



UPTOWN PLANNERS

Uptown Community Planning Group

DRAFT MINUTES

August 2, 2016

6:00-9:00 p.m.

Joyce Beers Community Center, Uptown Shopping District

Call to order by Leo Wilson at 6:04

In attendance: (16 members) Gary Bonner, Leo Wilson, Roy Dahl, Ken Tablang, Jennifer Pesqueira, Soheil Nakhshab, Mat Wahlstrom, Bill Ellig, Bob Daniel, Maya Rosas, Dana Hook, Amie Hayes, Michael Brennan, Tim Gahagan, Tom Mullaney

I. Board Meeting: Parliamentary Items/Reports:

- A. Introductions
- B. Adoption of Agenda and Rules of Order Motion by Roy / Wahlstrom carries by voice vote.
- C. Approval of Minutes
- D. Treasurer's Reports balance of \$150.65, with \$119.40 spent on the website, and subsequently reimbursed from the City
- E. Chair/CPC Report – Truax House was historically designated and Soheil Nahkshab was been awarded contract from the City to preserve the property and develop it. Olive Street Park site is moving forward with the inclusion of an AIDS memorial. August 8th is the last day to submit public comment on the Community Plan Update, it will go before City Council in the October / November window.

II. Public Communication: Non-Agenda Public Comment; Speakers are encouraged, but not required, to fill out a public comment form, and provide them to the Secretary at the beginning of the meeting.

III. Representatives of Elected Officials:

Mark from Congresswoman Susan Davis provides update on clean air act and equal opportunity to serve in the military.

IV. Consent Agenda:

1. Tri-canyon Townhomes. **2724 REYNARD RESIDENCE TM/SDP ("TRICANYON TOWNHOMES") -- Process Four – Middletown** – Tentative Map, Site Development Permit -- The project consists of a small lot subdivision creating five individual parcels, and the construction of five three-story residential dwelling units on a vacant 0.21 acres site (9135 sq. ft.); and incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's energy consumption; in conformance with the criteria of the Affordable/In Fill Housing and Sustainable Buildings Expedite Program. The project is located at 2724 Reynard Way in the MR1500 Zone of

the Mid-Cities Communities Planned District, and the RS-1-2 Zone; ESL, AAOZ, Airport CNEL Zone; Airport Influence Area; FAA Part 77 Noticing Area.

Motion to place on consent by Nakhshab / Pesqueira vote carries 16/0/1 Chair abstains
Consent agenda is approved with a vote of 16/0/1 Chair abstains

(Soheil Nakhshab exits at 6:45)

V. Information Items:

1. **DRAFT UPTOWN IMPACT FEE STUDY** – Presentation by Frank January, Senior Management Analyst, Planning Department -- The Impact Fee Study (IFS) provides a list of needed public facilities for Uptown, that will implement the goals of the Uptown Community Plan, and develop the applicable development impact fees (DIF), pursuant to California law, by which new development shall pay its proportional share of the costs incurred for new facilities. The IFS will become an implementation document for the updated Uptown Community Plan. Dana Hook Committee Chair for
2. **GEORGIA STREET BRIDGE** – Presentation by Monica Muñoz - Capital Improvement project to retrofit and rehabilitate the historic George Street Bridge on University Avenue at Park Boulevard; includes new street lighting and traffic signal modification. University Avenue will be lowered. The restored bridge was designed to mimic the original Georgia Street Bridge; the bridge restoration will begin in August 2016, and last for approximately 205 days.

VI. Uptown Community Plan Update: Action Items:

1. **Approval of Draft Uptown Planners Letters Containing Motions Approved at the Uptown Planners Special Meeting on July 19, 2016:** At its special meeting on July 19, 2016, Uptown Planners voted to recommend the Density Redistribution Alternative be adopted in place of the draft plan recommended by planning staff; and passed motions recommending changes to the Recreation and Mobility Elements of the draft Uptown Community Plan. The board will review and approve the letters containing the recommendations made at the July 19, 2016 meeting, which will be forwarded to city for inclusion in the DEIR; any comments on the draft environmental impact report must be received by city staff no later than August 8, 2016.

Dana Hook – Suggests that the letter is not the place to ask questions of the City.

Mullaney & Dahl suggest this is the last opportunity to ask the questions.

Mullaney / Thorsen motion to send the letter as provided to the City

Motion carries 10/3/1

Bob tim cindy mat tom roy gary ken amie bill

Mike dana maya

Jennifer, Chair abstain

2. **Report of the Uptown Planners Community Plan Review Committee** -- Final report of the Uptown Planners Community Plan Review Committee prior to the August 8, 2016 deadline for comments on the draft EIR; it is expected the draft Uptown Community Plan update and DEIR could go before the Planning Commission as early as September 2016, and to the City Council in October 2016. Comments and questions regarding the entire draft Uptown Community Plan Update and DEIR are welcome during the discussion of this item.

Motion by Dahl / Bonner

Urban Design Element Resolution: Whereas: Most of the provisions in the Urban Design Element are too vague to be useful themselves. Therefore we resolve: for the policies in the Urban Design Element, the city must identify implementation provisions for each one. Where there is no implementation provision, one must be created.

Motion carries 11/2/3

For: Mullaney Pesqueira, Daniel, Gahagan, Thorsen, Wahlstrom, Dahl, Bonner, Tablang, Hayes, Ellig

Against: Rosas

Abstain: Hook, Brennan, Chair

Motion by Wahlstrom / Mullaney

Resolution:

1. We recommend the deletion of Policies EP 2.1 to 2.3, as it is inappropriate for the Community Plan to contain provisions to hand over to a private organization the economic development strategy and implementation for Uptown.

