

Uptown Community Planning Group Meeting
October 4th, 2022

DRAFT

In Attendance: Mary Brown, Matthew Brown, Stephen Cline, Christopher Cole, Patty Ducey-Brooks, Roy Dahl, Gail Friedt, Stuart McGraw, Mary McKenzie, Lu Rehling, Mat Wahlstrom

Not in Attendance: Brer Marsh, Tony Silvia

- I. Parliamentary Items/Reports
 - A. Introductions/Roll Call
 - B. Adoption of Agenda and Rules of Order
 1. Approving meeting minutes for September 6th and August 2nd.
 2. Project # for 1625 Myrtle now available: 1054010
 3. Action Item #1, 1661 Harvey Milk St. postponed
 4. Gail Friedt motions to move all consent agenda items to action items.
 5. Chris Cole motions to approve amended agenda
 - a) Matthew Brown seconds the motion
 - b) Yay: Mary Brown, Matthew Brown, Stephen Cline, Christopher Cole, Patty Ducey-Brooks, Roy Dahl, Gail Friedt, Stuart McGraw, Mary McKenzie, Lu Rehling
 - c) Nay: None
 - d) Abstain - Mat Wahlstrom (Chair)
 - C. Approval of Minutes (August 2nd)
 1. August 2, 2022 Minutes
 - a) Mat Wahlstrom would like the spelling of his name corrected and inclusion of vote count to include names for yays and nays.
 - b) Lu Rehling would like the supporting materials and slides included in the minutes. Lu would also like a correction in wording from 'partnered' to 'consult' or something similar. It was also pointed out that Brer Marsh provided changes to a letter instead of corrections to syntax errors. Lu added that there was no public facilities meeting and that Mat's last name was misspelled.
 - c) Mary McKenzie pointed out that the absentees were not listed in the minutes.
 - D. Approval of Minutes (September 6th)
 1. September 6th, 2022
 - a) Lu Rehling pointed out that slide shows and supporting materials were missing.
 - E. Treasurer's Report
 1. Treasurer Mary Brown Reports
 - a) No activity in Uptown Planners bank account
 - b) New Balance: \$150.65
 - F. Balboa Park Committee Report
 1. Brer Marsh absent. Nothing to add.
 - G. Chair's/CPC Report
 1. SanDag festival on Sunday October 9th, 2022.
 2. Update to CD3 budget not available. Top 3 subjects on survey were homelessness, public safety, and roads/sidewalks.
 3. Changes to land development code: subcommittee made many suggestions and three specific recommendations were made: setbacks, clarifications with adminiscule vs state law, and regarding planning related to regional transportation

plans. They voted to approve the recommendations of the subcommittee along with the amendments from Neighbors for a Better San Diego and to hold off/modify one recommendation regarding battery storage.

- a) Lu Rehling is wondering what Neighbors for a Better San Diego recommended. Also, she was under the impression that CPC changes were already approved by the city council.
- b) Mat stated that the Neighbors for a Better San Diego recommendations were available in the supporting documents, and that CPC's are in a limbo regarding the CPC changes.
- c) Mary McKenzie asks whether the CPC changes will take place at the end of 2023.
- d) Mat stated that this was correct.

II. Non-Agenda Public Comment

- A. George Anthony (Business Owner) would like to submit a request for a temporary street shutdown at 3425 Fifth Ave for the 3rd annual Toys4Tots on Sunday December 4th, 2022 for 9:00am to 12:00pm.
- B. Lu Rehling has a question about committee procedure. Do non-committee board members count towards committee vote? Proposed an administrative item that we determine what the procedure should be.
 1. Mat noted that this was an open administrative action item
- C. Stu pointed out that October 5th is MTS Ride for Free day.

III. Representatives of Elected Officials, Agencies, and Institutions

- A. Lucas Camboros - Office of Supervisor Nathan Fletcher
 1. Affordable Housing Summit held on October 3rd.
 2. At September 27th Board Meeting, the board passed two of Nathan Fletcher's policies that will improve opportunities for veterans to reintegrate into civilian life.
 3. Current shortage on mental health workers in San Diego County. By 2027, San Diego will need 18,500 more workers to meet the mental health needs of the community. The report also offers detailed solutions to address the issue. Review the report at workforce.org
 - a) Michael Donovan would like to applaud the city council and board of supervisors for their actions on accelerating the development of affordable housing.
 - b) Lu Rehling would like to applaud the City and County's coordination.
 - c) Mat asked if there were any plans by the county to help people that cannot afford covid treatment now that covid relief programs are ending.
 - (1) Lucas was unsure how this would be handled but will get the answer.
- B. David Meyer - University of California, San Diego
 1. Everything is going smoothly. There is a new website for updates and background information which can be found at hillcrest.ucsd.edu
 - a) Michael Donovan suggests that more bike parking be included in the development.

