



UPTOWN PLANNERS
Uptown Community Planning Group
FINAL MINUTES
August 1, 2017

Call to order by Chair Leo Wilson at 6:04

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

I. Board Meeting: Parliamentary Items/Reports:

- A. Introductions
- B. Adoption of Agenda and Rules of Order Item; Motion by Wahlstrom, seconded by Pesqueira, to move the four letters of support for special events in Item VI to the consent agenda. Motion approved by a unanimous voice vote.
- C. Approval of Minutes from June 6, 2017: Wahlstrom made two corrections to the minutes. Motion by Dahl, seconded by Wahlstrom, to approve the minutes from the June 6, 2017, vote of 10-0-2 in favor of the motion, with Ellig and non-voting Chair Wilson abstaining.
- D. Treasurer reports no change in the bank account balance which stands at \$150.65.
- E. Chair/CPC Report – Chair received correspondence from Sharon Gehl, Patricia Paylor, Joyce Karel regarding the proposed discontinuation of Bus Route 83. The Chair indicated there are very few projects in the Uptown project pipeline.
+ CPC Report: City Planning Director Jeffrey Murphy spoke at the July Community Planners Committee meeting about city planning issues and the Planning Department's current work plan.

Public Communication:

- +Ian Epley expressed concerns over the design of the new Hillcrest/Mission Hills Library, and stated the lack of park space in Hillcrest could possibly be addressed with a joint use park project with Florence Elementary School.
- +Tom Mullaney spoke favorably about a new half-acre pocket park being planned in North Park;
- +Maya Rosas announced she had ended her employment with the Atlantis Group, and now is working as an advocacy manager at Circulate San Diego.

II. Representatives of Elected Officials:

Brittany Bailey, from Councilmember Chris Ward's office, spoke about the councilmember's support of a recently approved equal pay ordinance. She also spoke about several homeless initiatives that the Councilmember was supporting to address homelessness; including more storage and bridge housing, more PERT officers, and additional services. Bailey also provided

information about an upcoming Maple Canyon clean-up that would take place on August 26, 2017, sponsored by the Friends of Maple Canyon.

Nick Serrano, representing Assembly Member Todd Gloria, spoke about homeless issues, and also State Bills SB2, SB3 and SB35 which are part of the California's comprehensive housing package to address the need to build more housing in California. Serrano indicated the State's climate change related cap & trade program has been extended.

Zack Bunshaft, representing Congress Member Susan Davis office, reported that she is involved in addressing issues involving preserving and fixing the Affordable Health Care Act, and fighting the proposed cuts to the HUD funding..

- III. **Consent Agenda:** Motion to approve the Consent Agenda made by Wahlstrom, and seconded by Ellig; passed by an 11-0-1 vote, with non-voting Chair Wilson abstaining.

REQUEST FOR LETTER OF SUPPORT BY THE HILLCREST BUSINESS ASSOCIATION FOR CITYFEST 2017 – Hillcrest --The event will take place on August 13, 2017 in Hillcrest along Fifth Avenue and adjacent streets;

REQUEST FOR LETTER OF SUPPORT FOR NIGHTMARE ON NORMAL STREET – Hillcrest – The event will take place on October 28, 2017, at the corner of Normal Street and University Avenue;

REQUEST FOR LETTER OF SUPPORT FOR HILLCREST CLASSIC CAR SHOW– Hillcrest -- the initial event took place on July 22, 2017, from 2:00-6:00 p.m., at the Normal Street Pride Plaza; the event is scheduled to be held the third Saturday of each month for the rest of 2017;

REQUEST FOR LETTER OF SUPPORT FOR JDRF ONE WALK– Bankers Hill/Park West -- The JDRF One Walk is scheduled for Saturday, November 11, 2017 in Balboa Park, and along Sixth Avenue. There are over 200 JDRF walks held throughout the country that have over 900,000 participants. Last year, the San Diego Chapter raised over \$645,000 for type 1 diabetes research through the Walk:

1st Route – Stroll: For participants that are in wheel chairs and families with strollers and wagons. These walkers will stay northbound on Balboa Drive headed to Upas Street, then back down 6th Avenue headed south toward Laurel Street. Once they hit Laurel Street they will head east on the sidewalk along El Prado, then head north on the sidewalk trail (west of Balboa Drive) to the finish line in the festival area.

2nd Route – Nature Walk: For participants that are looking for a challenging walk. These walkers will stay northbound on Balboa Drive, right before they hit Upas they will break away from the other walkers and head eastward to the Bridle Trail. They will head south on the Bridle trail along 163, walk under the Quince Street Bridge, head west towards Balboa Drive on the trail along the 163 exit at Quince, merge onto the 163 exit at the trail end (marked by the gate at trail head & 163/Quince exit), then walk on the 163 exit road onto Balboa Drive. At Balboa Drive walkers will head northbound on Balboa Drive headed to Upas Street, then back down 6th Avenue headed south toward Laurel Street. Once they hit Laurel Street they will head east on the sidewalk along El Prado, then head north on the sidewalk trail (west of Balboa Drive) to the finish line in the festival area.