2. Approve new language provided by Marlon

Motion carries 15/0/1 Chair abstains

Motion by Dahl / Daniel

1. We recommend the deletion of Policy EP 2.4, as it is inappropriate for the Community Plan to contain provisions which would relinquish responsibility for a Main Street program to a BID association.

2. Approve new 2.2 language per Marlon

Motion carries 13/1/1 Brennan against, Chair abstains

Motion Regarding India Street in Middletown by Daniel / Pesqueira

Move that the City delete all references in the June 2016 Community Plan Update to the removal of parking and/or sidewalks from India Street in the section from Palm Street to Washington Street, and issue a written statement to be incorporated in the final CPU and that there are neither current nor will there be future plans for such removals. The City shall not act on those recommendations in the EIR. The deletions shall include but not be limited to references contained in: the CPU Impact 6.3-19 (b), 6.3-38, 6.3-50; and Appendix C Table 13, and Figure 63 and 64.

Board Discussion:

Gahagan: cannot support the motion because the city has discarded the alternative in question.

Hook: Wants to support a motion that describes with the community is feeling but does not want to discard the EIR record alternative

Rosas: Class II bike lanes are proposed for India street, opposition to removal of parking could create a problem for that implementation

Gahagan - Friendly amendment "Community finds this alternative unacceptable, we want assurance from the City that they will not act on this alternative, remove reference to PEIR, keep Redwood a 2 way collector"

Motion carries 10/4/1

Pesqueira, Daniel, Gahagan, Thorsen, Wahlstrom, Mullaney, Dahl, Tablang, Hayes, Ellig
Brennan, Hook, Bonner, Rosas

Chair

Public Comment

Steven Gaspard representing Pernicano family: low density version for the property would generate \$1.56 mil in development impact fees, the plan update version \$2.96 mil, the Uptown Gateway version \$4.2 mil. He supports plan as put forward by planning dept.

Marcella Escobar Eck: Uptown Gateway Council – Wants to maintain or increase density for the core of Hillcrest. It has transit and is identified as a village in the CAP.

Alexander: Wants to be able to live without a car in Uptown. Speaks of social justice impacts and economic impacts of urban neighborhoods with higher densities.

Trace Sparks: Does not have a car, housing should be near transit, requests continuous bikeways and pedestrian ways.

Bill Smith: requests assistance writing language to support beautification and multi-modal access in the 163 off ramp and Washington corridor.

Sherm Harmer: There is a direct connection between development density and money available for parks and infrastructure. The CAP is the law, asks board to look at our recommendations again to be in better compliance.

Ian Epley: Historic Districts are fine, has a problem with the potential historic districts. He wishes that the EIR reflected the statewide change from LOS to VMT. Providing density at Park Blvd combined with density in the core is an acceptable way forward.

Elizabeth Robinson, Greenwald Company: Development and density will allow for amenities that the community is asking for. Reducing density will destroy any chance of that. Say yes to the vision for a better Hillcrest.

Pauly DeBartolo: Does not understand why we are looking to roll back densities to 30 years ago. Encourages the board to embrace progress in our community plan for future generations.

Deirdre Lee: Does not support the Gateway

Ramey Cortez: 43 DUAC will not be financially feasible for development in the core.

Carol: It is misleading to depend on DIF funds.

Carissa: Encouraged by the transportation policies and strategies included in the plan. Requests parking management strategies that are more progressive.

Board Comment:

Pesqueira: Supports June 2015 draft plan for 5 Points

Daniel: When will planning staff make s

Gahagan: Development without transportation infrastructure will cause more greenhouse gasses

Thorsen: Access to parks

Wahlstrom: Disappointed in the process of the update. The Uptown Planners is the only accepted group to solicit feedback from the community.

Mullaney: Each new development puts us further behind with park infrastructure. The plan cannot stand as it is and will likely be challenged legally in the next year.

Dahl: Dislikes the fact that we were not serious about the plan until the last 2 months.

Widening Washington might pose a solution for the future. Pessimistic that people won't give up their cars.

Wilson: Bankers Hill has new development and tall buildings. Their plan is uncontroversial. They have a thriving business district. Developers and business people work well together. Hillcrest is so polarized and has paralyzed the whole process. There were some good compromises then it went downhill.

Brennan: Supportive of two cores in the neighborhood – the Hillcrest core that would compliment Bankers Hill and a core at Park Blvd to compliment North Park.

Hook: concerned about not allowing density in core areas, we are not in compliance with the CAP. This will impact funding for transit. Concerned about affordability. Agrees that DIF funds are inadequate, we should identify additional funding. We need more parks.

Bonner: We are grossly deficit in parks and the development will make it worse. Future funding must be identified. An east west bikeway must be identified in order to achieve 20% trips by bike. Supports density redistribution plan.

Rosas: Would support density in the Hillcrest core and at Park Blvd, and along Washington. We must advocate for better transit and the density to support it. Downzoning is a step backward away from our goals. The proposed plan provides the best opportunity for smart growth.

Tablang: Appreciates how Bankers Hill has developed. We need DIF funds.

Hayes: Not happy with the plan, but supports the density redistribution. Wants to maintain the character that is the core of Hillcrest.

Ellig: Supports more multi-modal transit options in the plan along with parks. Feels this last year has been rushed. Would prefer the plan done right than expediently.

VII. Subcommittee Reports & Community Reports:

VIII. Adjournment: 8:57