



# UPTOWN PLANNERS

Uptown Community Planning Group Meeting  
November 5, 2019 MINUTES

In attendance: William Smith, Matt Medeiros, Brer Marsh, Zach Bunshaft, Soheil Nakshab, Michael Brennan, Roy Dahl, Clint Daniels, Bill Ellig, Tom Mullaney, Stephen Cline, Amie Hayes, Tim Gahagan, Dennis Seisun, Stu McGraw, Bob Daniel.

Absent: Gail Friedt

## I. Call to Order - Meeting called to order by Soheil at 6:08pm.

### 1. Introductions

Soheil encouraged sharing good news after subcommittee reports.

### 2. Adoption of Agenda and Rules of Order

Motion to approve as is by Roy, Zach 2nd, unanimously approved 16/0/0.

### 3. Approval of Minutes

Motion to approve by Zach with typo fixes, Matt 2nd, unanimously approved 16/0/0.

### 4. Treasurer's Report

Roy reported that there are no changes and there is still \$150.65 in the account.

### 5. Chair/CPC Report

Soheil was unable to attend the last CPC meeting. He will make sure there is an alternate in the future to attend, either Tom or Clint. Next CPC meeting will feature voting on community planning group reform amendments created by the City Task Force that will be evaluated in the upcoming ad/hoc Community Outreach Subcommittee meeting.

## II. Subcommittee Reports

### 1. Ad Hoc Operations/Outreach Committee

Matt: Date is to be determined to review CPG reform amendments. Looking to get a member from this meeting to represent the Uptown Planners at CPC when votes are held on these amendments.

### 2. Design Review

Brer: Met September 30th and discussed the two action items on the agenda.

### 3. Public Facilities

Clint: November 21st is tentatively set for the next meeting which will focus on impact fee review projects.

## III. Public Communication

1. Mat Wahlstrom - Voiced disagreement with comment cards for public comment on agenda items and shared that he believes that Brer Marsh may no longer be an eligible member due to him no longer being employed in the Uptown boundaries.
2. Nevo Magnezi: Voiced support for incrementalism for implementing alternate modes of transportation - don't need to approve big projects at a time.
3. Chris Olsen: Announced Mission Hills meet and greet for his City Council campaign.

#### IV. Representatives of Elected Officials

1. Randy Wilde with Assemblymember Todd Gloria: Introduced himself as the representative for the Uptown area after a lot of changes in the office. He is a University Heights resident and outside of his work he is a North Park Planning Group member. He gave an update on bills that the Assemblymember authored that were either passed into law or vetoed by the Governor. Bill Smith asked for the status of a bill promoting affordable housing on school district properties.

#### V. Consent Agenda

Zach moved to place the Father Joe's Villages Thanksgiving Day 5k letter of support on the consent agenda, Matt 2nd, unanimous approval 16/0/0.

#### VI. Action Items

##### 1. Sub-Committee Members

In previous meetings the need to set a list of sitting subcommittee members from the board and from the public had been discussed. From the public, Patrick Santana, Carol Emerick, and Lu Rehling had expressed their desire to join subcommittees.

Soheil asked which board members were interested in joining each subcommittee.

Dennis asked if each subcommittee could briefly explain their functions.

Brer suggested recommendations for new members should come from the subcommittee chairs based on frequent attendees who express an interest.

Bill agreed with the exception for those placed on the agenda for a vote today.

Roy voiced that sitting membership on subcommittees is not of high importance and what is most important is that the public attends and gives input.

Motion to table by Roy, 2nd Soheil, motion passed 15/1/0, Dennis opposed.

Soheil urged for the public to attend subcommittee meetings and after repeated participation may request that the specific subcommittee chair recommend their sitting membership on said subcommittee.

##### 2. Project Review: 3808 Keating, San Diego

Brer: Concerns revolve around the property being on a canyon and possibly blocking views. The owner is seeking a deviation to put in an elevator. Design review deemed this a reasonable request to create more access to new units for sale.

Amie: Voiced concern that the item was not noticed correctly because there was a typo on the agenda and the address was listed incorrectly.

Brer read the Design Review recommendations.

Roy: Voiced concern that the applicant is not present to answer questions.

Clint moved to recommend the project with Design Reviews conditions, Bob 2nd, motion passed 16/0/1. Amie abstained due to not reading the Design Review minutes.