IV. Consent Agenda

- A. None Scheduled.

V. Action Items

A. 3627 Crowell St. - Arturo Valdez

1. Request for a Tentative Map (Process 5), Public Right of Way Vacation and Neighborhood Development Permit (NDP) to split a single parcel into three parcels and vacate a portion of Guy Street. Project #688860
 - a) Sharon hopes that we will support this item. She stated that parcel splits are very common for the area and it works.
 - b) Patty Ducey-Brooks notes that this project is impressive. Asks if owner has spoken to neighbors.
 - (1) Arturo answers that the neighbor to the right is fine with the project.
 - c) Roy Dahl asks if there is any use on the street that is vacated.
 - (1) Arturo answers that there is minimal use. There are a few stairs but it is not a formal walkway.
 - d) Lu Rehling asked that Arturo elaborate on the details and the street vacation. Does the city have any objection? Are the additional property single family? Any major impacts on the neighborhood?
 - (1) Arturo mentions that there is an abandoned street that the city does not use. The city has no concerns with the vacation of the land. The additional properties will be single family of comparable size as the area. No major impacts on parking, utilities, etc.
 - e) Stu McGraw mentions the project looks good.
 - f) Gail Friedt states that we need more housing.
 - g) Chris Cole asks if the neighbor is involved?
 - (1) Arturo states that the neighbor is not involved, but is interested in doing a similar, separate project.
 - h) Mat Walstrom points out that the 3rd residence is missing from supporting document. Also wanted to know what the community benefit would be? Will there be any deed restrictions to ensure it is affordable housing?
 - (1) Arturo is not aware of any deed restrictions.
 - i) Chris Cole mentions that property taxes will benefit the community and the the land is currently doing nothing for the community.
 - j) Roy Dahl mentions that connectivity of the neighborhood is important but this land does not meet any connectivity needs.
 - k) Lu Rehling wants to know the condition of the land?
 - (1) Arturo states that the land is pretty bad and not in great condition
 - l) Chris Cole motions to approve with no conditions
 - (1) Gail Friedt seconds the motion.
 - (2) Yay: Mary Brown, Matthew Brown, Stephen Cline, Christopher Cole, Patty Ducey-Brooks, Roy Dahl, Gail Friedt, Stuart McGraw, Mary McKenzie, Lu Rehling
 - (3) Nay: none
 - (4) Abstain: Mat Wahlstrom (Chair)

B. 1625 Myrtle Ave. - Patty Ducey-Brooks

1. Planned renovation of 1915 Craftsman within the proposed Marston Hills Historic District. Owner intends to keep option to apply for individual designation and remain as contributing resource, and so will be following Secretary of Interior standards.
 - a) Lu Rehling motions to support
 - (1) Chris Cole seconds the motion
 - (2) Yay: Mary Brown, Matthew Brown, Stephen Cline, Christopher Cole, Patty Ducey-Brooks, Roy Dahl, Gail Friedt, Stuart McGraw, Mary McKenzie, Lu Rehling
 - (3) Nay: none
 - (4) Abstain: Mat Wahlstrom (Chair)
 - (a) IB620 is appropriate in the place of a letter of support.

C. Letter Regarding Historic Designation Related to Redevelopment of 3780-3788 Fifth Avenue - Patty Ducey-Brooks

1. Consideration of Letter of Recommendation. Two of the structures at the rear of the northernmost parcel were designated historic under Criterion A and B. Project #1049650
 - a) Historic Resource committee believes project is doing what is necessary to meet historic components.
 - b) Michael Donovan supports this item and would like for it to recognize the buildings are the people that were a part of its history.
 - c) Nevo expresses his support for this item.
 - d) Chuck Kominski confirms that the developers are making a good effort to reach out to the LGBTQ community.
 - e) Mary McKenzie requests clarification for which buildings are referenced in this item.
 - f) Andrew Settle, One of the Kalonymus developers, confirms details of the development.
 - g) Chris Cole praises the efforts of the developers and offers that we consider a change in the letter of recommendation if necessary.
 - h) Lu Rehling states that is regrettable that the building and courtyards can't be maintained but understands that these changes make sense. It is not ideal but best for current circumstances. Lu also asks why the board is unable to vote on approval of project.
 - i) Mat Wahlstrom states that the board does not have everything needed for a vote and, therefore, this project is not ready for board approval.
 - j) Roy Dahl thanks everybody involved on both sides of the issue for working together to find a viable agreement.
 - k) Patty Ducey-Brooks agrees with Roy's comment.
 - l) Mary Brown agrees with Roy and Patty.
 - m) Roy Dahl motions to write a letter of recommendation to Historic Resources committee stating that the board is satisfied with the resolution they've come to.
 - n) Lu Rehling seconds
 - o) Yays: Mary Brown, Matthew Brown, Stephen Cline, Christopher Cole, Patty Ducey-Brooks, Roy Dahl, Gail Friedt, Stuart McGraw, Mary McKenzie, Lu Rehling
 - p) Nays: None
 - q) Abstains: Mat Wahlstrom (Chair)

