

Uptown Community Planning Group Meeting  
August 2, 2022

\*\*\*DRAFT\*\*\*

In attendance: Mary Brown, Matthew Brown, Christopher Cole, Roy Dahl, Patty Ducey-Brooks, Gail Friedt, Brer Marsh, Stuart McGraw, Lu Rehling, Tony Silvia, Mat Wahlstrom

I. Parliamentary Items/Reports

A. Introductions/Roll Call

B. Adoption of Agenda and Rules of Order

Chris Cole moves that agenda item 2 on the consent agenda be pulled for discussion.  
Second by Matthew Brown.

C. Approval of Meeting Minutes (May 3, June 7).

1. May 3, 2022 Minutes

- a) Patty Ducey-Brooks requests revisions to item 6 under action items: Helen Rowe and Brer Marsh are not on the Design Review Committee. Mary McKenzie and Helen Rowe are not on the Historic Resources Committee. Lu Rehling and Mary Brown have been added to the Historic Resources Committee. Patty Ducey-Brooks added to Ad-Hoc Elections Committee by mistake and requests removal. Minutes Approved.

2. June 7, 2022 Minutes

- a) Patty Ducey-Brooks requests revision to her name from Patty Ducey-Smith to Patty Ducey-Brooks on Page 4, consent agenda.

D. Treasurer's Report

1. Treasurer Mary Brown Reports

- a) Fiscal Year Concluded  
b) Received \$487.62 reimbursement from the city from \$500 stipend  
c) Last check written was \$200 to Danielle Odette for webpage services. Reimbursement request approved by city.  
d) Current Balance: \$150.65

E. Chair's/CPC Report

1. Mat Wahlstrom repeats the call for candidates for vacant board seats. Mary McKenzie has agreed to chair the Ad-Hoc Election Committee and Matthew Brown has accepted the role of Secretary.
2. Subcommittee chairs are welcome to schedule their agendas at their will. Mat Wahlstrom requests that subcommittee chairs do not promise 3rd parties a specific date for Uptown Planner meetings.
3. CPC Report. First Item was CP 600-24 which board members voted to approve draft letter recommendations. CPC voted to oppose changes moving forward due to lack of inclusion of recommendations. Second item was addition of two ad-hoc committees: Land Development Code and Affordable Housing. Third Item was requirement of subcommittee meeting minutes.

II. Non-Agenda Public Comment

- A. Lu Rehling - If you would like your attendance recorded, please state your name in the Zoom chat. Requested that Uptown Planner Chair communicate with subcommittee chairs regarding status of reports and missing information. If committee has a

recommendation for Uptown Planners Board to review, chair should present to the board.

- B. Clifford Wiler, Mission Hills - Helpful to put election information on Uptown Planners webpage. Mentions Uptown Planners should consider air pollution along Interstate 8. Exhaust from vehicles comes up to Uptown. Suggests somebody should bring this up to the city for discussion.
- C. Don Liddell - Requests that 501 Spruce St project be put on an upcoming agenda. Opposes the current 501 Spruce St project as it stands. Intends to run for Uptown Planners Board Seat.
- D. Mat Wahlstrom - Attended Uptown United Rally regarding 501 Spruce St. Did not attend as Uptown United member. Has scheduled 501 Spruce St developer but has not been able to get full commitment. Developer must get approval from Uptown Planners to proceed with project.

### III. Representatives of Elected Officials, Agencies, and Institutions

- A. Catherine Wylie, Community Representative Supervisor Nathan Fletchers Office
  - 1. County Budget adopted June 28th (See: <https://www.countynewscenter.com/county-adopts-7-36-billion-budget/>)
  - 2. Parks and Recreations Department launching Experience the Outdoors series (See: <https://www.sdparks.org/content/sdparks/en/news-events/news-stories/ExperiencetheOutdoorswithUs.html.html>)
  - 3. Hosting 2nd Annual Youth Chess Tournament on September 3rd at Waterfront Park. Email [abbey.Reuter@sdcounty.ca.gov](mailto:abbey.Reuter@sdcounty.ca.gov) for more information
- B. Stopher Vallejo, Community Representative Senator Tony Atkins Office
  - 1. San Diego District Budget Wins: Almost \$500 Million in funds from budget for projects including Natural History Museum, Marston House, LGBT Center, and San Diego Zoo.
  - 2. Budget will support California Dream for all which is a first time homeowners program (See: <https://sd39.senate.ca.gov/news/20220511-senate-leader-atkins%E2%80%99-%E2%80%98california-dream-all%E2%80%99-program-help-first-time-homebuyers>)
  - 3. Monkey Pox is a state of emergency which will help secure more funds and vaccines (See: <https://www.gov.ca.gov/2022/08/01/74502/>)
- C. Benny Cartwright, Community Representative Counsel member Stephen Whitburn
  - 1. City is looking for members for Privacy Advisory Board. For more information, please email [Bcartwright@sandiego.gov](mailto:Bcartwright@sandiego.gov)
  - 2. Lu Rehling requested information regarding impact of Complete Communities on Uptown community. Mr. Cartwright will provide further answer at next meeting.
  - 3. Clifford Wiler, Mission Hills, is concerned about home prices and the corporations that buy as-is. Corporations may convert homes and change neighborhood, and homes may be purchased by members of foreign countries.
  - 4. Mary Brown concerned about old Mission Hills Library building which is subject to vandalism and is deteriorating.