##### 3. Project Review: Goldfinch near Barr Ave.

Project is in an unusual lot in two different zones, one with more restrictions. Design Review Subcommittee recommended to approve with conditions.

Al Didonado, the applicant stated that because of the odd boundary of the lot, approval is needed to build in the upper part.

Roy moved to recommend the project with Design Review's conditions, Clint 2nd, motion approved 15/0/1, Amie abstained because she did not receive Design Review's recommendations.

#### 4. Planning Commission Cannabis Code

Public Comment:

- a. Lu Rehling: Told an anecdote of a cannabis facility that opened up and threatened the permits of churches and educational facilities. Michael Prinz clarified that once an applicant has a permit, the permit is not threatened by incoming applicants.
- b. Sharon Gehl: Urged that this vote is important because of a recent Union Tribune article stating that illegal shops are on the rise due to cities being late to codify codes.

Tom moved to table and take no action on this item, Tim 2nd. Motion failed 6/8/2.

Tom, Tim, Bill, Michael, Stuart, and Amie in favor.

Bob, Roy, Brer, Zach, Steve, Matt, Clint, William opposed.

Dennis and Soheil abstained. Dennis abstained due to not having the legal acumen to understand the intended and unintended ramifications of changes to this code.

Bill Smith moved to recommend accepting the changes, Matt 2nd, motion passes, 13/0/3. Michael, Dennis, and Soheil abstained. Michael and Dennis due to not feeling as though they had enough knowledge of the subject.

#### VII. Information Items

##### 1. Hillcrest Focused Plan - Amendment to Community Plan

Michael Prinz suggested that recommendations for Hillcrest Focused Plan (amendments to the Community Plan) could be made through a sitting subcommittee or an ad/hoc subcommittee could be created for this purpose. The effort would be completed by mid 2022. SB 2 transportation funding requires a quick timeline.

Public Comment

Mat Wahlstrom: Agrees with a specific subcommittee to fill in the gaps in the community plan.

Board Comment

- a. Royl: Will formal impact studies be needed for one way streets? Answer: Analysis will be needed but can't say yet how formal.
- b. Matt: Suggested we begin to plan special meetings to meet the timeline.

##### 2. Eastern Bikeways Update: SANDAG (Chris Romano) and the City of San Diego (Brittany Bailey) provided an update on this project.

Public Comment:

- a. Mat Wahlstrom: Where is the funding coming from? Answer: SANDAG, except for the Promenade which is City funded.
- b. Patrick Santana: Appreciates the irrigation and lighting aspects added.

- c. Dr. Farnezi: Local business owner, worried about funding for maintenance and homeless encampment prevention. Believes that Maintenance Assessment District (MAD) must be fully worked out before being built.
- d. Amanda Nelson: Believes moving parts surrounding homelessness will be worked out by the time it is built and construction should not wait.
- e. John LaRaia: Very involved in Little Italy promenade, offered assistance with improving upon issues faced there. Echoed the need for maintenance.
- f. Kathy Keehan: Appreciates the thoughtfulness of the project.
- g. Ian Epley, Shandra Slavan, Leah Schuchter echoed support.
- h. David Snyder: Property owner, believes amenities must be specifically chosen, not left to be determined.
- i. Kyle Heiskala: Supportive and encouraged by latest updates. Understands challenges with homelessness, but believes focus is needed on the bigger picture.

Board Comment:

- a. Clint: Community is wholeheartedly behind the plan, urged property owners to work together to get MAD accomplished.
- b. Michael: Appreciates attention to detail and urges importance of maintenance.
- c. Roy: Urged that this is an appropriate place for density, Appreciates the work done and the hard work ahead.
- d. Bob: Requested an update on a possible MAD? Answer: City can provide guidance but cannot initiate one. Ben Nicholls with the Hillcrest Business Association is currently working with property owners and there could be a partnership with Park Blvd. and Ed Center.
- e. Dennis: Are there estimates available on the budget? Answer: Very preliminary with large contingency.
- f. Bill: Appreciates historical aspects. Wants design to keep in mind the possible expansion of the project going all the way to the Ed Center.

3. All Way Stop at India Street and W. Redwood

Sohaeil announced the installation at this location.

Matt moved to adjourn the meeting, Zach 2nd, meeting adjourned at 8:58pm.