



**UPTOWN PLANNERS**  
Uptown Community Planning Group  
FINAL MINUTES  
**June 6, 2017**

Call to order by Leo Wilson at 6:03

In attendance: Cindy Thorsen, Gary Bonner, Leo Wilson, Roy Dahl, Ken Tablang, Jennifer Pesqueira, Mat Wahlstrom, Bob Daniel, Maya Rosas, Jay Newington, Dana Hook, Amie Hayes, Michael Brennan, Tim Gahagan, Tom Mullaney arrived at 6:12, Soheil Nakhshab arrived at 6:19  
Absent: Bill Ellig

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

- A. Introductions by board members.
- B. Adoption of Agenda and Rules of Order: Motion by Wahlstrom, seconded by Bonner, to place both letters of support in Section VI of the agenda on the consent agenda; approved by unanimous vote. Motion to approve the agenda as amended made by Dahl, seconded by Wahlstrom. Motion passed by a 13-0-1 vote, non-voting chair Wilson abstaining;
- C. Approval of Minutes: Motion by Daniel, seconded by Wahlstrom, to approve the minutes from the April 4, 2017 meeting. Motion passed by a 13-0-1, non-voting chair Wilson abstaining;
- D. Treasurer's Report: Treasurer Dahl reported a balance of \$150.65 in the bank account, pending website expenses will be reimbursed by the City and raise the balance amount;
- E. Chair/CPC Report: Uptown Planners will not meet in July; it is one of the two months (besides January) that the board does not meet. The Truax House Tentative Map project was approved unanimously by the City's Planning Commission. The City of San Diego Park & Recreation Board approved renaming the West Maple Canyon Park the Waldo Waterman Park, after the famous aviator who made a glider flight from the site in 1909; Community Planners Committee ("CPC") elected officers; David Moty was re-elected chair, and Leo Wilson re-elected Secretary/Parliamentarian. The CPC had presentations about place-making and the "Soccer City" proposal for Qualcomm Stadium.

**II. Public Communication:**

David Meyer representing UCSD invited the public to open houses that will discuss the long-range future development plans for the UCSD campus; it will include the replacement of the existing hospital with a new structure. A flyer about the open houses was distributed; the dates were June 6, 2017 and June 8, 2017. '

A business owner at 1920 Fort Stockton expressed concern over a zoning change incorporated into the updated Uptown Community Plan that rezoned her location for residential use only. Chair Wilson stated that he and planning staff had been in contact with the property owner, and planning staff indicated the business site in question was grandfathered in as a permitted use, so could continue;

Sharon Gehl spoke expressed concerns over the draft MTS Transit Optimization Plan Update, and was particularly concerned that Bus Route 83 in western Uptown might be discontinued;

### **III. Representatives of Elected Officials:**

Brittany Bailey, representing City Council Member Chris Ward, announced that the next fiscal year's city budget had been passed by the City Council. It did not include funding the special election for the proposed "Soccer City" project at Qualcomm Park.

Bailey also reported that community members had expressed concerns over the grading taking place in Florence Canyon in Hillcrest; and said that her office had been informed by city planning that it was being done pursuant to approved permits. In Mission Hills, concerns have been expressed regarding the design and color of ADA compliant sidewalk ramps that were being installed; meetings have been held with the neighbors to discuss the issue. India Street is about to be slurry sealed, and after it is done the restriping will include a buffered bike lane.

Councilmember Ward held a public meeting to discuss future infrastructure needs in Balboa Park on May 30, 2017. Over 100 people were in attendance. The City Council also voted to revise the procedure for placing angle parking, so that it can be done easier.

Mark Zambon representing Congressmember Susan Davis stated that Davis opposed the repeal of the current health care law, and likewise opposed many of the proposals being put forward by President Trump. Zambon, who is a veteran, spoke articulately regarding veterans issues that are under consideration by Congress. He also announced this was his last Uptown Planners meeting he will be attending, as he was moving to another position in the congressional office. Zambon was applauded at the end of his presentation in appreciation for the service.

