Unlike a previous plan proposed in 2011 that involved a mixed use project, the new proposed project was only an expanded building with surface parking. The new field office would be fenced and gated, which could turn the DMV site into a "dead zone" at night when the DMV was closed. A draft Mitigated Negative Declaration had been prepared for the project, comments for which were due in two days, by Thursday, August 9, 2018.

Representatives of Elected Officials:

Nick Serrano, representing Assemblymember Todd Gloria, focused his comments on the proposed project for the Normal Street DMV site. He reported that Assemblymember Gloria had met with the director of the DMV, who agreed there needed to be more public outreach regarding the project. Gloria indicated he was concerned with the CEQA review process, and raised four issues: (1.) The site was not being utilized in the manner that would be expected in an urban neighborhood; (2.) The fence barrier would keep the public out and inhibit events held on the site (some of which had existing leases through 2019) (3.) Excessive noise generated by the PA system; (4.) Public access to the DMV site for community events;

Serrano responded to questions from Roy McMakin and Ian Epley, during which it was stated the approvals for the project would be processed by the state. Serrano would inquire if the city had any involvement in the discretionary review of the project. Sharon Gehl pointed out that the site would be a good location for more housing,

Zack Bunshaft, representing Congressman Susan Davis, stated that Davis has been very active attending town hall and other public events in the district. Bunshaft also informed the board about the apprenticeship act that Davis had sponsored, and passed out the latest issue of the Davis Dispatch.

Toni Duran from State Senate Pro Tem Toni Atkins Office indicated that Atkins was getting involved in the Normal Street DMV project as well, and had questioned why she had not received more information earlier. The California State Senate is back in session; and the new budget went into effect on July 1, 2018. It included funding for cervical and breast cancer treatment. A total of \$32.9 million was allocated for homeless services in the San Diego region, including \$14.1 million that would go to the City of San Diego. The Stand Down sock drive was successful, collecting about 6,300 pairs of socks, as well as other items.

Board members expressed concern over the short timeline to respond to the DMV project MND. Chair Wilson stated he had the ability to request an extension of time on behalf of Uptown Planners until the next meeting on September 4, and board members requested he do so.

Consent Agenda: The Consent Agenda consisted of Item VII. Letter of Support; Special Events:

REQUEST FOR LETTER OF SUPPORT FOR THE 21st SUSAN G. KOMEN SAN DIEGO RACE FOR THE CURE; 5K & ONE MILE WALK/RUN – Bankers Hill/Park West -- The event will take place on November 4, 2018. It will start at Palm Street & Sixth Avenue; and proceed along Sixth Avenue from Palm Street to Juniper Street; then east on Juniper Street to Balboa Drive, and north along Balboa Drive back to the starting point at Quince Street.

Motion to approve the Consent Agenda made by Wahlstrom, seconded by Daniel; the motion passed by a unanimous 13-0-1 vote, with non-voting chair Wilson abstaining.

Planning: Information Items:

1. 2761, 2729 & 2665 FIFTH AVENUE (“6th & OLIVE STREET NDP & VESTING TM”) – Bankers Hill/Park West – The project proposes to demolish the existing 16-unit Park Chateau Apartments, cathedral administrative offices, and a 20-space surface parking lot, and construct and approximately a 204-unit, 262,500-square foot, 20-story, mixed use building above a five-level underground parking structure consisting of 16,910 square feet of Cathedral office space within four commercial condominiums and 204 residential condominiums. The proposed residential density includes the transfer of the remaining density potential on the built Nutmeg Site to the Olive Street Site, equivalent to five dwelling units. The project also includes landscaping and other site improvements. The project is an infill mixed-use development within the Transit Priority Area (TPA) consisting of 18 affordable dwelling units (very low-income units), and 186 market-rate units, with three development incentives in accordance with the City’s Affordable Housing Density Bonus regulations and in conformance with the criteria of the Affordable/In-fill Housing and Sustainable Buildings Expedite Program. The project site is located at 2761, 2729 and 2665 5th Avenue in the CC-3-9 and RM-4-10 Zone(s), the Community Plan Implementation Overlay Zone (CPIOZ Type A), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, the TPA, Airport Influence Area for SDIA (Review Area 2), FAA Part 77 Notification Area of SDIA and North Island NAS, and is partially within the Airport Approach Overlay Zone. *(DRS Motion by Wilson, seconded by Seisun: To recommend that Uptown Planners not support the proposed project because of (1.) the project’s excessive height; and, (2.) the lack of sufficient affordable housing. The project should be revised to reduce its height back to the 158 feet of the originally approved project in 2011, and more affordable housing should be included. Motion approved by a 5-1-1 vote. Wilson, Seisun, Daniel, Ellig, Mullaney voted in favor; Brennan voted against; DRS chair Nakhshab abstained from the vote, but stated he supported the project.)*

Presentation by the Applicant

Chair Wilson introduced the item. Wilson clarified the issue of the height regulations that currently applied. The former 150-foot height limitation that applied to the area had been replaced during the plan update with a CPIOZ discretionary height limitation for any project above 65 feet, which applied to the 6th & Olive project; approval was subject to specific findings being made that were stated in the Uptown Community Plan.

