



## UPTOWN PLANNERS

Uptown Community Planning Committee  
May 5, 2009 (Tuesday) – Meeting Minutes

Present: Hyde, Grinchuk, Lamb, Seidel, Dahl, Gatzke, Wilson (Chair), Bonn, Gottschalk, O'Dea, Adler, Jaworski, Towne, Edwards (arrived late).

Absent: Liddell, Mellos, Wendorf

Marlon Pangilinan of CPCI was present. Rob Steppke, chair, and Rene Vidalis, board member, of the Greater North Park planning group were present..

### **Board Meeting: Parliamentary Items/ Reports**

#### Approval of Agenda:

Chair Wilson indicated that Item 3, the Pringle Residence, was continued at the applicant's request.

Gatzke moved that the proposed TOPS outdoor theater Mid-City PDO amendment to allow open-air outdoor theaters in commercial districts throughout Uptown be moved to the consent agenda. Motion passed by voice vote.

Seidel moved to approve agenda. Motion passed by voice vote.

#### Approval of April Minutes:

Hyde made motion to approve the April 2009 minutes. Motion passed by voice vote.

#### Treasurers Report:

Treasurer Dahl reported income of \$33 and a balance of \$486.92.

#### Website report:

O'Dea stated she has contacted Steve Satz, and that she is willing to take over the administration of the website; O'Dea has investigated various software that can be used to run the website, and will further report on her research at a subsequent meeting.

#### Chair/CPC report:

Chair Wilson noted a cost overrun of \$200,000 for the proposed West Maple Street Mini-Park, a similar cost overrun to that for the West Lewis Mini-Park. Wilson indicated there

was support in Bankers Hill/ Park West for transferring the DIF funds allocated for the West Maple Street Mini-Park to the proposed Olive Street Park.

Wilson said that he and Don Liddell had met with William Anderson, the City's Planning Director, on May 1<sup>st</sup> to discuss the Uptown community plan update process.

Wilson indicated that although a city hearing officer had approved the proposed West Lewis Street Mini-Park on April 29, 2009, the hearing officer also stated that he felt a spending cap should be placed on the project, and the project redesigned in a manner to satisfy the community. However, the hearing officer stated he did not feel he had the discretion to approve such modifications, but indicated on appeal the planning commission or city council might do so.

As chair of the CPC, Wilson reported that the CPC reviewed proposed water conservation requirements for new projects; he indicated the CPC would elect officers next month.

#### **Public Communication – Non-Agenda Public Comment**

Carol Schultz of the Uptown Partnership reported on the latest activities of the Uptown community parking district.

#### **Representatives of Elected Officials:**

Stephen Puetz, representing council member Kevin Faulconer, said that there would be a 6% salary cut for unclassified city employees, and that the city council was imposing Level II water rationing on city residents (note: new construction and developments are allowed under level II, and only restricted under Level III -- the next level of water restriction that might be imposed if San Diego's water situation does not improve.)

#### **Consent Agenda:**

**REQUEST THAT THE CITY COUNCIL AMEND THE MID-CITY PLANNED DISTRICT ORDINANCE, AS IT APPLIES TO UPTOWN, TO PERMIT OUTDOOR MOVIE THEATERS IN NON-RESIDENTIAL AREAS.**

Gatzke moved approval of the consent agenda. Motion passed 12,0,1.

#### **Action Items: Projects:**

- 1. MID-CITY RAPID BUS PROJECT – PARK AVENUE BETWEEN EL CAJON BOULEVARD AND UNIVERSITY AVENUE**—University Heights/ Hillcrest – Proposal to place dedicated bus lanes and new bus rapid transit stations in the middle of Park Boulevard; will result in loss of 35 parking spaces at three locations where diagonal parking will be converted to parallel parking along Park Boulevard. An additional 23 spaces will be provided along side streets with placement of new diagonal parking, and removal of one bus stop.

City and transit officials presented proposed plans for dedicated bus-rapid transit lines on Park Boulevard. Board members and members of the public asked questions and made comments about the proposal. No motion was made regarding the item.

Board member Edwards arrived.

- 2. UPTOWN PARKING METER REVENUE UTILIZATION** – Hillcrest, Mission Hills, Middleton, Bankers Hill/Park West – Presentation regarding the city's Parking Meter Utilization proposal, and discussion of the use of existing and potential additional parking meter revenue in Uptown.

Presentation by Michael Vogl, from the Office of the City Treasurer, who explained the proposed changes to parking meter rates and hours of enforcement.

Public Comment:

John Taylor, Chair of Save Hillcrest, submitted the following written statement:

"Under the new proposal, the mayor would like to give more control over parking meter utilization (rates and hours) to the local community parking districts. Save Hillcrest believes that the Uptown Partnership has not been functionally responsive to input from the Hillcrest community. Nor does Save Hillcrest believe that the Downtown Study, a major impetus to the mayor's proposal, is applicable to our neighborhood. Therefore, the current city proposal should not include Uptown Partnership."

Tim Gahagan, of the Hillcrest Town Council, expressed opposition to the plan, saying the study upon which it was based lacked a control group and that Uptown was not comparable to Downtown. He would only support it if it meant lower meter rates and the current hours (or fewer) of operation.

Ben Nichols, Director of the Hillcrest Business Association, said that meter rates should be lowered, not raised, and that Uptown Partnership's oversight role needed to be reformed. He said that it was not time to say "no" to the mayor's proposal, but that changes to it were necessary.