IV. Projects: Potential Action Items:

1. **1850 FIFTH AVENUE (CVS PHARMACY TYPE 21 ABC LICENSE REQUEST) – ABC Permit – Bankers Hill/Park West** –Request to make a recommendation regarding the Public Convenience or Necessity Finding that will be determined by the San Diego Police Department on an application by CVS Pharmacy to obtain a Type 21 California Alcohol Beverage Control license (off-sale of beer, wine& distilled spirits) at a new CVS Pharmacy that will be located within a remodeled building at 1850 Fifth Ave in the CC-3-4 zone (between 4th and 5th on the south side of Fir Street) Applicant previously made an informational presentation to Uptown Planners at the June 6 meeting (Item VII. 1.);

Presentation made by Steven Laub, on behalf of the applicant. The current item on the agenda only related to the CVS Pharmacy request to be allowed to obtain a Type 21 California Alcohol license allowing the sale of beer, wine & distilled spirits for off-site use. Because of the amount of liquor licenses in the local census track, a finding of public convenience or necessity had to be made by the San Diego Police Department as part of the license approval process.

Public Comment:

+Derrick Roach felt the approval of the license would make the site a magnet for the homeless, and did not support the board making the findings in question.

Board Comment:

+Tablang inquired about the amount of parking that would be installed (33 spaces), and whether the parking lot would be patrolled for trash and homeless-related issues;
+Ellig inquired if there were any nearby live-in facilities or transitional housing facilities that might be adversely impacted by alcohol sales nearby; the response was the applicant did not know;
+Bonner expressed concerns over the lack of windows along the frontage of the proposed store as currently designed, including along the side facing the parking lot. He felt another liquor store was not needed in Bankers Hill;
+Brennan stated that transparency and windows facing the street were critical; as they would encourage “eyes on the street” for visibility;
+Wilson supported the CVS store locating in Bankers Hill, and selling alcohol; but emphasized that good design needed to be incorporated into the project, and security issues addressed;
+Rosas stated that more local stores need to be placed in Bankers Hill within walking distance of residents, but agreed that good design was important;
+Mullaney indicated that residents seem supportive of this type of store, but emphasized good design;
+Wahlstrom expressed concerns about transparency and street activation; but stated the store would be a benefit to the community if it was properly designed and addressed the security issues;
+Gahagan expressed reservations about the project because the Hillcrest CVS store had proven to be a bad neighbor, with irresponsible liquor sales;
+Pesqueira inquired if there would be any residential units in the proposed project. The applicant replied there would not be;
+Newington supported the presence of a CVS store in Bankers Hill, but had issues with the alcohol sales. He also disliked the corporate style architecture of the project which was not appropriate for the neighborhood.

The applicant concluded by stating the CVS being placed at the site would provide a convenience and benefit for the neighborhood, and that the store was not a liquor store, but a pharmacy and multiple product convenience store, focusing on health and wellness.

Board Motion:

Motion by Dahl, seconded by Wahlstrom: Uptown Planners conditionally supports the Public Convenience and Necessity finding required for the ABC license, subject to the following conditions: (1.) The CVS store is designed in a manner that encourages public street engagement and activation, and (2.) that lighting and security measures be incorporated in to the project, as well as windows that provide transparency and visibility; Motion passed by a 7-3-2 vote; Wahlstrom, Mullaney, Dahl, Rosas, Brennan, Tablang, Newington in favor; Against Gahagan, Bonner, Ellig; abstention, Pesqueira and non-voting Chair Wilson.

2. **REQUEST TO PLACE STOP SIGN AT THE INTERSECTION OF ALTAMIRANO WAY & PRESIDIO DRIVE –Alternative Process Stop Sign Installation -- Mission Hills –**

Neighborhood residents have petitions with over 40 signatures in favor of placing a stop sign at the intersection of Altamirano Way & Presidio Drive, and request that Uptown Planners recommend placement of the stop sign pursuant to the “alternate process” provided for by City Council Policy 200-08C.

Presentation made by Jamie Gonzales on behalf of the neighborhood group that had submitted over 40 signatures in favor of the stop sign in question. Neighbors Anne Angelucci and Luigi Angelucci spoke in favor the proposed stop sign.

Board comment was favorable to placing the stop sign. Gahagan questioned if the stop sign would be effective; Tablang indicated reservations about traffic impacts.

Motion by Wahlstrom, seconded by Pesqueira, to approve the request place the stop sign in question pursuant to City Council Policy 200-08C. The vote was 11-0-1, with non-voting Chair Wilson abstaining.