Applicant’s Presentation:

Tom Delaney introduced the project on behalf St. Paul’s Cathedral and the applicant, Greystar Rental Construction and Development. Rev. Penelope Bridges, of St. Paul’s Cathedral, spoke about the project and the benefits it provided St. Paul’s Cathedral, as well as the Cathedral contributes to the local community.

Omar Rawi, representing Greystar Rental Construction and Development, made a presentation regarding the new project’s design, using a detailed slideshow presentation -- which illustrating the project’s height, design, architectural features and setbacks, and its context in regards to other buildings in the adjacent neighborhood.

Rawi pointed out the narrow side of the building would face Balboa Park, and presented an animated presentation of the shadowing that it would create in the park during the day. Rawi pointed out most the shading would occur in areas that contained trees.

Rawi also provided an illustration of the height of existing and approved new projects along Sixth Avenue, and stated that the 6th & Olive building was likely to be the only building that was significantly higher than 150-feet. He pointed out that many of the buildings along Sixth Avenue were historically designated, so would be preserved and would remain and provide a contrast to the 6th & Olive project's 225-foot height.

Rawi indicated the project did not seek any reduction in its required parking, and that there would be parking in the underground parking garage for the St. Paul's Cathedral administrative staff, who currently utilizes street parking. This would free up more street parking which administrative staff currently use. A wind study indicated there would not be a wind tunnel effect, which does not happen with only one tall building.

The 16-unit Park Chateau Apartments on the corner of Fifth Avenue & Olive Street would be demolished; and although the rents in that building were lower than market, it was not designated as affordable housing by the city. There were 18 designated affordable housing units in the proposed project.

Rawi agreed with Chair Wilson regarding that the application that CPIOZ A allowed a height above 150-feet, subject to a discretionary review process.

Rawi stated the FAA had made a no hazard determination regarding the project's impact to air navigation.

Public Comment:

Soheil Nakhshab, the chair of the Uptown Planners Design Review Subcommittee could not be present at the meeting; he submitted written comments in support of the project.

Jim Frost, a Sixth Avenue resident; Peter Raymond, Bankers Hill business owner and Uptown Partnership board member; Roy McMakin, Bankers Hill resident; Colin Lyme, Bankers Hill resident; Jim Higgins, Bankers Hill resident and The Vue HOA president; and Colette Hessler, Bankers Hill resident, spoke in opposition to the project.

Correspondence opposing the project was received from Gary Bonner, Bankers Hill resident; Jay Mongiardo, Bankers Hill business owner; Roy McMakin, Bankers Hill resident; Suzanne Richardson, Bankers Hill resident; Lisa Mortenson, Middletown resident; Steve Quinlan, Bankers Hill resident; Bruce Dammann, Bankers Hill resident; John & Karen Hayes, Bankers Hill residents, and Jim Higgins, Bankers Hill resident and HOA president of The Vue; Tom Fox, Bankers Hill resident and president of the Bellefontaine HOA; Donna Shanske, Bankers Hill resident; and Gordon and Pam Adler, Bankers Hill resident; and Daniel Myers a Hillcrest resident;

Bruce Warren, Seventh Avenue resident; Brer Marsh, of St. Paul's Cathedral; Patrick Santana, Uptown resident; Jim Greer, Uptown resident & St. Paul's Cathedral parishioner; Sharon Gehl, Mission Hills resident; Ian Epley, architect; Ryan Karlsgodt, Hillcrest resident; and Jennifer Jow, North Park resident; Maya Rosas, representing Circulate San Diego; Clint Daniels of Mission Hills; and Rev Marshall Moore, of St. Paul's Cathedral; spoke in favor of the project.

Board Comment:

Each board member was given two minutes to speak on the project.

The Design Review Subcommittee motion was moved by Ellig, a member of the Design Review Subcommittee. The board voted 6-6 tie on the motion; Ellig, Newington, Seisun, Wahlstrom, Gahagan, Hayes voting in favor of the motion; Daniel, Pesqueira, Smith, McGraw

and Schertzing voting against the motion. Chair Wilson voted against the subcommittee motion, which then failed by a vote of 7-6.

Motion by Daniel, seconded Seisun: Uptown Planners approves the 6th & Olive project at a maximum height of approximately 170-feet; and encourages as much affordable housing be included in the project as possible. The motion passed by a 11-1-2 vote: in favor of the motion: Daniel, Seisun, Newington, Gahagan, Ellig, Dahl, Hayes, McGraw, Schertzing, Wahlstrom; voting against Smith; with Pesqueira and non-voting chair Wilson abstaining.

Motion by Schertzing, seconded by Wahlstrom, to recommend the applicant modify the project design to activate public space at the base of the project with the community. The project passed by a vote of 11-1-1. Voting in favor were Schertzing, Wahlstrom, Pesqueira, Newington, Gahagan, Ellig, Seisun, Dahl, Hayes, McGraw, Daniel; voting against Smith; non-voting chair Wilson abstaining.