Nick Serrano, representing California Assemblyman Todd Gloria, indicated that the legislative deadline for submitting budget-related legislation had just passed, and that Gloria had introduced several items; including bills related to addressing homelessness issues. The California state budget was expected to be passed by June 15<sup>th</sup>. Gloria was planning to hold a meeting with his constituents on June 17<sup>th</sup>.

### **IV. Consent Agenda:**

Motion to pass the Consent Agenda made by Wahlstrom, seconded by Nakhshab, which consisted of the two projects listed below; The motion passed by a 15-0-1 vote, non-voting chair Wilson abstaining.

1. **LETTER OF SUPPORT FOR AIDS WALK & RUN** – Hillcrest -- The 29<sup>th</sup> Annual AIDS Walk & Run will be held in Hillcrest on Saturday, September 30, 2017, from 6:00 a.m. to 12:00 noon; the route of the walk & run includes Normal Street, University Avenue, Park Boulevard, El Prado in Balboa Park, Sixth Avenue, and back to start location on University Avenue.
2. **LETTER OF SUPPORT FOR SAN DIEGO CANYONLANDS APPLICATION FOR MAPLE STREAM REHABILITATION GRANT** – Bankers Hill/Park West -- San Diego Canyonlands is applying for a California Coastal Conservation grant for stream rehabilitation in Maple Canyon.

### **V. Projects: Potential Action Items:**

1. **635 ROBINSON AVENUE ("HILLCREST III NDP") – Process Two – Hillcrest--**  
Neighborhood Development Permit for the development of 111 residential dwelling units; including nine very low income units, 4,800 sq. ft. of commercial retail space within a 100,824 sq. ft., 7-story mixed use building with 3-levels of underground parking and a detached

parking structure at 635 Robinson Avenue. The 0.96 -acre site is in the MR-8—B. Applicant will present possible revisions to the project that address some of the issues raised by Uptown Planners in its previous motion approved on February 7, 2017.

Maya Rosas recused on this item.

Marcela Escobar-Eck spoke on behalf of the applicant, Greystar Development. Escobar-Eck indicated the applicant was interested in reaching a compromise with Uptown Planners regarding its concerns about the 111 Hillcrest project, expressed in the two motions that were passed on February 7, 2017: The two motions passed at the meeting were:

**“Motion Three** Motion by Wahlstrom, seconded by Gahagan, to recommend denial of the project unless the following changes are included in the project: (1.) A 10’ setback should be provided on Robinson Avenue; 2) Solar panels should be included as part of the project; 3) The developer’s agreement with AT&T should be reevaluated to consider including public parking.

**3<sup>rd</sup> Amendment to Motion;** Proposal by Mullaney, second by Wahlstrom, to recommend that the project should comply with existing zoning for the upper floor step backs on Robinson Street;

The applicant as a compromise was willing to revise the project to include a 10-foot step-back along Robinson Avenue, and install solar for the purpose heating of water for the building. The building had also been reduced an additional 10-feet in height by removing a decorative element on the corner of Robinson Avenue and Seventh Avenue. Escobar-Eck indicated that the substitution of the revised design in place of the original project was predicated on Uptown Planners agreeing that the revised project would meet the conditions stated in its February 7, 2017 motion, and that Uptown Planners would not appeal the decision of the hearing officer to the Planning Commission.

Public comment:

Speaking against the proposed revised project, Ann Garwood stated it was still too tall for the neighborhood, and was inappropriate along a two lane street; Janet O’Dea also spoke against the project as being out of character with Hillcrest.

Benjamin Nichols, the executive director of the Hillcrest BID, spoke in favor of the project, and indicated it has support within the business district. Ian Epley and Sharon Gehl supported the project, indicating it provided more housing which was badly needed.