V. Letters of Support: Four items approved on the Consent Agenda

VI. Information Items:

1. **TRIAS STREET& FORT STOCKTON (“CROWN CASTLE AT&T NODE REPLACEMENT”)** - **- Mission Hills –** The project will replace an existing street light with a new slim fluted street light that will have an antenna on top, and radio equipment in its base. The existing street light already has a small cell wireless facility. The project is a modification that will result in reducing the bulk of the existing facility, and will be processed through a substantial conformance review process.

City staff made the presentation regarding the street light replacement project; there was no public comment.

Although the item was informational, the board made a motion indicated it approval of the project and new design of the street light in question. Motion by Wahlstrom, seconded by Newington; motion passed by unanimous vote of 11-0-1, with non-voting Chair Wilson abstaining.

VII. Planning Staff/Subcommittee Reports:

1. Public Facilities Sub-committee:

- a. Metropolitan Transit Authority –Transit Optimization Plan Update– Uptown Area – presentation by Peter Casellini, AICP – Associate Transportation

Planner –MTS has prepared a comprehensive analysis and made recommendations to increase ridership and fare revenue and improve system performance. In Uptown changes to several existing bus routes have been recommended, including eliminating or reducing service along Route 83, which has an average of 128 passengers a day utilize.

Public Facilities Sub-committee met on July 20, 2017; subcommittee members in attendance, Roy Dahl, Jennifer Pesqueira, Leo Wilson (Acting Chair) in attendance.

Motion by Dahl, seconded by Pesqueira: (1.) Support the MTS recommendation to streamline route 83 by discontinuing service along the Washington Street section of the route into Hillcrest, and (2.) endorse the concept of connecting Route 83 with the Old Town Transit Center, possibly utilizing Sunset Avenue. Motion passed by 3-0

Presentation by Peter Casellini AICP on behalf of MTS: He explained the Metropolitan Transportation Agency Transit Optimization Plan, copies of which he passed out to the board and audience. Ridership on MTS buses has declined, and currently the agency has a projected five million dollar deficient. The transit optimization strategy is to improve service along major corridors to increase ridership and fare revenue, and make the system more attractive and simpler to use. As part of this strategy low ridership routes, including Route 83 through Middletown and Mission Hills, will be discontinued.

Public Comment:

Sharon Gehl supported the Public Resources Sub-Committee recommendation, but requested the service be kept the entire day to allow workforce users and students to use transit. Patricia Paylor stated Route 83 was vital for those who live or work in Mission Hills, and indicated limiting route hours to only midday would hurt these users. Rich Gorin expressed concerns about Route 11 being split in two, and believe both the new proposed routes should connect to Downtown.

Board Comment:

+Dahl stated the Hillcrest loop of the route was inefficient, and connection Route 83 to the Old Town Trolley Station made sense.

+Rosas and Brennan expressed concern over losing service during commute hours Rosas suggested that Routes 3 and the 120 route have a five minute headway scheduled between one another;

+Bonner asked if population density changes in an area would result in schedules or route being adjusted to accommodate; the response was yes;

+Ellig was appreciative of efforts to prevent bus bunching. He suggested that Route 11 remain the name of the bus route that follows the former trolley line that had the name 11, instead of becoming Route 12.

+Tablang spoke in favor of keeping Route 83 going through North Mission Hills.

Board Motion:

Motion by Dahl, seconded by Pesqueira, to support the Public Facilities Sub-Committee recommendation: A friendly amendment accepted from Brennan to include in the motion support for the retention of the current operational hours of Route 83. Motion passed by 11-0-1 vote, with non-voting Chair Wilson abstaining.

Capital Improvement Program Process: The Community Planning Groups will be making recommendations regarding the City of San Diego's Fiscal Year 2018 Capital Improvement Budget. Recommendations from each community planning group must be received by the end of September 2017. Dan Smith, from the University Heights Community Association, questioned the recent action of the North Park Planning Group of including in their list of CIP projects the use of CIP money for a permanent stage in Trolley Barn Park, which is in Uptown.

Historic Preservation Subcommittee: Update about the outcome of the proposed historic designation of the former Rees-Stealy Medical Clinic, located at 2001 Fourth Avenue; The Historic Resource Board ("HRB") initially continued the item to the following month to gather more information. However, due to the requirement to respond to preliminary reviews within 90 days, and the following two meetings the HRB could not get a quorum to discuss this item (two members had to recuse), the HRB lost jurisdiction because the 90 days had lapsed. However, the applicant does intend to retain Sections A & B (the Louis Gill designed portions) and restore the corner entry facade.

Adjournment at 8:26

Respectfully submitted

Michael Brennan
Secretary
(Finalized by Leo Wilson)