



# UPTOWN PLANNERS

DRAFT MINUTES

7/7/2020

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

Absent: Tim Gahagen

## I. Call to Order - Soheil called the meeting to order at 6:01pm

1. Introductions

2. Adoption of Agenda and Rules of Order

Approved by acclamation

3. Approval of June Meeting Minutes

Motion to approve by Zach, 2nd Clint, approved unanimously (16-0-0).

4. Councilmember Chris Ward provided an update from the City & answered questions from the board.

## II. Action Items

1. Project Review 639934: Torrance ROW: UPTOWN -

(Process 5) Right of Way Vacation for a portion of Torrance Street for a total of 4,010 square feet located between Torrance Street and Curlew Street. The 0.09 acre site is located in the RS-1-7 base zone of the Uptown Community Plan Area. Council District 3. Presenter: Soheil Nakhshab on behalf of his neighbors

### Public Comment & Board Comment

Mary Brown: Q: Is there a cost to the neighboring parcel owners? A: No cost.

Deborah Quillen: Q: What is on the property right now? A: City infrastructure, but nothing will be removed.

Dennis Seisun: Concerned about perceived conflict of interest with the Chair presenting the project, even with Soheil's recusal. Q: What is the benefit of the vacation? A: Unused section of land. Want to fence off the area for security purposes to prevent entry to the canyon.

Bob Daniel: Q: Is the driveway to parcel 1 now encroaching on the proposed vacation? A: Yes.

Gregory Hearn in response to Bob Daniel (adjacent property owner on parcel 1): When purchased, it wasn't disclosed that the easement existed. Other than utility infrastructure, the City has never used the property, as it's not suitable for any other purpose besides the utility access point. Benefit to the City would be tax revenue.

Mat Wahlstrom: Q: Has there been any money exchange for the applicant and presenter? A: No, Soheil was asked because he knows the applicant and is knowledgeable on the subject, so he volunteered.

Roy Dahl: Q: What are the requirements for a vacation? Soheil A: Civil engineer did thorough examination, meets requirements.

Motion to support by Clint, Matt 2nd, motion passed (11-1-3-1)

In favor: Amie, William, Brer, Roy, Clint, Stephen, Bill, Bob, Stu, Gail, Matt

Opposed: Dennis opposed due to perceived conflict of interest with Soheil as presenter

Abstaining: Tom (Not enough info), Zach (too focused on technical components of zoom to follow crucial details), Matt (abstained so as not to show favor as Vice Chair)

Recused: Soheil (due to role as presenter of action item)

2. Hillcrest Focused Plan Amendment – Existing Conditions and Discussion: The Planning Department staff will provide an overview of existing land use and mobility conditions within the Focused Plan Amendment areas.

Action item: Confirming of the Focused Plan Amendment Subcommittee Membership.

Presenter: Michael Prinz, City of San Diego, Emanuel Alforja, City of San Diego

Michael announced the Planning Commission will be hosting a workshop next Thursday, and additional meetings for the LGBTQ+ historic preservation and mobility/access aspects of the focused plan update will be forthcoming.

Public Comment:

Mat Wahlstrom: Asked for Hillcrest population numbers and argued the population has actually gone down according to census info. Q: Why are we reopening all of Hillcrest Medical Complex area when only the core was left open in the general plan update?

Michael Prinz: Extended to address housing needs and changes to Scripps & UCSD medical campuses.

Matt (continued): Doesn't believe this is the time to amend the general plan due to technical issues caused by zoom & Brown Act issues.

Michael Prinz: The Brown Act has been amended and Uptown Planners are in compliance.

Michael Donovan: Seems very East/West focused and should prioritize connectivity to downtown as well. In regard to live/work/play, supportive of more residential space for complex employees, emphasized the need to think about who we are trying to attract and for what.

Lu Rehling: Concerned new units could take the place of older, more affordable units.

Wants Planners to acknowledge more people working from home due to COVID, and therefore the future could bring less commuters. Inquired about the environmental cost of development.

Michael Prinz: Environmental evaluation will be created after recommendations are made.

Jill Weisberg: Q: If only 300 who live in Hillcrest work in Hillcrest, do we have info on where they are commuting from within Hillcrest?

Arlene Hauser: Q: Is the new UCSD complex updates being taken into account?

Charles Kaminski: Q: Are bicycle/car interactions due to a lack of traffic rule observations or ignoring lights? A: Primary cause of collisions are improper turning and bicycles going into the right of way. Q: What has been the turnover in the last 10 years of population as to age and mobility? A: Not on hand, but can follow up with info at the next meeting. Q:

What is the action item for tonight? A: Creation of a subcommittee to draft

recommendations for a long term update to the general plan for this focused area.

Mary Brown: Q: Will consideration be given to historic preservation? No changes being proposed to the current process. A: May create a specific thematic district for LGBTQ+ community.

Board Comment:

Clint Daniels: Slide 44, congestion is an annoyance but wants to reiterate that solving congestion should not be making it faster to drive which is more harmful to bicyclists. Slide 27, while there may be a lot of opportunities for housing there are a lot of outside factors and though it may look like there is capacity on paper, we must look at what is actually enticing for developers to build. Wants to address to the public that there are requirements in place for inclusionary housing.

Dennis: Wants info on how this would be any different from not taking action at all.