Cecelia Moreno, business owner, board member and officer of the Hillcrest Business Association, said that approval of the proposal would result in Uptown Partnership spending a huge percentage of its reserve for the proposed new meters.. That should not happen, because the money collected by the Partnership was supposed to be used only to provide more parking in Uptown, not new ways to restrict or collect money for parking. If any new meters and related spending was to be done, it should be done by the city. And if the city wanted better "meter utilization," the obvious solution would be to simply to lower meter rates, thereby increasing the number of people using metered parking -- an approach that would cost nothing. She also noted that Uptown Partnership had budgeted a large increase in meter revenue for the next fiscal year even before the mayor's plan had been approved by the city council? Why was that?

Ann Garwood, resident, business owner and board member of the Hillcrest Business Association and Hillcrest Town Council, noted that the mayor's plan was to increase meter rates and hours of operation in heavily parking-impacted "hot spots." She said that

all of Hillcrest was such a "hot spot," and that under the plan meter rates and hours of operation in Hillcrest would only go up, making parking even more difficult and expensive for residents.

Ian Epley, Uptown Partnership budget committee member, said the mayor's proposal had good results downtown and that a lot of people paid less than the normal rate, were able to park longer, and had the convenience of using coins or credit cards in the new meters. He asked why there was so much vitriol being expressed towards the Uptown Partnership. He suggested trying to work with them. And he noted that the same people protesting the mayor's plan had rejected the 121 parking spaces that the original 301 University project would have created.

Bruce Leidenberger, businessman, noted that the reason why there were no meters in the beach areas was community opposition to them.

Board Comment:

Board member Liddell, who was absent, had submitted a letter to be considered by the board. It reads as follows:

"As you know, I will be unable to attend the next Uptown Planners meeting. I think that the time has come to terminate the existence of Uptown Partnership. This should be done in an orderly way along the lines of liquidation of a commercial partnership, with any necessary adjustments to fit municipal legal requirements. Control over the use of Uptown parking revenue funds should be transferred to local community groups such as a Bankers Hill/Park West subgroup or something comparable. In the meantime, Uptown Partnership should be directed to stand still and refrain from entering into any commitments or expending any funds under its control."

Board members expressed various views, mostly critical of the mayor's plan.

Towne moved, with Hyde seconding, to reject the proposed parking meter utilization proposal. Motion passed 10,3,1. Grinchuk, Dahl and Gatzke voted no. Chair Wilson abstained.

Towne moved, with Hyde seconding, to recommend that there be no community parking district such as Uptown Partnership in Uptown. The vote was tied at 6,6,2, with Chair Wilson and Bonn abstaining. Voting yes: Towne, Hyde, Jaworski, Seidel, Gottschalk, O'Dea. Chair Wilson then broke the tie by voting no, and the motion failed.

Towne moved, with Hyde seconding, to recommend that all parking meters be removed from Uptown. Motion failed 6,7,1, with Chair Wilson abstaining. Voting yes: Towne, Hyde, Gottschalk, O'Dea, Adler, Seidel.

Lamb, seconded by Hyde, moved that consideration of the existence, structure and role of any community parking district in Uptown be referred to the public facilities

subcommittee. Motion passed 11,2,1. Grinchuk and Gatzke voted no. Chair Wilson abstained.

- 3. 3919 PRINGLE STREET VARIANCE (“BERGER RESIDENCE”) – Process Three –** Mission Hills -- Variance for a 1,261 sq. ft. addition to an existing family residence with necessary building height on a 0.15 acre site at 3919 Pringle Street in the RS-1-7 Zone. *(DRS: Motion by Gatzke, 2<sup>nd</sup> Dahl: To recommend approval of the project plans as revised by applicant; with the following specific recommendations: (1.) support the height variance if the existing area that is over the height limitation is removed; (2.) support the FAR variance if necessary to allow enclosure of crawl space below family room addition, and there will not be a "pole structure." (3.) landscaping be placed on the outside front wall of the of the dining room addition and to the east side of the garage to obscure the mass of blank wall and roof, passed 6-0-1)*

Project continued at request of applicant.

- 4. REQUEST THAT THREE PARKING SPACES AT 3980 NINTH AVENUE BE DESIGNATED FOR ONE HOUR TIME-LIMITED PARKING – Hillcrest –** located in the CN-1A Zone.

Bruce Leidenberger made the presentation on behalf of the applicant, and indicated the parking spaces were needed for the La Monde project to attract commercial tenants.

Gatzke, seconded by Jaworski, moved to approve the proposal. Motion passed 13,0,1, Chair abstaining.

- 5. DECISION WHETHER TO APPEAL THE HEARING OFFICER’S DECISION RE: WEST LEWIS MINI-PARK TO THE CITY PLANNING COMMISSION**

Bonn, seconded by O'Dea, moved to appeal the decision to the Planning Commission. Motion passed 12,0,2 ; Gatzke and Chair abstaining.

#### **Subcommittee Reports:**

1. Confirmation of non-board members to the Design Review Subcommittee for the year 2009-2010.

Gatzke, seconded by Towne, moved that the new subcommittee members who had not been elected to the vacant seat on Uptown Planners that was held by Steve Satz and were appointed to the Design Review Committee instead be approved now that sufficient public notice had been given. Motion passed 13,0,1.

#### **Board Member/ Community Organization Reports**

1. David Gatzke: Proposed written check-list of documents, renditions, etc., that project applicants should be requested to provide Uptown Planners.

Gatzke handed out a proposed check list of what applicants should bring to Uptown Planners when presenting their projects. No action was taken on the check list.

Courtney Thomson, representing council member Gloria, arrived late and gave an update to the board on Council Member Gloria's latest activities.

These minutes respectfully submitted by Andrew Towne