### IV. Consent Agenda

- A. Barnson Retreat
  - 1. Neighborhood Development Permit for construction of a 2-story, 2,236 SF with basement single-family residence on existing vacant lot. 2715 Barnson Pl. Project #1049002. Anthony Bennett.
  - 2. Board Approves

V. Action Items.

A. Scripps Mercy Retrofit and Master Plan (Tim Jacoby, Robin Madaffer, Monica Montano)

1. Seeking recommendation and approval for Scripps Mercy Hospital San Diego Master Plan. Approval requested includes amendment to existing conditional youth permit, existing conditional site development permit to exceed height limit of community plan implementation overlay zone, plan development permit to deviate from height, neighborhood youth permit comprehension of sign plan, tentative map to adjust property lines and vacate easements, and encroach put maintenance agreement. Project is compliant with land use designation of the Uptown Community Plan.
  - a) Gail Friedt asked about the small building by the hospital with fence in front of it. Mr. Jacoby confirmed that Scripps does not own the building.
  - b) Lu Rehling complimented the speaker on the speed of the construction of the cancer center and the preservation of the open grassy space.
  - c) Chris Cole asked about phase 2 of the development. Mr. Jacoby mentions including in youth permit so it can be built as soon as possible.
  - d) Chuck Komensky asked if there is a timeline for each project as they are brought down and then re-erected. Also, asked about the entrance at Washington and 5th Ave, and how the intersection will work. And will there be a story about the old building at the intersection. Mr. Jacoby confirmed several timelines and start dates. All completed by 2030. Mr. Jacoby confirmed that the traffic study for Washington and 5th Ave has been accepted by the city. Finally, Mr. Jacoby expressed that he would consider a story for the building at the intersection of Washington and 5th Ave.
  - e) Bruce Kuhns would like to see some of the cladding from the Whitson Building.
  - f) Clifford Wiler thanks speaker for building bigger hospital but expresses a need for enough parking. Also, he asks about Bachman Street. Uptown Planners Chair confirmed that Bachman Street is not a part of this project.
  - g) Brer Marsh suggests creating something that anchors the end of 5th Ave which will be enjoyed by the public. Brer Marsh also suggests that developers repurpose some of the concrete screen to clad parking structure.
2. Brer Marsh moves to approve with consideration to incorporate or repurpose historic cladding from Whitson Building; Chris Cole seconds. Approved unanimously.

B. Cloverleaf Market (Ninus Malan)

1. Seeking approval for application of conditional use type 21 liquor license. Project number 1061476 located at 3070 Reynard Way. San Diego Police Department has provided approval letter.
  - a) Chris Cole asked about homeless population at the store and if that would be a possibility with the addition of the liquor license. Mr. Malan confirmed that there is no homeless activity in the area. He also confirmed that they would not sell individual shots of alcohol.
  - b) Mat Walsh added that type 21 liquor licenses are for take-out only liquor.
  - c) Brer Marsh requested that the property consider a space to lock up bicycles.
  - d) Patty Ducey-Brooks repeated Chris Cole's concerns.
  - e) Gail Friedt repeated Brer Marsh's request for space to lock up bicycles.
  - f) Mat Walsh asked about expansion of the current store size. Mr. Malan explained that the structure will not change, but there will be shelving additions within the property.
2. Brer Marsh moves to approve conditional use liquor license; Tony Silvia seconds. Approved unanimously.