Roy: Believes small investment in timing street crossings instead of pressing a button would be worthwhile.

William: Wants to point out the area between the Ed. Center and the Normal Street promenade and the need for a better connection there.

Zach: Need to emphasize Washington/Normal/Park connectivity, especially considering Hillcrest Promenade being a community asset and wanting to connect it to North Park & University Heights.

Brer Marsh: Wants to ensure we are prioritizing inclusivity. 60% of the population is white. Not reflective of San Diego as a whole. There is a hierarchy for car use, if bicycles and public transit are prioritized we would encourage more inclusive neighborhoods.

Tom Mullaney: \$400,000 spent on transportation studies during plan update. City & SANDAG having budget shortfalls that should be addressed. Let's not get our hopes up too much about large scale investment. Believes that incentive programs do not work when height limits are upscaled too high. Wants to examine how to incentivize wider sidewalks and courtyard retail.

Gail: Wants to address public comment claiming that there is a lack of community input, yet more people have attended tonight than usual meetings. Believes Hillcrest residents should be given priority on the subcommittee.

Michael: Would like to see more trees as a method for low stress mobility.

Matt: People have asked how this would compare to how it currently looks. Answer is that we don't know yet, but should still focus on what the future of Hillcrest can and should look like.

Bill Ellig: Advocated for the Promenade to expand all the way to Park Blvd. Q: How many units is the City recommending for the area? A: 10-15k units established through unrefined study funded by State grant.

Amie: Have we thought about an affordable housing study on where unsubsidized units are clustered? Regulations are handled at the City wide level, the planning department does not create specific requirements for housing in each area.

Bob Daniel: Looks forward to reviewing the slides personally and giving input to the subcommittee or board as a whole.

Roy: Q: In a subcommittee, non-subcommittee members can attend but not participate, correct? A: Michael believes this is correct and that nothing has changed but will follow up at the subcommittee. Subcommittee must be less than a quorum of 9, so 8 members maximum.

Soheil: Emphasized the need for technical experience on the subcommittee

Matt: Emphasized that as this process may take 18-24 months and it may be important to select those who will not be up for reelection.

Motion made by Roy to approve Gail, Amie, Tom, Clint, Brer, Matt, Zach, as subcommittee members with Roy serving as subcommittee chair, 2nd by Bob Daniel, unanimously approved (16-0-0)

3. ANA representative appointment: Chris Cole is currently the Uptown representative for the Airport Noise Authority committee and has indicated his willingness to continue on in the post. We will vote to formally appoint him for another year or discuss other members who may want to serve instead.

Michael Prinz will review bylaws to ensure non-board members can be the Planners representative.

Clint Moved to approve, Zach 2nd, unanimously approved (16-0-0)

4. CPG Subcommittee Member Appointment: The City Planning Committee is establishing subcommittees to review both the Parks Plan and the Housing/Mobility proposal. Clint Daniel has indicated an interest in becoming a member of the Housing/Mobility subcommittee. He also nominated Brer Marsh to serve on the Parks Plan committee as he is our representative to the Balboa Park Commission. We will discuss and vote to recommend representatives.

Public Comment:

Tom: Has been serving as alternate, recommended that Brer and Clint serve as CPG alternate.

Matt moved to approve the recommendation with Clint & Brer added as CPG alternates, Zach 2nd, unanimously approved (16-0-0)

5. Proposed stop sign installation at Curlew and Otsego: Residents in the Mission Hills neighborhood are interested in having stop signs installed at the intersection of Curlew and Otsego as soon as possible. Per City of San Diego representatives, two additional stop signs—one for each direction of Curlew Street— would be incorporated with the two existing stop signs at Otsego Street, creating an “all-way stop.” The board will vote to approve/not approve this addition as residents seek to gain community support for the Project.

Presenter: Greg Hearn

Board comment: Zach mentioned there may be a need for a sign to warn of the new stop. Greg agreed and said he would raise this issue to Councilmember Ward’s office.

Motion made by Roy, Bill 2nd, unanimously approved (16-0-0).

### III. Information Items

1. Project Review 658548: Scripps Mercy San Diego: UPTOWN (Process 5) Tentative Map, Public Utility Easement Vacation, Public Street Vacation, Planned Development Permit, and an amendment to Conditional Use Permit No. 304755 and Site Development Permit No. 531932 for demolition of existing structures and construction of new medical offices and hospital buildings totaling 1,548,078 square feet, with underground parking, located at 4077 5th Avenue. The 21.07-acre site is in the CC-3-8, CC-3-9, OC-1-1, and OR-1-1 zones, Uptown Community Plan, CD 3.

Presenter: Farah Mahzari, Robin Madaffer, Monica Montano

Bob: Q: What is the timeline for the project? A: Timeline is uncertain due to COVID but estimated timeline is for 2030.

Amie: Disappointed that 550 Washington street looks slated for demolition. Hoping adaptive re-use can be implemented. Q: Have all options been explored? A: Can be addressed in future meetings.

Brer Marsh: Q: Is the parking structure necessary? A: Yes, for the kickoff part of the plan.

Matt: Q: Are UCSD and Scripps cooperating and communicating respective plans for additional units? A: Yes, open communication.

Motion to adjourn by Matt, 2nd Zach, meeting adjourned.