Board Member Comment:

Newington, Hook, Brennan, Tablang, Dahl spoke in favor of the revised project. Wahlstrom spoke in favor, indicating it substantially addressed the concerns of the board. Pesquiera inquired on what changes had been made to the interior of the building; Daniel raised the issue of parking, to which the applicant responded that the applicant’s agreement with AT&T precluded the ability to do public parking onsite. Bonner inquired on the type of solar, and the response was it would be thermal for heating water. Nakhshab spoke in favor of the new design of the project.

Mullaney spoke against the project, and distributed a letter from Attorney Everett Delano questioning whether it complied with the low income housing density bonus regulations and other issues. Thorsen and Hayes opposed the project.

Motion by Wahlstrom, seconded by Hook: That Uptown Planners makes the finding that the revised Hillcrest 111 project is in substantial conformance with the Uptown Planners motions of February 7, 2017, and that Uptown Planners therefore will not appeal a decision approving

it to the Planning Commission. The motion is contingent on the applicant submitted the newly revised project, as presented at this meeting to the City as its revised design for the project.

Motion passed by an 11-3-1 vote; voting in favor; Bonner, Dahl, Tablang, Pesqueira, Wahlstrom, Daniel, Newington, Hook, Brennan, Gahagan, Nakhshab; voting against: Mullaney, Thorsen, Hayes; non-voting chair Wilson abstaining.  
Rosas recused

2. **4219 COSOY WAY/2621 PRESIDIO DRIVE TM (“COSOY TENTATIVE MAP”) – Process Three – Mission Hills** – Tentative Map for a subdivision to create a third parcel from two existing parcels at 4211 Cosoy Way and 2521 Presidio Drive. The 0,635-acre site is in the RS-1-7 zone.

Konstantin Dubinin, and applicant for the project, made the presentation. He provided drawings and illustrations of the project, which had been revised to create a larger driveway footprint. It allowed for vehicle to turn around in the driveway, so it would not need to back onto the street.

Written Comment:

Extensive written comments had been received regarding the project prior to the meeting, which had been forwarded to the board.

Written correspondence against the project was received by: Patty Ducey-Brookes, Erin & Brock Fisher, Karl & Jame Krooks, Mary Gillick/Otto Sorenson, Robert Grove, Leonard & Betty Kornreich, Melvin McGee, William & Marilyn McKenzie, Helga Moore, Janet O’Dea, Miek Poyner, Frank Pavell, Mike Poyner, Robert Rose. William Sharon, Colin Wied;

Written correspondence in support of the project was received by Robert Aaje, Steve Elzy, Bob Giles, Robert & Karen Hansen, Robert & Marilyn Filderman, Sandy Madden,

Konstantin Dubinin also submitted a written reply to the correspondence.

Public Comment:

Speaking against the project were Robert Rose, Frank Pavell, Thomas May, Sharon Rose, Mike Pointer, Don Sabot, who all expressed public safety concerns over the narrowness of the road, and the steep street grade and lack of visibility at the driveway. Sam Forrest also spoke and suggested the street be made a one-way.

Speaking in favor of the project were Ian Epley and Sharon Gehl who felt the project would not impact street safety, as one additional driveway would have little impact.

Board Comment:

Nakhshab, Bonner, Rosas, Dahl and Brennan, stating that it was the City’s responsibility to address street safety issues, and find traffic design solution. The property owner should not be penalized. Hook and Daniel question if the project’s driveway would impact the safety of the street. Wahlstrom suggested the applicants should consider access off Presidio Drive through and easement it possessed. Daniel suggested the one-way street solution be adopted, and felt the project would not have a major impact on traffic safety.

Mullaney, Thorsen and Gahagan expressed concerns over the safety of the street and additional driveway, and opposed the subdivision of the property. Tablang, who bikes the

street often, also was concerned about traffic safety, and also supported the street being engineered to become one-way. Thorsen also spoke in favor of a one-way street.

