



UPTOWN PLANNERS

Uptown Community Planning Group Meeting
February 4, 2020
DRAFT MINUTES

In Attendance: Bob Daniel, Dennis Seisun, Bill Ellig, Roy Dahl, Tom Mullaney, Michael Brennan, Soheil Nakhshab, Zach Bunshaft, Brer Marsh, Matthew Medeiros, Stu McGraw, Amy Hayes, Steve Cline.

Absent: Bill Smith, Tim Gahagan, Gail Freidt, and Clint Daniels.

I. Meeting called to order by Soheil at 6:02pm

1. Introductions

Soheil said that Gail Freidt & Clint Daiels cannot and won't be teleconferencing into the Uptown Planners meeting.

2. Adoption of agenda and minutes

Agenda approved by acclamation.

3. Approval of December Minutes

Minutes approved by acclamation

4. Treasurer's Report

No activity since last report.

5. Chair Report

No report.

6. CPC Report

No report.

II. Subcommittee Reports

1. Ad/Hoc Operations/Outreach - Matt

The next meeting is not listed yet, but there will likely be one in March.

2. Design Review - Brer

There has been no Design Review subcommittee meeting since last full Uptown Planners meetings.

III. Public Communications

1. Sarah Davis spoke about her campaign

2. Sol Schumer would appreciate page numbers on minutes and agendas and would appreciate past agendas be posted on the Uptown Planners website. Michael Prinz sent an email to staff at the City to keep the City website updated with past agendas.

3. Chris Olsen, a candidate for City Council in District 3, visited the Uptown Planners for his last time before the March Primary and announced meet and greets.

4. David Mier announced that the UC Regents approved a plan in November to move forward with the Hillcrest Health Campus, now in design phase and philanthropic fundraising. Construction will begin within next three months and neighbors will be informed of noise and clearing of land. Additionally, UCSD entered into an MOU with the County to develop a plan for the 3rd Avenue Behavioral Health Hub.

IV. Representatives of Elected Officials

Jawad Al Baghdadi spoke from Susan Davis's office.

Randy Wilde spoke from Todd Gloria's office. Announced failure of SB - 50. More efforts are being made in future to address housing crisis. Tracking NAVWAR project closely in case of State role. Announced their office's ability to assist with Real ID and DMV related issues.

Bill Ellig asked about the possibility of the DMV moving to Mission Valley. Randy stated that a Regional means assessment is taking place and the DMV is essentially going back to the drawing board. Randy will try to get more information.

Chevelle spoke from Toni Atkins office and introduced herself as the new Community Representative for the Uptown area and all of D3. Chevelle said that Senator Atkins committed to a bill that increases housing supply this session. The Pro Tem typically has about three bill packages due to nature of the role in the Senate, but Housing will be the focus of one of them.

Tom echoed that community planning groups do not want SB 50 as well as CPC. Chevelle responded that Senator Atkins understood some community opposition, but wanted to move the bill forward in its early stages and continue crafting it and forward the important conversation.

Ty Burch spoke from Councilmember Chris Ward's office. He thanked everyone for attending the Rainbow Crosswalk reveal. Councilmember sent out budget priorities. Looking to put more

into homeless diversion projects. An overhead flashing light at the crosswalk on Albatross and Washington was requested to Mayor's office. Still working on better lights on Vermont Street. Updated the Uptown Planners that we could not split DIF funds with Old Town to work on the one way street on Presidio and Cosoy. Councilmember is supportive of mixed use of DMV site if they choose to move.

V. Consent Agenda

1. Letter of support: San Diego LGBT Pride

Zach moved to approve, Matt 2nd, unanimously approved (13/0/0).

VI. Action Items

1. Amendment to Uptown Community Plan: 770 Washington Street

Speakers: Nancy Allen - SRM Development; Karen Ruggels, Brittany Ruggels Wallace - KLR Planning

Brittany Ruggels Wallace presented their initiation request to explore a different plan for the site than the general plan currently states. They are not asking for the amendment now. This would allow the ability to move forward with exploration to see if that will be something they will be seeking in the future. Rezone would be needed and determined in consultation with City staff. City staff recommended urban village land use designation, a subdivision of general use.

Public Comment:

Sharon Gehl - urged support. Believes the community plan was a failure. Believes this will create housing near jobs, reducing traffic, and bring down housing costs.

Patrick Santana- Urged support of the request. Believes we are in a much different place than when the general plan was updated.

Amanda Nelson - Supports the project. She works in North Park and takes the bus to work. Wants more people her age to be able to live here.

Oscar Tavera- Loves this area, friends love this area, but remark how difficult it is to find housing in this area. Wants to offer the choice of not having parking.

Parker Schultz - Stated Existing bonus' allows for possible 250 units, but figured out that this change would allow for smaller more affordable units.

Mat Wahlstrom - State he is aware that this is preliminary, but he is cautious about going down this road. He doesn't like the idea of spot zoning and believes current zoning is already zoned for enough.

Board Comment:

Amy - Does not have specific issues with density, but has issues with heights. She requested an estimate of the height, but it is too speculative at this point.

Stu - Echoed concerns of spot zoning and traffic in the area.

Steve- Supportive.

Matt- Would approve of how this would fit into Hillcrest Gateway.

Brer - Believes this is a tough site with freeway off ramp. Directly across the street is residential and this would be consistent. Urged the possibility of contributing to MAD.

