



UPTOWN PLANNERS

Uptown Community Planning Group
Final Minutes – Special Meeting
ST. Paul’s Episcopal Cathedral “Great Hall”
February 22, 2018

Call to order by Leo Wilson at 6:01.

In attendance: Jay Newington, Jennifer Pesqueira, Bob Daniel, Gary Bonner, Bill Ellig, Amie Hayes, Roy Dahl, Ken Tablang, Tom Mullaney, Tim Gahagan, Mat Wahlstrom, Michael Brennan, Leo Wilson, Stuart McGraw.

Absent: Soheil Nakhshab, Dana Hook

Approximately 100 people in attendance.

Wahlstrom made a motion to approve meeting agenda; Daniel seconded. Motion passed by a unanimous vote.

No public comment pursuant to California Government Code Section 54954.3, as applicable to special meetings.

Special Order of Business:

(1.) OLIVE STREET PARK PROJECT – Bankers Hill/Park West – Action Item -- Presentation by City of San Diego Public Works Department -- Yovanna Lewis, Project Manager – Project consist of design and construction of an approximately 0.60 acre neighborhood park, Consultants for the project, KTU+A, and city staff will present the draft plans for the new Olive Street Park located at Third Avenue & Olive Street; which will also include the San Diego AIDS Memorial. Uptown Planners serves as the advisory committee for the City of San Diego’s Park & Recreation Committee for this project, which in turn makes a recommendation to the Mayor regarding the project.

Yovanna Lewis provided an overview regarding the Olive Street Park project; stating the total cost to construct the park would be \$1.5 million dollars, and that the project was scheduled to be completed in 2019. An additional \$1.2 million dollars had been spent to purchase the south parcel of the proposed park.

Kurt Carlson, landscape architect for KTUA, presented the proposed design for the park, and gave a background about how the project design had evolved. An online design competition had been held, and a proposed design adopted that had been most favored by the community. The consultants worked with the design competition winner, an architectural firm, and developed a final design that incorporated an AIDS memorial. The design included a wooden deck on the northeast area of the property, where the AIDS Memorial would be located, as well as a small seating area. There would also be an interpretive panel commemorating the Woods-McKee family, who had donated the northern parcel of the park site, and an adult fitness area, and children’s playground as well as signs at the entryway. The deck overlook

where the AIDS Memorial was located would incorporate nearly 8000 names of those who died of AIDS into the railing and seating elements.

Jen Lebron, from Mayor Kevin Faulconer's office, thanked those in attendance, and stated that they had listened to the community and incorporated design changes into the draft design in response; including elements from the alternative design prepared by architect Jim Frost.

Nicole Murray, the co-chair of the AIDS Task Force was present at the meeting, but declined to speak.

Public Comment – Alternative Plan:

Architect Jim Frost presented his alternative "community vision plan" for the proposed park, which has been endorsed by the Bankers Hill Community Group. Frost spoke about the small scale of the park, and the limited space for amenities. Frost also expressed that the public had not had the opportunity to review the draft plans presented by the City prior to the meeting; which appeared to have been kept under "lock and key". Frost pointed out the open space and lawns in his alternative plan were significantly larger than the city's plan, and were more adaptable for many types of uses.

Public Comment

Rod Wright, who owned property adjacent to the proposed park site, questioned if the rule of law was being followed, and favored a small mini-park. He opposed the deck overlook in the northwest area of the project.

Donna Shanske, Nancy Moor, Ann Garwood spoke in opposition to the city's proposed plan, and supported the alternative "community vision plan" prepared by Jim Frost. They opposed the AIDS Memorial at the Olive Street Park location.

Bill Snell and Lena Chart, who owned property adjacent to the proposed park, expressed concerns over whether the new park would attract the homeless and create public safety issues.

Andrew Towne, Jordan Rosenthal, Michael Wright stated the AIDS Memorial should be placed in an alternative location; Wright recommending Hillcrest. Ann Garwood recommended Balboa Park. Charles Kaminski questioned how maintenance of the proposed AIDS memorial would be funded, and suggested establishing an endowment. Susanne L. Carvalho submitted a letter opposing the placement of the regional AIDS Memorial in Olive Street Park

Sharon Gehl and Ian Epley spoke in favor the city proposal; Epley pointing out the city's proposal was similar to the Frost alternative plan. Gehl stated that it could be one of many AIDS memorials in the city.

