



UPTOWN PLANNERS

Community Planning Group Meeting
Jan. 24, 2022

DRAFT MINUTES

In attendance: Helen Rowe Allen, Michael Brennan, Mary Brown, Stephen Cline, Christopher Cole, Roy Dahl, Clint Daniels, Gail Friedt, Brer Marsh, Stuart McGraw, Mary McKenzie, Tom Mullaney, Lu Rehling, William Smith, Mat Wahlstrom.

Absent: Matt Medeiros.

I. Call to Order 6:00 pm

1. Introductions: Attendance was informally taken before the meeting was called to order, so introductions were dispensed with.
2. Adoption of Agenda:
 - a. Mat Wahlstrom made a motion that the agenda items for the St. Patrick's Parade and Festival and San Diego Pride letters of support be moved to the consent agenda.
 - b. Tom stated that the bylaws require subcommittee approval before items can be placed on the consent agenda. Lu added that this is specified in Roberts Rules of Order.
3. Approval of Meeting Minutes for December 7, 2021: No corrections to the agenda were requested. And no vote to approve is necessary.
4. Community Planning Committee, December 12, 2021 meeting report
 - a. Tom Mullaney reported that a subcommittee was formed to review proposed changes to Community Planning Group policies and procedures.
 - b. Additional information to be covered in Item 7 of the agenda.
5. Verification of Attendance (optional): note in the Chat column, if desired.

II. Non-Agenda Public Comment

1. Ashley Martinez, speaking on behalf of the San Diego County Regional Airport Authority.
 - a. Last November a groundbreaking was held for the new terminal #1, improvements to taxiway, and new administration building.
 - b. Please see "newt1.com" website for additional information.
2. Helen Rowe Allen, board member, commented that the City Council President, Sean Elo-Rivera stated that by breaking down the walls of City Hall we empower the public to be a partner in decision making. Helen applauded this remark and stated that there is no better way for empowering the public than the City's complete support of our Community Planning Groups.

III. Action Items.

1. St. Patrick's Parade & Festival, Tony Mande, Chairman of the Board, Irish Congress of Southern California requesting a letter of support.

Board Comment:

Bill Smith asked how long the parade will take to go past any one point. Mr. Mande responded that full parade should take 1.5 hours.

Mary Brown commented that she was very much looking forward to the return of the parade.

Public Comment:

None.

Motion to approve the Request for Letter of Support was made by Mat Wahlstrom, seconded by Roy Dahl and approved unanimously by the Board. 13 yes; 0 no

2. San Diego Pride, Bob Leyh, Programs Manager for San Diego Pride requesting a letter of support.

Public Comment:

None

Board Comment:

Mat Wahlstrom made a motion to approve the Request for Letter of Support, seconded by Helen Rowe Allen and approved unanimously by the Board. 13 yes; 0 no

IV. Information Items

1. **"Protect & Plant: Help Reverse the Decline of the Urban Forest,"** presented by Carolyn Chase with TreeWatchSD.org and KatesTrees.org
 - a. Carolyn Chase presented a program regarding the benefits of trees and the current state of trees in the City of San Diego.
 - b. She requested that the audience help by joining her email list at TreeWatchSD.org and KatesTrees.org.

Public Comment:

Michael Donovan was very supportive of an increase to the tree canopy but wonders how we can plant new trees due to the current drought.

Sharon Gehl stated that those who wish to plan new trees should review the City's list of appropriate trees.

Patty Ducey-Brooks stated that we need to maintain our older trees because it takes 20-30 years for a tree to make an impact.

Carol Emerick stated that it is important for people in Uptown and Hillcrest to be aware of Climate Action Plan goals and ensure that lots of trees be planted to offset the affect or large development.

Clifford Weiler asked about the palm trees that were cut down in Ocean Beach and asked who makes the decision regarding removing trees.

Board Comment

Mary Brown reported on the new park in North Park behind the North Park Theatre, which is a large concrete plaza with no shade.

Lu Rehling stated that this should be an action item for us so that we could support increased City staffing for tree planting and maintenance.