D. Letter of Support for Park Blvd Historic District - Lu Rehling

1. Consideration of Letter of Support for designation based on motions originally approved by Historic Resources Committee in August 2018.
 - a) Lu Rehling's Presentation - Park Blvd Residential Historic District was proposed by the city in 2018 which includes North Park and Hillcrest. City has postponed the proposal due to pandemic and other issues. This historic district includes characteristics similar to the Gaslamp District. It contains multifamily buildings and historic architecture.
 - b) Mat Wahlstrom adds that many members were present back in August 2018 when this original proposal was created.
 - c) Michael Donovan is concerned that this boards decision may contradict the communities desires. Mentions that a survey taken back in 2018 was not supported by the community.
 - d) Nevo is concerned that a historic designation would hurt the community's evolution and development.
 - e) Zach Thompson is concerned that historic designation may block any future developments.

- f) Sharon wants to see continued change and is concerned that historic designation would kill the opportunity for future change.
- g) Chris Cole not sure what he is voting on for this item.
- h) Lu Rehling explains that we are voting on sending a letter on supporting the idea of moving forward with this historic district.
- i) Chris Cole was still unsure of what we are voting on.
- j) Gail Friedt is concerned with why the city hasn't put this forward. Also, thinks we may need more units in this neighborhood and that historic designation may hinder any future development.
- k) Stephen Cline doesn't know why we are circling back on this subject.
- l) Stu McGraw is curious about what the city might come up with on this proposal.
- m) Roy Dahl is split down the middle with his thoughts. Thinks that they should move forward with trolley line down Park Blvd. Appreciates historic preservation. Has pros and cons for either decision/vote.
- n) Patty Ducey-Brooks clarifies that it wasn't that the community didn't support the designation. It was that they didn't get the amount of respondents that they were looking for. Claims that renters are in support of the designation. Shares that the renters appreciate the affordability of the units in the area. Believes new buildings will be less affordable than the current properties.
- o) Mary Brown supports Patty and Roy's comments. The community reminds her of a European city and deserving of historic designation. Once this is gone, it's gone forever.
- p) Mat Wahlstrom had supported this back in 2018. Mentions that this was the first multifamily suburb in San Diego back in the time of its development. Believes it is essential to preserve this naturally occurring affordable housing. Mat declares that historic designation doesn't stop development just like the previous item. It simply puts a bumper around development so that you cannot destroy everything...it encourages the preservation of the designed property/district. If a resource is lost, there needs to be something to offset that loss.
- q) Lu Rehling provides correction of facts regarding the survey back in 2018. When the survey was conducted, it was done of property owners. The city didn't feel they got the best information because there were not many responses from the property owners. The vote did not lean for or against the proposal. The future survey will include property owners and renters of the community. Also, the Uptown Planners Board did not vote on this proposal. They simply tabled the item but did not circle back on it. She shares that the community includes ground floor businesses as well. Even with historic designation, there would still be opportunities for development including 33 lots. Why now? It is unfinished business.
- r) Lu motions that we write a letter of support for the project.
- s) Patty Ducey-Brooks seconds the motion.
- t) Yay: Stu McGraw, Lu Rehling, Patty Ducey-Brooks, Mary Brown, Matt Brown
- u) Nay: Mary McKenzie, Chris Cole, Stephen Cline, Roy Dahl, Gail Friedt
- v) Chair: Yay

VI. Information Items

- A. None Scheduled.

VII. Administrative Action Items

- A. Ad Hoc Election

1. Committee has chosen to wait for March election. There are currently 3 seats that would provide minimal service if an election is held now. Committee plans on having

multi-day, multi-venue polling. No plans for computer voting. 9 seats are open in March 2023 and 1 limited term through 2024.

B. Ad Hoc Plan Hillcrest

1. Workshop in September was well attended. More information will be included at the planning commission. Information from workshop includes Blue Print San Diego which is a graph showing people willing to forego their car for bicycles and public transit.

C. Design Review

1. No update.

D. Historic Resources

1. No update.

E. Operations & Outreach

1. No update. Mat Wahlstrom did request a change on the website for the Uptown Planners secretary from Mary McKenzie to Matthew Brown.

F. Public Facilities

1. Stu McGraw shares that members of the public have approached him about concerns. Would like to schedule a meeting to address these concerns.

VIII. Confirmation of Next Monthly Meeting

- A. November 1st, 2022

IX. Adjournment

- A. 8:46PM