Soheil - Clarified that the traffic study process will be needed through the City so traffic concerns shouldn't hold up this project now. Urged to engage with community and Uptown Planners going forward. As for "spot zoning" concerns, he believes the City isn't "cookie cutter" and a custom approach may be necessary.

Michael- Echoed sentiments of community input being necessary.

Tom- Does not like the location near the 163 ramp. Believes the City has already paid a lot to look at traffic impacts here. Believes a lot of units can already be built here.

Roy - Believes traffic will be worsened and neighborhood is not walkable as is. Wants to see this be a walkable neighborhood first and create step backs for walkability. Urged that we follow the model of mission hills that is more walkable.

Bill - Focused plan amendment coming in the next year. Believes this should be rolled into the focused plan update.

Dennis - Wants to know the need for going from 236 units to 300. Believes there's a lot of money to be made. Wants to know about the possibility of a pedestrian footbridge. Ultimately, believes they should be able to at least look into jumping through the hoops.

Bob - Not supportive. Believes it should maybe be folded into the Hillcrest focused plan update.

Michael Prinz - Focused plan expected June of 2022. Applicants can wait or move forward but City has no certainty of timeline. In regard to the fear of "spot zoning," the City has proposed a process within the general plan to review on a parcel by parcel basis. After that process, the applicant would need to make findings to rezone, then update the City plan, and be approved.

Matt moved to support the initiation required to explore the possibility of a future amendment to the general plan, Brer 2nd

Dennis, Roy, Michael, Zach, Brer, Matt, Steve, Amy in favor.

Bob, Bill, Tom, Stu opposed

Motion passes (8/4/1) Soheil abstained as his vote as chair was not necessary.

2. Hillcrest Focused Plan Amendment Subcommittee

Priority was given to members. Zach was out of town and Michael was left out. Modification of committee may be needed.

Tom expressed no need to expressly have only Hillcrest residents, stating we are all elected to represent all of Uptown.

Roy expressed that instead of kicking someone off the subcommittee, we have a meeting of the whole.

Michael Prinz - Soonest it could start would be the end of February, early march.

Public Comment:

Oscar Tavera spoke in favor of the inclusion of Hillcrest dedicated individuals though no need to only have Hillcrest residents.

Mat Wahlstrom - Believes a committee of the whole is the best way to approach this

Tom motioned to have a committee of the whole for the first meeting and make changes as we see fit, Michael 2nd, approved unanimously (13/0/0).

Michael Prinz will coordinate with Soheil for a date for a special meeting for this purpose

3. Operations & Outreach be made permanent subcommittee

Matt moves to make this a permanent subcommittee, Michael 2nd, unanimous.

Zach moved to appoint Matt and Gail as co-chairs, Steve 2nd, unanimously approved with matt abstaining because he is up for appointment (12/0/1).

4. Subcommittee Members: Brer Marsh would like to discuss the option of naming board members to the Design Review Subcommittee.

Michael Prinz clarified that if 5 people are named, 3 need to show up. Recommendation to not appoint more than 3 sitting members so as not to reach a quorum.

Lu Rehling: Didn't understand why only Design review. Correction that this is not as it applies to all.

Mat Wahlstrom believes this is a solution in search of a problem and possibly a power grab.

Matt moved without need to update bylaws to change the subcommittee format to recommend each committee chair appoint 3-5 members as sitting members, Zach 2nd, unanimously approved with Dennis abstaining because he didn't fully understand the action item (12/0/1).

5. March 2020 Board Meeting Date Change

Public comment:

Kathy Keehan encourages the change especially for those who are poll counting.

Mat Wahlstrom believes there are always issues arising with the first Tuesday of the month. Would like the City to look at a better date of the month for all the meetings.

Soheil is asking for future meetings of operations and outreach to look at a possible date change for monthly meetings. For March, we are waiting to hear back from Joyce Beers about availability.

Matt: This is a new issue with the updated March primary. According to bylaws, must occur in March on the same date of a general meeting. Possibly on a Saturday or a Sunday. Possibly at the Mission Hills library, but preference for the usual site.

Michael Prinz recommended the vote can be made tonight for the chair to have the discretion to set a date, time, and location, to avoid serial comms, if a quorum confirmed, date can be set. 3rd Wednesday and 2nd Tuesday should be avoided.

Bob made this motion, Roy 2nd, unanimously approved (13/0/0).

6. Election Committee Creation

Meeting requirement clarification

Public Comment: Parker Schultz from the public claimed he didn't know he had to sign in to qualify, claimed he attended multiple meetings but made no public comment made in the past.

Soheil determined we must be consistent with past procedure of minutes/sign in sheet.

Roy stated we need to get the word out for people to run since we did not have a meeting last month.

Bob, Michael, and Steve are interested in sitting on the committee.

Matt moved to appoint these members with Steve as chair, Zach 2nd, approved unanimously (13/0/1).

Applications need to be added to the website. Application deadline set by Soheil on February 25th. Encourage all to apply!

VII. Information Items

1. Request for more information for co-investing in One-Way Street Traffic study

Answered earlier in meeting by Ty with Councilmember Ward's office, now not relevant.

2. Scoping Meetings for Revitalization of NAVWAR facilities on the Navy Old Town Campus at Naval Base Point Loma.

Public meetings will be held February 13th and 19th. See supporting document.

Matt moved to adjourn, Zach 2nd, meeting adjourned by acclamation.