Mat Wahlstrom mentioned that the City refuses to fill many boards. He also asked Carolyn to come back with a plan that we can endorse. Uptown Planners should make sure that we meet the City's goals for the urban forest as part of our planning.

Presenter's Responses

The City's existing trees represent decades of important investment. It's legal in California to water trees sufficiently to keep them alive and to plant new trees.

Palm trees are expensive to maintain so it's possible that that had something to do with the removal of the palms in Ocean Beach.

The Urban Forester in the City's Transportation Dept is responsible for the City's trees.

The City should use natural, as well as manmade, shade in parks.

Will come back to Uptown Planners with a proposal when a letter of support makes sense.

2. Procedural Requirements

- c. Our bylaws require that we follow Roberts Rules of Order which are designed to give a systematic way to make sure that everyone is heard and that only one person is speaking at a time.
- d. Tom presented clarification of two of the rules:
 - i. Calling the question and
 - ii. Motion to table vs. motion to continue.

Public Comment

Clifford Weiler suggests that the group use Roberts Rules of Order as a "shield" rather than a "sword."

Board Comment

Lu Rehling mentioned that the time of ending a meeting should be the stated time unless the group votes to continue.

Mary McKenzie appreciated understanding “Calling the Question”.

Clint Daniels requested that we be respectful of time.

Mat Wahlstrom agreed with Clint’s comment.

Helen Rowe Allen suggested that board members read Roberts Rules of Order and that we appoint a Parliamentarian for our group.

Mat Wahlstrom suggests that we explore Helen’s suggestion.

Tom asked Lu, as Chair of the Operations and Outreach Committee, to make inquiries.

3. **“The Quince” project**, Lawrence Howard of Cast Development.

This is the first project to be submitted under the Complete Communities Program, which provides a density bonus and other incentives in exchange for additional affordable housing.

Public Comment

Sean Silva for Seed San Diego will follow the project closely.

Tony Silvia noted that the project looks monolithic but that more greenery could help its appearance.

Frank Fortunato, neighbor, would like to know the offset from the adjacent buildings, and where garbage collection and the garage exit will be located, and will existing trees be saved.

Caiti Borruso supported the project

Nancy Moors, neighbor, was very disappointed with the size of the project, considering the size of the surrounding buildings.

Amanda Nelson supported the project.

Paul Jamison supported the project.

Sharon Gehl supported the project.

Ann Garwood, neighbor, felt the project is out-of-place for the neighborhood.

Carol Emerick asked about the rents. Are they affordable for young people?

Patty Ducey-Brooks said the developer should think about what is best for the community, considering its history, character, and current residents.

Romel Hokanson supported the retention of the history of San Diego and its communities and agrees that we need more affordable housing.

Michael Donovan said we should look to the future, not the past.

Robert agreed that the project is too large for the area. Stated that housing is good and that trees are needed along the street.

Presenter's Responses

The "break" in the building was designed to retain a view.

Are unable to keep the ficus trees.

40% of the number of units in the base-zoning will be affordable.

Developer cares about the community.

Board Comment

Clint Daniels suggested that the developer return to Uptown Planners for design review.

Chris Cole asked the amount of the rents.

Brer Marsh complimented the project on its aesthetics and articulation and the amount of affordable housing provided.

Lu Rehling appreciated the developer's desire to work with the community and encouraged continued dialogue. She asked if the existing buildings were historic. Lu also stated that parking is relevant to the project since many people keep their cars, even if they use public transportation. Lu felt the trade-offs for the Complete Communities Plan are not balanced. Communities give up too much.

Gail Friedt wanted to know what do "out-of-place" and "character" mean. She stated that things need to change. This is part of living in an urban environment.

Mat Wahlstrom asked if this was a ministerial project (Tom said no, it's a discretionary project). Mat asked the square footage and proposed starting rent for each type of unit

Bill Smith sympathized with the neighbors but stated that cities evolve and the issue is how well it is done.

Michael Brennan liked the project design. While he is sensitive to the neighbors' feelings, we live in a growing city. Michael has experience living without a car and says it can be done.

Helen Rowe Allen stated that she was not critical of developers who develop under code but was critical of the density afforded under the current San Diego code.