Susan Jester, a member of the San Diego AIDS Memorial Task Force, spoke in favor of the city's plan, and provided background information about the Task Force.

Board Discussion:

Board members indicated a preference for the "community vision plan" as prepared by Jim Frost, and questioned the community review process for the proposed Olive Street Park. There were questions of whether the Olive Park site was appropriate for an AIDS Memorial because of its limited size.

Board Motion:

Motion by Bonner, seconded by Hayes, that Uptown Planners support the "Community Vision Plan" as presented by Jim Frost;

Amendment proposed by Dahl, seconded by Wahlstrom, to amend the motion to designate the area in the "Community Vision Plan" at the overlook area, referred to as a community memorial, re-designated as the Brad Truax Memorial. Motion failed 2-10-2; Dahl, Wahlstrom in favor; Newington, Pesqueira, Daniel,

Ellig, Hayes, Bonner, Gahagan Tablang, Mullaney, Gahagan, McGraw; Brennan and non-voting chair Wilson abstaining.

Motion to recommend the “Community Vision Plan” was approved by a 11-2-1 vote: in favor, Newington, Pesqueira, Daniel, Bonner, Ellig, Hayes, Dahl, Tablang, Mullaney, Gahagan, McGraw; voting against: Brennan and Wahlstrom. No-voting chair Wilson abstained.

(2.)2761, 2769 &2665 FIFTH AVENUE (“6th& OLIVE STREET”) – Bankers Hill/Park West – Informational Item –The project proposes to demolish the Park Chateau Apartments, cathedral administrative offices, and surface parking, and construct a 204-unit, 262,000-square feet mixed use building, with five levels of underground parking, and the remodel/ expansion of the existing St. Paul’s Cathedral in multiple phases. The project is an infill mixed-use development with 18 (or 9% percent) affordable housing units and deviations within the Transit Priority Area. The project site is located at 2761, 2729, and 2665 5th Avenue in the CC-3-9 and RM-4-10 zone(s), the Community Plan Implementation Overlay Zone (CPIOZ A), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Airport Influence Areas of the SDIA Zone (Review Area 2), Federal Aviation Administration (FAA) Part 77 Notification Zone for SDIA and North Island NAS, and is partially within the Airport Approach Overlay Zone.

Informational presentation by Tom Delaney of Springline Associates, on behalf of Greystar Rental Construction & Development, the developer of the project; and St. Paul’s Episcopal Cathedral, which would be a beneficiary of the proposed project. Reverend Penelope Bridges of St. Paul’s Episcopal Cathedral also spoke in support of the project.

Public Comment:

Jim Frost, Roy McMakin, Ann Garwood, Nancy Moor, Peter Raymond, Cindy T. and Michelle spoke against the project; stating the project was too tall and out-of-scale for the neighborhood, where the maximum height of buildings was approximately 150 feet. Concern was also expressed whether the project would shade out the sun in Balboa Park, and possibility have a “wind tunnel” effect. Garwood and Moor spoke of the need for a grocery store. McMakin inquired about the affordable housing, which the applicant stated would primarily be located on the lowest floors.

Ian, Epley, Clint Daniels and Sharon Gehl spoke in favor of the project; stating it would provide additional housing for the area, and included small units that would be affordable. Daniel recommended less parking so that there would be increased use of transit

Board Comment:

Board members Daniel, Bonner, Ellig, Hayes, Mullaney Gahagan, Wahlstrom, Dahl and Wilson spoke against the height and scale of the amended project. Bonner disliked that the original compromise project was not moving forward; Ellig also supported the original project.

Board members also expressed concern for the low number of new affordable units, and loss of the Park Chateau Apartments which had 16 affordable housing units. The issue of loss of parking on Fifth Avenue was also raised.

Mullaney questioned how a project approved seven years ago under the former Uptown Community Plan, could now be amended under the new plan. Gahagan commented the project was an example of what was wrong with the current development process.

Board member Brennan spoke in support of the project, and appreciated the inclusion of affordable housing.

Wilson questioned whether airport safety issues would exist with the amended project heightened to 225 feet; from the approved project’s 160 feet.

Wahlstrom motion to adjourn at 9:15; approved by unanimous voice vote.

Respectfully Submitted,

Michael Brennan, Secretary
(Finalized by Leo Wilson)