Motion by Hook, seconded by Rosas, that Uptown Planners approve the project as presented; The motion passed by a vote of 9-5-2; voting in favor Newington, Pesqueira, Daniel, Dahl, Hook, Brennan, Rosas, Bonner, Nakhshab; voting against Mullaney, Gahagan, Tablang, Hayes Mullaney; abstaining Wahlstrom and non-voting Chair Wilson.

Motion by Daniel, second by Wahlstrom: That Uptown Planners request City Traffic Engineering investigate making safety improvements on Cosoy Way, Jackson Street and Presidio Drive; including the possibility of converting Cosoy Way/ Jackson Street and Presidio Drive into one-way streets, and the possibility of placing bicycle lanes on the streets. Motion approved by a vote of 14-0-2, with Thorsen and non-voting Chair abstaining.

3. **4040-4114 FIFTH AVENUE (“JONES HOUSE RELOCATION SDP”) – Process Four – North Hillcrest** - Site Development Permit for the relocation of the historic Henry B. Jones House from 4040 Fifth Avenue to 4114 Ibis Street. The existing site will be developed as a cancer treatment center. The receiving 0.11 acre site is located at 4114 Ibis Street in the MCCPD-NP-1 base zone.

Applicant was represented by Robin M. Madaffer.

No public comment. The board elected not to have a formal presentation about the project. The documents relating to the project had been distributed to the board prior to the meeting. Several board members stated they appreciate that the house was being relocated in Uptown.

Motion by Daniel, seconded by Wahlstrom, to support the proposed relocation; approved by a 15-0-1 vote; with non-voting chair Wilson abstaining.

4. **3642-50 SEVENTH AVENUE TENTATIVE MAP – Process Four – Hillcrest** – Tentative Map for the creation of 10 residential condominium units within two structures totaling 25,970 sq. ft. that is currently under construction. The 0.32-acre site is located at 3642 Seventh Avenue, within the RM-3-9 zone.

Applicant was represented by Maggie Roland. No public comment. Roy Dahl explained that he disagreed with the City’s policy of allowing projects to obtain construction permits and be built prior to obtaining their tentative map, so he would be voted against the project on that basis.

Motion to approve by Wahlstrom, seconded by Thorsen approved by a 13-1-1; voting in favor Bonner, Tablang, Pesqueira, Wahlstrom, Daniel, Rosas, Newington, Hook, Hayes, Brennan, Gahagan, Mullaney Nakhshab; voting against Dahl, non-voting chair abstaining.

## VI. Information Items:

1. **850 FIFTH AVENUE (“CVS PHARMACY TYPE 21 ABC LICENSE”)** – ABC Permit -- Bankers Hill/Park West – Informational presentation regarding an application by CVS Pharmacy to obtain a Type 21 California Alcohol Beverage Control license (beer & wine sales) at a new CVS Pharmacy that will be placed within a remodeled building at 1850 Fifth Avenue in the CC-3-4 zone, one block south of Fir Street.

Steve Laub spoke on behalf of the applicant, CVS Pharmacy. A new CVS pharmacy will be located at 850 Fifth Avenue; it is a remodel of an existing structure and will not be subject to discretionary review. The applicant is seeking a Type 21 ABC license, which will include the sale of beer, wine and distilled spirits. Because of the number of existing alcohol outlets in

the area the new CVS will be located, the applicant will need to get a conditional use permit from the city, and obtain a police ruling that allows for the placement of the additional alcohol license in the area.

Rich Gorin made public comment, and expressed a concern that the area was near the Rescue Mission and has a large transient population.

Board members raised concerns regarding the current operation of the CVS in Hillcrest, and the transient-related problems associated with it. They indicated there needed to be further precautions to prevent similar issues at the new location, such as not covering the windows, and better monitoring transients and loitering. Several board members spoke in favor of the project, and welcomed it – and hoped that groceries would be sold at it. Several comments were also made about incorporating good design, and making the site pedestrian friendly.

Meeting adjourned at approximately 8:30 p.m.

Respectfully submitted,

Minutes transcribed by Michael Brennan;  
Finalized by Leo Wilson