Roy stated that a developer is supposed to build the right number of parking spots based on the best knowledge available. Nothing in the code specifies a minimum number of spots. A proper analysis of parking needed for the project should be done.

Presenter's Responses

The project is required to have 15% of the units priced at 50% of AMI, 10 % of the units priced at 60% of AMI, and 15% of units priced at 120% of AMI. Using today's values, the rents would range from \$800 - \$1,200.

Developer wants to provide sufficient parking. The parking will be subterranean.

The street trees are guided by City requirements.

The existing buildings are not historic.

At 8:30 pm a motion was made by Mat Wahlstrom, and seconded by Helen Rowe Allen, to continue the meeting until 9:00 pm. There was no opposition.

V. Action Items

1. **Election plan & bylaws revision**, Steve Cline, board member
 - a. Our election plan and bylaws changes were approved by the City.
 - b. Deadlines for election:
 - i. 2/1/22, last meeting to attend to meet attendance requirement for candidates,
 - ii. 2/4/22, candidate applications due,
 - iii. 2/16/22, candidate statements due,
 - iv. 2/24/22, first date of voting at Mission Hills Library,
 - v. 2/28/22, second date of voting at Joyce Beers Center,
 - vi. 3/1/22, final date of voting at Joyce Beers Center.
 - c. Tom made slight changes to candidate application (change to the title and a slot to list dates of UP meetings candidate attended). Tom's changes do not affect the City's approval.

Public Comment

Clifford Weiler asked about the City Council's plans to change all election rules.

Board Comment

Mary McKenzie stated that it might be difficult for candidates to remember the dates of the meetings they attended.

Lu Rehling offered to post any election outreach to the Uptown Planners website.

Mat Wahlstrom made a motion to approve the election plan as approved by the City, subject to Tom's modifications. Helen Rowe Allen seconded the motion.

Board Vote: 13 yes; 0 no

2. **Community Planning Groups**, Tom Mullaney, Chair of Uptown Planners
Policy and Procedure Changes proposed by the city.

The Community Planners Committee (CPC) has formed a subcommittee to look at the City's proposed policy changes for Community Planning Groups. The subcommittee's recommendations will go to the full Committee on January 25, 2022 at 6:00 pm.

Public Comment

Oscar Tavera supports all the City's proposed changes but wants to see Community Planning Groups continue. Oscar also supports the elimination of the minimum meeting attendance requirement for candidates.

Board Comment

Chris Cole recalled that the City was trying to require inclusionary methods in the voting rules. Tom stated that the city was requiring substantial outreach to potential candidates but not any quotas.

Helen Rowe Allen urged all who are interested in the possible revision of Community Planning Groups attend the CPC meeting on January 25 and be present when it comes before the City Council.

Clint Daniel agrees we should be involved with the potential revisions. He thinks this topic should have been an action item. Without a vote of the Uptown Planners board, Tom does not represent the board's views.

At 9:00 pm, a motion was made by Lu Rehling, and seconded by Mary McKenzie, to continue the meeting until 9:15 pm. There was no opposition.

Lu Rehling stated that we should take a stand tonight on this issue.

Steve Cline agreed with Clint. We need to devote a significant amount of time to determining how we will handle the changes to CPGs.

Mat Wahlstrom made a motion that as a community planning group we assert our right to exist as currently constituted, publicly elected by the community rather than appointed by the City. The motion was seconded by Helen Rowe Allen.

Bill Smith stated that CPGs exist for a reason.

Mary McKenzie questioned the reason for the motion.

Board Vote: 9 yes; 2 no; 1 abstention. Yes (Smith, Cole, Allen, Rehling, McKenzie, Wahlstrom, Dahl, Cline, McGraw). No (Daniels, Friedt). Abstain (Marsh, because he was unclear on the meaning of the motion.)

Tom Mullaney commented, as the Uptown Planners representative at CPC, that the City rarely allows sufficient time for the Community Planning Group representatives at the CPC to bring back issues to their individual community groups for discussion and a vote.

VI. Confirmation of next regular meeting. February 1, 2022.

VII. Adjournment

Steve Cline made a motion to adjourn, Mat Wahlstrom seconded the motion and the board approved the motion unanimously.