

Uptown Community Planning Group Special Board Meeting
February 21st, 2023
Meeting Held on Zoom
Minutes Produced by Matthew Brown

DRAFT

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

Not in Attendance: Stephen Cline, Mary Brown

I. Parliamentary Items/Reports

A. Introductions/Roll Call

B. Adoption of Agenda and Rules of Order

1. Patty Ducey-Brooks motions to approve
2. Christopher Cole seconds the motion
3. All in Favor
 - a) Yeas: Matthew Brown, Christopher Cole, Roy Dahl, Patty Ducey-Brooks, Gail Friedt, Brer Marsh, Stuart McGraw, Mary McKenzie, Lu Rehling, Tony Silvia
 - b) Nays: None
 - c) Abstains: Mat Wahlstrom

II. Action Items

A. 301 Spruce St / Quince Apartments

1. Karen E. states her opposition to development. Pleads for board to vote against.
2. Geoff Hueter wants to know if the combined parcels are eligible for the 8.0 FAR?
3. Paul expressed his dismay by the project and believes it is too big for the area.
4. Pete Politzer attended on behalf of Bankers Hill Community Group and is against the project.
5. Robert Clark attended to present a 1870 signature petition against the project.
6. Kerri voices her opposition to this permit.
7. Brent Gutekunst wants to know if this project file a CEQA permit.
8. Zach Thompson supports the project and what it could do to help with the housing crisis.
9. George Driver reflects on the history of San Diego and expresses his support for the project.
10. Nancy Moors opposes this project.

11. Danna Givot is opposed to this project.
12. Terri Russo agrees with Nancy Moors. The developers have not reached out to the community. Opposed to the project.
13. Sharon Gehl supports this project.
14. Wendy Johnson opposes this project.
15. Ann Garwood opposes this project.
16. Michael opposes this project
17. Kit Mazis opposes this project.
18. Sharon Filadelfia opposes this project.
19. Nevo Magnezi supports this project.
20. Carol Emerick wants to know if developers will preserve tree canopy near project.
21. Patsy Martin is concerned with the stability of the canyon and the homes surrounding the canyon if this project is built.
22. Don Liddell does not believe the project is eligible for complete communities plan.
23. Ken Gentert supports the project
24. Don Albares is opposed to the project
25. Karen Dalton opposes the project
26. Matt Rodman supports the project
27. Konrad Herrera opposes the project
28. Rowan Jackman opposes the project
29. Kevin Burke would like stipulations stating that owner must live in unit.
30. Tom Mullaney opposes this project.
31. Clifford Weiler opposes this project. Wants to know about street parking and potential cost for parking on site.
32. Ann K. Opposes this project.
33. Lisa M
34. Susan White Opposes this project. What happens after this meeting? This information goes where?
35. Chat Question: How many parcels?
36. Developer states there are 4 parcels. Two added since original filing.
37. Chat Question: How will developers support infrastructure?
38. Developer states they are paid for in development impact fees.
39. Chat Question: Has archeological review been done on the site?
40. Developer states this will be covered during the grading phase.
41. Chat Question: What outreach have you done with the neighbors.
42. Developer states they met with Bankers Hill design review and met with Uptown Planners in late 2022. Four presentations to the community in total.
43. Patty Ducey-Brooks wants to know if the developers did any direct outreach to the homeowners on the street?
44. Developer states they did conduct outreach and made themselves available at their office. Met with both the neighbors and Bankers Hill design review members.
45. Patty Ducey-Brooks asked about the Maple Canyon restoration.

46. Developer states the city is responsible for that.
47. Lu Rehling inquired about the tree canopy along the street.
48. Mat Wahlstrom would like to know how many affordable units did you exceed the state density bonus law?
49. Developer states they are under complete community which is a different guide.
50. Mat Wahlstrom asked about developer impact fees.
51. Developer clarifies how the developer impact fees work. They are correlated with the neighborhood and a per unit basis.
52. Mat Wahlstrom asked about the AMI.
53. Developer states they are 15% at 50%, 10% at 60%, and 15% at 120% AMI. Tied to calculation of gross square footage of parcel.
54. Lu Rehling motions to reject the request for a Neighborhood Development Permit.
55. Mary McKenzie Seconds the motion.
56. Roy Dahl believe this project does not fit the neighborhood it is being proposed in.
57. Stu McGraw proposes a friendly amendment to deny the neighborhood development permit for failing to meet the requirements of Chapter 12, Article 6, Division 4 of the land use code.
58. Mary McKenzie agrees that the project does not fit the neighborhood and the neighborhood development permit requirements.
59. Christopher Cole states he'll be voting for the rejection of the permit.
60. All in Favor
 - a) Yeas: Matthew Brown, Christopher Cole, Roy Dahl, Patty Ducey-Brooks, Stuart McGraw, Mary McKenzie, Lu Rehling, Tony Silvia
 - b) Nays: Gail Friedt, Brer Marsh
 - c) Abstains: Mat Wahlstrom
61. Stu McGraw motions to appeal the project approval, if it is approved.
62. Lu Rehling seconds the motion.
63. All in favor
 - a) Yeas: Matthew Brown, Christopher Cole, Roy Dahl, Patty Ducey-Brooks, Gail Friedt, Brer Marsh, Stuart McGraw, Mary McKenzie, Lu Rehling, Tony Silvia, Mat Wahlstrom
 - b) Nays: Gail Friedt
 - c) Abstains: Mat Wahlstrom

III. Confirmation of Next Monthly Meeting

- A. March 7th, 2023

IV. Adjournment

ATTACHMENTS:

Reference Supplemental Materials in annotated Agenda:

<https://uptownplannersd.org/wp-content/uploads/2023/02/230221-Uptown-Planners-Special-Mtg-Agenda-1.pdf>