



UPTOWN PLANNERS
Uptown Community Planning Group
Meeting Minutes

April 5, 2011

Joyce Beers Community Center, Uptown Shopping District

Present: Wilson, (Chair), Butler, Jaworski, Seidel, Liddell, Winney, O'Dea (Late), Tablang, Pesqueira, Adler, Ferrier, Bonn, Bonner, Dahl, Grinchuk, Mellos (late), Lamb (late)

Board Meeting: Parliamentary Items/ Reports:

Approval of Agenda: The following Items were removed from the Action Items sections of the agenda and placed on Consent:

Approval of Minutes: The minutes for the March 2011 meeting of Uptown Planners were approved by voice vote.

Election of Officers: Motion by Seidel, second by Bonn, to re-elect Wilson as chair; Liddell as co-chair; Dahl as treasurer; passed by unanimous vote of 14-0. Liddell nominated, Seidel seconded, Jaworski for secretary: Seconded by Seidel. Jaworski unanimously elected by 14-0 vote.

Before voting, the board members reviewed and discussed the memo from the City Attorney's Office regarding the need for a bylaws deviation regarding board election procedure, and the appointment of officers; and the memo in reply by Don Liddell and Leo Wilson pointed out the same deviation would also be required under the former bylaws, and that the present bylaws had been in effect 2007, based on the representation by both the City Attorney's Office and head of the Planning Department at the special City Council meeting that they had been approved. Nevertheless, both Liddell and Wilson stated they would agree to a retroactive deviation request to the City Council, as proposed by the City Attorney memo.

Treasurer's Report

Treasurer Dahl reported the balance in the Uptown Planners bank account. .

Website Report: Discussion of need for other board members to participate in the maintenance and upkeep of the website.

Chair/ CPC Report

Chair reports the community gardens issue will come before the CPC.

Issues related to incentives for sustainability and affordable housing are moving to the city council

The retention of two meeting locations for Uptown Planners Board meetings was re-affirmed with the decision to hold the May meeting at the Joyce Beers Community Center

Public Communications

Joyce Summers presented an update on activities at the CCDC.

Ann Garwood of the Hillcrest Town Council announced that the upcoming agenda includes a redistricting forum.

Nancy Moors reported that on March 20 a storm toppled a eucalyptus tree onto the Quince Street Bridge, resulting in it being damaged and closed. Moors requested the repair of the bridge be expedited by the city.

Chair Wilson commented on that he wished the City had inserted the deviation clause approved by the Community Planners Committee in the recently approved Medical Marijuana Ordinance.

Representatives of Elected Officials:

Courtney Thompson from Third City Council District announced an Easter basket drive for an event to be held at Trolley Barn Park.

Thyme Curtis, the new representative from the Second City Council District, introduced herself and indicated she had worked in the Second District City Council office for over four years. Curtis reported the city was obtaining a cost estimate to repair the Quince Street Bridge, and would attempt to expedite its repair.

Ernie Bonn announced that SANDAG was hosting an April 7th meeting at Grace Lutheran Church regarding the Mid City Rapid Bus project

Consent Agenda: Action Item: Development Project Review Item 1. Request for Letter of Support by San Diego GLBT Pride for the 37th Annual Pride Event on July 16, 2011 moved to Consent.

REQUEST FOR LETTER OF SUPPORT BY SAN DIEGO GLBT PRIDE FOR THE 37TH ANNUAL SAN DIEGO PRIDE EVENT ON JULY 16, 2011.

Moved to and approved on Consent 16-0-0

ATT 2400 SIXTH AVENUE AT&T MOBILITY 6TH AVENUE LTE SDP & CUP (“BELLAFOINTAINE AT&T SIXTH AVENUE LTE”) – Bankers Hill/Park West – Process Four -- AT&T Mobility is proposing to modify an existing Wireless Communication Facility at 2400 Sixth Avenue, in the MCCPD-MR-800 Zone. The modification is part of a network upgrade for LTE technology. The project as proposed requires a site development permit and conditional use permit

Moved to and approved on Consent 16-0-0; a letter from Tom Fox, President of the HOA at Bellefontaine had been submitted in favor of the project.

Motion to Approve Consent agenda made by Jaworski; Seconded by Ferrier. Approved: 16-0-1 chair abstaining

Information Items: Projects

2001 FOURTH AVENUE (“SHARP REES-STEALY MEDICAL CENTER DOWNTOWN”) – Process One/ Permits Issued -- Bankers Hill/Park West – Presentation by Don Balfour, MD, President and Medical Director, Sharp Rees-Stealy Medical Group and Patricia Nemeth, Vice President, Facilities, Sharp HealthCare; regarding a new medical office being built on the lot bordered by Grapes Street, Fourth Avenue, Fir Street and Third Avenue. Building designed around historic Florence Hotel Moreton Bay Fig Tree; and includes a 300-space parking garage; project scheduled for completion in the summer of 2012.

In addition to Don Balfour and Patricia Nemeth, also presenting on the topic were Sara Steinhoffer, Sharp VP of Government Affairs, Rick Guinn, Rudolph and Sletten, General Engineering Contractors and

Douglas Austin, of AVR, studios, as architects. An informational report was submitted to the board dated April 5, 2011.

