



UPTOWN PLANNERS

FEBRUARY 16th SPECIAL MEETING MINUTES

DATE: 2/16/16

Call to order by Chair, Jim Mellos at 6:15

In attendance: Jim Mellos, Gary Bonner, Beth Jaworski, Roy Dahl, Ken Tablang, Jennifer Pesqueira, Chris Ward, Mat Wahlstrom, Tom Fox, Bob Daniel, Jay Newington, Michael Brennan, Ernie Bonn, Tom Mullaney

I. Call to Order and Introductions

II. Adoption of Agenda and Rules of Order: Jaworski/Daniel 13/0/1

III. Special Order of Business: The following elements of the Community Plan were reviewed and recommendations made at this meeting.

Land Use (cont'd from 2/2/16):

Presentation by Marlon Pangilinan. City's proposed Land Use Plan, January 2016

Public Comment (37 speakers)

Board Comment:

Dahl: Reports on the motions of the Land Use Subcommittee. The primary motion requests that the City revert to the June 2015 Community Plan map without the density bonuses and look into an increase of density along the Park Blvd transit corridor.

Mullaney: Speaks to the history of the 2015 Community Plan Update and the tremendous amount of work that the community invested in that. We should revert back to that plan.

Wahlstrom: Questions tactic of framing the debate between millenials and what they want compared to what older generations and families want. The 2015 plan was not perfect but it does allow for new growth including buildings twice as tall as what currently exist.

Ward: Thanks everyone for representing their opinions tonight. He feels that we are close to a compromise with the work that the community has invested in the 2015 plan. He is concerned that we are losing a tool like incentive zoning and would support the work of the subcommittee if we maintain tools. He requires incentive zoning to support motions tonight.

Jaworski: Concerned with the forecast residential population growth in Uptown without an associated increase in necessary infrastructure.

Daniel: He supports some new growth but does not want to see looming structures. There are areas in Uptown with potential for new growth, like those mentioned in the Subcommittee. He sympathizes with Hillcrest. He supports the 2015 plan without incentive zoning.

Dahl: Park Blvd should have some additional density allowed. There is a transportation bottleneck in the core of Hillcrest so there should not be density there.

Tablang: Agrees with density in core areas, increased transit, replacing aging buildings.

Brennan: We need a balanced approach, density should follow transit, density should be in commercial areas. We need to allow housing for future generations. Supportive of the Climate Action Plan.

Fox: Support for incentive zoning. Lives at 6th and Laurel. Retain 109 units mitigating that on 4th-5th-6th

Bonner: The difference between the 2015 plan without incentive zoning and the 2016 plan is **not** drastic.

Bonn: Supportive of the 2015 plan without density bonus. We need more accommodation to attract more people to our businesses.

Mellos: He is a third generation Mission Hills resident. He disagrees with people who moved here more recently and want to increase density. The City has not thought about the drought and where water will come from. We should go back to the June 2015 plan without incentive bonuses.

The Following Motions were Presented and Passed

Motion 1. Maintain Land Use designations as “Institutional” for the San Diego Unified School District and the Birney Elementary School. Address any future development of the sites in a community plan amendment.

Motion by Ernie Bonn / Second by Tom Mullaney
Motion Passed 12-0-2 (All in favor, except Brennan & chair abstained)

The Uptown Planners considered two motions (#2 & 3 below) from the Land Use Subcommittee, and approved them.

Motion 2.

a. We support the June 2015 Land Use maps, without the Density Bonus. This is subject to part (b).

b. We recommend that the Staff and Uptown Planners consider shifting the differential to the Park Blvd transit corridor. That means the difference in housing units between the June 2015 Land Use map (without the density bonus) and the staff's January 2016 proposal.

Motion by Roy Dahl / Second by Michael Brennan

Motion Passed 11-2-1 (All in favor, except Ward & Fox against, chair abstained)

Motion 3. We recommend that Uptown Planners compile the previous resolutions regarding the community plan.

Motion by Roy Dahl / Second by Beth Jaworski

Motion Passed 13-0-1 (All in favor, except chair abstained)

Motion 4. Uptown Planners rejects the January 2016 Land Use Plan in its entirety.

Motion by Mat Wahlstrom/ Second by Tom Mullaney

Motion Passed 6-5-3 (Daniel, Bonner, Bonn, Mullaney, Wahlstrom , Newington in favor. Ward, Dahl, Tablang, Brennan, Fox against. Pesqueira, Jaworski, chair abstained)

Motion 5. Reduce the Land Use designation of the small parcel located at the northwest corner of Park & El Cajon Blvds. from Community Commercial 0-44 du/ac to Community Commercial 0-29 du/ac.

Motion by Ernie Bonn/ Second by Gary Bonner

Motion Passed 11-0-3 (all in favor while Brennan, Fox & chair abstained)

Motion 6. Motion to continue "Park Survey" to March 1, 2016 meeting.

Motion by Mat Wahlstrom/ Second by Beth Jaworski

Motion Passed 13-0-1 (all in favor, chair abstained)

Meeting adjourned