C. 3780 Fifth Ave

1. Proposed mixed-use development of a site that has approximately 8,675 SF of residential and commercial space spread across five structures. Two of the structures at the rear of the northernmost parcel were designated historic under Criterion A and B. 3780-3786 5th Ave. Project #1049650. Andrew Settle and Max Zeff.
  - a) Nevo expressed support for the project. Asked if there would be secure bicycle parking and if any changes will be made to the bicycle lane and if there will be any side walk features for pedestrians. Mr. Zeff explained that the bicycle lane will not be changed. The side walk will be reconstructed to fill driveway entryway and three trees will be installed. Also, bicycle parking will be available.
  - b) Ian expressed support for the project.
  - c) Matt Stewart expressed support for the project.
  - d) Chuck Komensky concerned with the project because it does not include the historically designated courtyard that is there. Would like that the history of the property be told.
  - e) Bruce Kuhns expressed similar concerns to Chuck Komensky.
  - f) Lu Rehling asked about the timeline for demolition and building. Lu also wonders about current businesses and lease holders being able to afford the new project. She also brought up how this did not come before the historic resources committee. Lu believe this project is premature for a board voting.
  - g) Brer Marsh asked about restoration of protected bicycle lane. Also requests that they consider a lively design similar to other buildings in the neighborhood. Would like to see more bicycle parking and e-bicycle charging units.
  - h) Patty Ducey-Brooks introduced herself as chair of historic resources committee.
  - i) Gail Friedt expressed support for the project.
  - j) Mat Walsh does not believe this item is ready for a board vote.
2. Board and speaker agreed to not vote on this item. Speaker will partner with historic resources committee.

D. Revised Letter of Support for Historic Designation of 820 Ft Stockton/4053 Goldfinch St

1. Revised letter expressing reasons for historic designation of 820 Ft Stockton/4053 Goldfinch St
  - a) Ian expressed concern with letter of support. Does not believe it is historically significant.
  - b) Brer Marsh provided corrections to the letter including syntax errors and factual errors.
  - c) Roy Dahl provided support for Brer's corrections.
  - d) Roy Dahl motions that we accept letter with Brer's corrections. Gail Friedt Seconds motion.
  - e) Lu Rehling provides clarification that we are not sending letter, but instead we are simply revising letter for final draft. Also, Lu Rehling supports limiting corrections regarding the property owners opinion. Lu makes friendly amendment to Roy's motion to accept the first change suggested, modify second change to reflect the owners opinion, and to make the 3rd change suggested by Brer Marsh.
  - f) Roy Dahl and Gail Friedt accept friendly amendment.
  - g) Chris Cole is curious if there is any public comment. Also, in favor of Brer's changes with amendments previously stated.
  - h) Bruce Kuhns supports the letter.
  - i) Brer's Marsh objects to representing the owner's opinion in our letter.
  - j) Lu Rehling withdraws friendly amendment.
2. Roy Dahl motions that we accept the letter with Brer Marsh's corrections. Gail Friedt seconds. Approved Unanimously.

VI. Information Items

None Scheduled

VII. Administrative Action Items.

- A. Mary McKenzie is Ad-Hoc Election chair.
- B. Ad-Hoc Plan Hillcrest
  - 1. Roy Dahl has postponed meeting until we are able to meet in person.
- C. Design Review
  - 1. Patty Ducey-Brooks will reach out to developers for next meeting.
- D. Historic Resources
  - 1. Patty Ducey-Brooks will continue with typical meeting schedule. Patty confirmed that she reached out to city regarding Park Blvd Historic District.
  - 2. Lu Rehling clarifies the subject of Park Blvd Historic District. Lu would like chairs to summarize the minutes from the committee.
- E. Operations and Outreach
  - 1. Lu Rehling summarized member participation in committee.
- F. Public Facilities
  - 1. Stu McGraw summarizes last committee meeting.
- G. Gail Friedt motions that we add 10 minutes to meeting. Matt Brown seconds.
- H. Mat Walsh announces invitation from Airport Noise Advisement Committee. Appoints Chris Cole as representative. Mat Walsh volunteers as alternate representative.
- I. Lu Rehling thanks Sol for his volunteer work as zoom tech support.

VIII. Confirmation of next monthly meeting

- A. September 6th at 6pm

IX. Adjournment

# UPTOWN PLANNERS

August 16, 2022

Sjohnna Knack, Program Manager  
Planning & Environmental Affairs (Aircraft Noise)  
Airport Noise Advisory Committee  
San Diego International Airport  
PO Box 82776  
San Diego, CA 92138-2776

**RE: Member Appointment – Airport Noise Advisory Committee**

Hello Sjohnna,

On August 2, the Uptown Planners Community Planning Group again selected Chris Cole as our representative on your committee, with myself as our alternate for participation, pursuant to Airport Authority Board Policy 9.20.

Please update your records, and we look forward to a continued productive conversation.