The group presented plans for the new medical office building to replace the 88-year old building on 4th Ave. Sharp officials said it would be the first LEED Gold-certified medical building in San Diego. The three story building will have 66,365 square feet of medical office space, 300 parking spaces and a history gallery. The first floor will house a pharmacy, optical shop and physical therapy department. Urgent Care, occupational medicine and radiology will be on the second floor. The third floor will be devoted to internal medicine, family medicine and specialty practices. Sharp anticipates a summer 2012 opening.

Parking will be provided to patients for \$1.

Public comment was made by Ben Baltic, who was concerned over the impacts of the project on the adjacent neighborhood; and by Jeannie Rawlings, Nancy Moor.

Board members encouraged Sharp to consider opening the parking facility up to the community after hours to provide a wider community benefit. The Board also reminded Sharp that the facility is NOT located in Downtown San Diego, but rather in Uptown San Diego.

WATER PURIFICATION SYSTEM – Presentation by Jennifer Casamassima, Recycling Water Program Manager, and Public Utilities Department, about effort to provide a local and sustainable water supply, the Water Purification Demonstration Project is examining the use of advanced water purification technology to provide safe and reliable water for San Diego's future. The City's 2005 Water Reuse Study identified reservoir augmentation as the preferred option for developing recycled water resources.

A presentation made by city staff regarding the Water Purification Demonstration Project; more information regarding the project can be obtained at www.purewatersd.org. The presentation was in regard to the need for more water in the San Diego region; and the ability of an advanced water purification process to provide reservoir augmentation for future needs.

Action Items: Development Project Review:

301 UNIVERSITY PARKING LOT EXPANSION -- Hillcrest – Request for a letter of support for demolition of existing vacant medical office building at 301 University, which would be replaced by an expansion of the existing parking lot, and would add an additional 25 new spaces. The additional parking would remain on a temporary basis pending development of the lot.

Bruce Leidenberger of La Jolla Pacific Development presented a request for non-conforming use in MR-800 to convert the 301 University site into a temporary parking lot adding, 25 new spaces. Proposed pricing to be as follows: 0-2 hours \$3; 2-5 hours \$5; 5-10 hours \$10

Hillcrest Business Association and Hillcrest BID support the parking lot expansion on a temporary basis. Walter Chambers communicates that Hillcrest community members would like more information on how the proposed parking lot will look like and how the operations, cost, etc will impact the vitality of the area; he had also submitted a letter to the board regarding the proposed project.

Motion was made by Seidel, seconded by Grinchuk to approve proposal subject to the following conditions: 1.) Project site should be made attractive with maintained landscaping, lighting and fencing. 2.) The use should be approved for a five year period of term, subject to renewal. The motion passed by a vote of 15-0; voting in favor were Dahl, O'Dea, Seidel, Lamb, Grinchuk, Winney, Ferrier, Jaworski, Tablang, Pesquiera, Butler; Liddell, Bonn, Bonner, Adler and Mellos; non-voting chair abstaining.

PROPOSED REVISED COMMUNITY GARDEN ZONING ORDINANCE - Revisions to existing regulations are proposed that would allow community gardens to be approved through a Process One permit, which would be valid for three years. Onsite sales would be allowed for produce grown onsite. All storage, refuse and composting we be required to be located in the center of the site.

Park Troutman spoke in favor of the ordinance, providing the board with some background on the issue. a

Board members expressed concerns over the up-keep and general attractiveness of the individual gardens.

Motion to support the proposed Community Garden Ordinance made by Dahl; seconded by O'Dea; approved by a 11-4-2 vote, with non-voting chair abstaining; voting in favor were Dahl, O'Dea, Seidel, Lamb, Grinchuk, Winney, Ferrier, Jaworski, Tablang, Pesquiera, Butler; voting against were Liddell, Bonn, Bonner, Adler; Mellos abstaining.

Action Items: Community

PARKING METER UTILIZATON IMPROVEMENT PLAN - Uptown – On March 8, 2011 the City Council adopted an ordinance implementing the Parking Meter Plan. The ordinance amends the Municipal Code to establish an on-street target utilization rate of 85% for parking meters and ensure payment compliance by users of multi-space pay stations. In order to achieve the target utilization rate, the ordinance would authorize performance-based parking meter pricing (variable rates) and flexible meter operating hours as recommended by community-base organizations.

Additionally, the City Council adopted a resolution to amend Council Policy 100-18 to cover all administrative and parking meter related costs before meter revenues are allocated between the City and the Community Parking Districts, and allowed Community Parking Districts to use allocated funds for pedestrian comfort and convenience, or vehicular convenience. The ordinance specifies that CPD Boards or designated advisory groups will monitor meter activity and provide recommendations to the City in order to achieve great utilization rates.

As background information City of San Diego Report to the City Council, dated February 9, 2011, entitled: "Parking Meter Utilization Improvement Plan" had distributed to the board, as well as the Executive Summary of the report of the Independent Budge Analyst.

The Board discussed the importance of adopting parking management policy that includes oversight by a democratically elected parking board to ensure that the wishes of the community members directly impacted by parking will get the maximum benefit out proposed parking regulations and revenue.

Motion by Liddell, and seconded by Seidel, to oppose implementation of the Parking Utilization Plan in Uptown; voting in favor were; Liddell, Seidel, Dahl, O'Dea, Lamb, Winney, Ferrier, Jaworski, Tablang, Pesquiera, Butler, Bonn, Bonner, Adler, Mellos; Voting against was Grinchuk non-voting chair abstained.

Adjournment: meeting adjourned at approximately 8:04 pm.

These minutes respectfully submitted by Board Secretary Beth Jaworski.