2. 2466 FIRST AVENUE TENTATIVE MAP – Process Three – Bankers Hill/Park West –

Tentative Map for the consolidation and subdivision of six existing lots into one lot for twenty-one (21) residential condominiums and one commercial condominium located at 2466 First Avenue. The 0.17 acre site is located in the RM-3-7 and CC-3-4 base zones.

Tony Christenson, of Christenson Engineering & Surveying, made the presentation on behalf of the applicant. The project is already under construction and near completion; the action before the board is the approval of the tentative subdivision map.

Motion to approve made by Seisun, seconded by Pesqueira; motion passed by a 10-2-1 vote. Voting in favor Schertzing, Newington, Gahagan, Ellig, Hayes, McGraw, Smith, Seisun, Pesqueira, Daniel; voting against Dahl and Wahlstrom; and non-voting chair Wilson abstaining.

Dahl and Wahlstrom voted against the motion based on their opposition to the process that allows a project to be built ministerially, prior to the discretionary approval of a tentative map.

Letter of Support: Special Events:

Moved to Consent Agenda

Historic Resources Subcommittee Report & Proposed Joint Task Force– Action Item – Amie Hayes -- The subcommittee met on August 2, 2018 to discuss the proposed Park Boulevard Residential Historic District, and review the proposed district's context statement, boundaries, and reasons for designation. Board members from the Greater North Park Planning Group were also in attendance. Uptown Planners is being requested to approve a proposed joint task force consisting of members of both the Uptown and Greater North Park Planning Group, which will work together to review and make recommendations concerning the proposed Park Boulevard Historic District.

Amie Hayes, chair of the Historic Resources Subcommittee, made the subcommittee report. Hayes stated that on August 2, 2018 the subcommittee met and passed several motions that were presented in a written report to the full board. The subcommittee voted to support the creation of the proposed historic district. The proposed district would include 87 separate parcels of land, which contain 118 resources; of which 85 are listed as contributing to the historic district -- 72 of which are multi-unit structures; 11 single family homes; and 2 churches.

Sharon Gehl, Ian Epley and Clint Daniels spoke in opposition to the creation of the proposed historic district. They stated creating more historic districts would restrict the ability of the city to build more housing.

One of the subcommittee motions was to set up a joint task force with the Greater North Park Planning Group. Both community planning groups working together would improve the review

process that would determine if there was public support for the creation of the proposed historic district. Peter Hill, from the Greater North Park Planning Group, was present at the meeting.

Hayes moved the subcommittee motion that Uptown Planners approve the creation of a joint task force with the Greater North Park Planning Group to review and make recommendations concerning the creation of the proposed Park Boulevard Residential Historic District. Motion passed by a 11-0-2 vote; Newington, Gahagan, Ellig, Hayes, Smith, Daniel, Schertzing Dahl, Wahlstrom; Seisun, Pesqueira; McGraw and non-voting chair Wilson abstaining

Update on the San Diego Unified School District 4100 Normal Street Property – Information Item -- Bill Ellig -- The San Diego Unified School District issued an RFP nine months ago seeking to exchange the 11.2 acre Normal Street School property with a private developer for land elsewhere in the city. No acceptable bids were received, and the Board of Education is now looking at possible rehabilitation or other uses for site.

Ellig provided an update on the status of the Normal Street Education site property. (See attached report from Bill Ellig)

Adjournment: 8:45

Respectfully submitted,

Leo Wilson,
Acting Secretary for Meeting

Attachment: Bill Ellig's Report on Education Center Project:

The School Board had previously reject the five RFP proposals to swap the Ed Center property and two other properties for one property that would be used as a new administrative office facility.

In July the School Board proposed a bond issue for the November election that included money to reuse the current Ed Center or relocate it.

Various stakeholders in the University Heights community thought that wording was vague and wanted more specificity on preservation and repurposing of certain properties on the Ed Center site.

Getting a letter of support from State Senate President Pro Tempore Toni Atkins for adaptively reuse of the Teachers Training Annex, the community worked with School Board on a resolution to commit to certain actions. The resolution contained the following dot points:

1. Adaptively reuse Teachers Training Annex 1 as a teacher training facility and potential joint use library or community education facility to support students and neighborhood families;
2. Restore and install the original University Heights Library mural inside Annex 1;
3. Adaptively reuse the Alice Birney Kindergarten Building Annex 2 as a community resource facility for joint-use to support students and neighborhood families;
4. Install wireless facilities and solar panels on the Teachers Training Annex 1 and the Alice Birney Kindergarten Building Annex 2 to offset maintenance and energy costs;
5. Explore the feasibility of a paid parking structure with electric vehicle charging stations and solar panels for joint-use to support students and neighborhood families;
6. Create a collaborative outdoor learning space and green space on the lawn in front of Annex 1 for joint-use to support students and neighborhood families.

The resolution passed unanimously on July 24

If the bond measure passes, the Superintendent will establish a task force made up of District and community representatives to plan and carry out actions necessary to complete the projects listed above.