All best,



Mat Wahlstrom  
Chair, Uptown Planners



# UPTOWN PLANNERS

August 10, 2022

City of San Diego Development Services Department  
San Diego Historic Resources Section  
Attention: Elyse Lowe, DSD Director

City of San Diego Historical Resources Board  
Attention: David McCullough, HRB Chair

**RE: Support for historic designation and preservation on-site of 820 Ft Stockton Dr/4053 Goldfinch St**

On August 2, 2022, the Uptown Planners Community Planning Group voted 10-0-1 (with non-voting chair abstaining) to urge city staff to recommend and the Historical Resources Board to approve both historic designation and preservation on-site for the 1912 building located at 820 Ft Stockton Dr/4053 Goldfinch St in Mission Hills. Our support is based not only upon a majority vote of board members but also upon considerable community support, including both at recent meetings of our Historic Resources Committee and board. With its support, Uptown Planners is joining other local community organizations that have researched and established a case for designation and preservation in place, including Mission Hills Heritage and Save Our Heritage Organisation.

The property of concern is an example of a “streetcar suburb theme” building, as identified in the historic resources section of the current Uptown Community Plan. This building, currently undergoing a 45-year review of the property, has been identified as a potential historic resource by the city.

There are multiple grounds for historically designating and preserving this building on site. Firstly, it is a duplex Craftsman bungalow, which is a rarity in San Diego. The original redwood siding of the building also is intact, as are the materials and workmanship overall. In addition, the builder of record, McFadden and Buxton, is known to have employed Master Architect William Henry Wheeler as building supervisor during the time this project was built and as such could have been responsible for its design. Importantly, the design of the building also is consistent with that of others nearby, including the already historically designated Griswold Pharmacy building, which was built by the same owner in the same year.

Furthermore, the 820 Stockton/4053 Goldfinch building has long been an important to Uptown and beyond. For over 25 years, the building housed Maison en Provence (“The Little French Store”), which, with its international wares and clientele, was a notable retail operation. Before that, the building housed the Mission Hills Pet Shop, which operated for 34 years. The long-term tenants of these two businesses, like those of the neighboring Griswold Pharmacy building, had an active, engaged, and much appreciated role in the life of what remains a thriving business district, in part because of its distinctive aesthetic and fit for its surrounding neighborhood.


For all of these reasons and more, the building, in its current location, is an important part of our city's history and retaining it intact and on-site would contribute positively to our future, as well. Thank you for taking the position of Uptown Planners into account. Should you have any questions, please contact me directly.

All best,

A handwritten signature in blue ink, appearing to read "Mat Wahlstrom". The signature is fluid and cursive, with a large initial "M" and "W".

Mat Wahlstrom  
Chair, Uptown Planners



	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<h1>Community Planning Committee Distribution Form</h1>	
	Project Name: Barnson Retreat		Project Number: 1049002	
Community: Uptown				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input type="checkbox"/> Vote to Approve <input checked="" type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: August 02, 2022	
# of Members Yes 10	# of Members No 0	# of Members Abstain 1		
Conditions or Recommendations: Support proceeding with project at this stage. Support exemption to city's standard best mgt practice expectation of 4th parking space. Note: Major changes to project scope & features might require additional review by board.				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Mat Wahlstrom				
TITLE: Chair, Uptown Planners			DATE: August 16, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

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DS-5620 (08-18) ONLINE FORM

	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<h1>Community Planning Committee Distribution Form</h1>	
	Project Name: Cloverleaf Market		Project Number: 1061476	
Community: Uptown				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: August 02, 2022	
# of Members Yes 10	# of Members No 0	# of Members Abstain 1		
Conditions or Recommendations:				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Mat Wahlstrom				
TITLE: Chair, Uptown Planners			DATE: August 16, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

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DS-5620 (08-18) ONLINE FORM

	<p><b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101</p>		<h1>Community Planning Committee Distribution Form</h1>	
	Project Name: Scripps Mercy Retrofit and Master Plan		Project Number: 658548	
Community: Uptown				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input type="checkbox"/> Vote to Approve <input checked="" type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: August 02, 2022	
# of Members Yes 10	# of Members No 0	# of Members Abstain 1		
Conditions or Recommendations: After discussion in which all commenters agreed as to its historical and site-specific significance, Uptown Planners approves the project with the understanding that the applicant will demonstrate a good faith effort to consider either preserving or repurposing the historic cladding from the Whitson				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Mat Wahlstrom				
TITLE: Chair, Uptown Planners			DATE: August 11, 2022	
<p><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>				

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