



UPTOWN PLANNERS

UPTOWN COMMUNITY PLANNING GROUP MEETING

May 3, 2022

FINAL

Approved 8/2/22

In attendance: Helen Rowe Allen, Mary Brown, Matthew Brown, Stephen Cline, Christopher Cole, Roy Dahl, Patty Ducey-Brooks, Gail Friedt, Brer Marsh, Stuart McGraw, Mary M. McKenzie, Mat Wahlstrom

Absent: Lu Rehling, Tony Silvia

I. Call to Order/Introductions/Roll Call.

Chair Mat Wahlstrom

1. Adoption of Agenda

Roy Dahl moves to approve agenda. Second: Mary Brown. Unanimous, with non-voting Chair abstaining.

2. Approval of Meeting Minutes: January 24, February 1, March 1, April 5.

Patty Ducey-Brooks moves to approve January 24 minutes. Seconded by Roy Dahl. In favor: Unanimous, with non-voting Chair abstaining.

Helen Rowe Allen moves to approve February 1 minutes. Mary Brown seconds. In favor: Unanimous, with non-voting Chair abstaining.

Patty Ducey-Brooks moves to approve March 1 minutes. Second by Roy Dahl. In favor: Unanimous, with non-voting Chair abstaining.

April 5 minutes have not been submitted. Will be agendized for June meeting.

3. Treasurer's Report

Treasurer Mary Brown reports.

- a. The balance in our bank account remains at \$150.65.
- b. Invoices, totaling \$360.31, have been submitted to the City for reimbursement.
- c. We have until June 30, 2022 to request reimbursement for any expenses against the balance of our \$500.00/year budget.

4. Chair & CPC Reports

a. Chair Mat Wahlstrom announces the resignation of three Board members: Michael Brennan, Clint Daniels, Matt Medeiros. Per the bylaws, a vacancy occurs when upon receipt of resignation in written form. We need to put out a call for candidates. The Chair will be asking the Board to set up an ad hoc Elections committee.

b. CPC Report. Three items: Discussion on bylaws changes was postponed. Second item was the Climate Action Plan and changes to the Code. This was approved. Chair Wahlstrom abstained as the Board had not discussed. The third agenda item was informational regarding the Marijuana Equity proposal being put forward.

II. Non-agenda Public Comment

1. Clint Daniels began to read the letters of resignation from himself, Michael Brennan and Matt Medeiros.

Clint Daniels continues to speak, reading letters from Michael Brennan and Matt Medeiros, exceeding the two-minute limit. Point of Order by Chair Wahlstrom that this comment is not within the scope of public comment as it does not deal directly with land-use decisions. And it is not practice that letters of resignation get read into the record.

Time is up. Mat Wahlstrom attempts to adjourn the meeting until order is restored. Clint Daniels finishes his statement and leaves. Board members Brer Marsh and Steve Cline emphasize that public comment can concern any topic.

2. Sharon Gehl supports Daniels' right to read these letters into the record and offers to cede her time to Daniels.
3. Frank Pavel, retired oral surgeon from Mission Hills. Has serious concerns of the micro-unit project at Washington and Goldfinch. Came out of the blue, neighbors were not informed. Is this being fast-tracked by the City. Former Planners Chair Soheil Nakhshab is the developer. Wahlstrom reached out to him; there was no response.
4. Daphne Falletti. Echoes the comments of Frank Pavel.
5. Keith. Did the Washington and Goldfinch project sneak in under the complete communities concept? We are concerned about development creeping into our small neighborhood especially at the expense of historic homes.
6. Madeleine Pavel. There is no transparency. Suddenly these new projects appear with no community input. Mat Wahlstrom points out that Community Planning Groups have an advisory role. Chris Cole asks whether the Board is supposed to respond to public comments. Mat is trying to answer questions that people want to know.
7. Oscar Tavera supports this project.
8. Board member Brer Marsh explains that this is a by-right project, which means that if it meets the Code, height, and overlay requirements, the City has to let you build the project. CC 3-8 (Community Commercial). There were density benefits involved in the project. By-right projects do not come before Community Planning Groups.
9. Chris Cole. At last month's meeting, we discussed the Design Review Committee, and Chris believes that the Committee's time should not be spent reviewing by-right projects. But Chris suggests that we have a duty to be informed about them so that we can impart the information to neighbors who are more directly affected.
10. Patty Ducey-Brooks, new Design Review Committee chair, will work to make these developments more transparent.
11. Mat Wahlstrom hopes to reinstate a "Project Pipeline" tab to the Planners' website. Gail Friedt suggests that the Hillcrest Business Association has a list of developing projects in their catchment area.
12. Helen Rowe Allen. Announced Mission Hills activities: Garden Walk, Community Yard Sale, Mission Hills Heritage walking tour.

III. Representatives of Elected Officials, Agencies, and Institutions

1. David Mier. UCSD Medical Center. Update on the Bachman Place closure. No further updates. For more information, best to go to hillcrest.ucsd.edu.

IV. Action Items: Projects.

1. Verizon Site (San Diego Zoo). Modifications to existing facility. 666 Upas St. Project PTS-0699293. CUP for this project has expired. Veronica Arvizu asks for a recommendation to continue this project for 10 years.

Chris Cole moves to support this project with a written recommendation. Mathew Brown seconds.

In favor: Helen Rowe Allen, Mary Brown, Matthew Brown, Stephen Cline, Christopher Cole, Roy Dahl, Patty Ducey-Brooks, Gail Friedt, Brer Marsh, Stuart McGraw, Mary M. McKenzie. None opposed. Non-voting Chair abstains.

[Attachment: Verizon Site Request]

V. Information Items: Projects.

1. Scripps Mercy Master Plan. 4077 5th Ave. Project PTS-0658548. Robin Madaffer. Discussion following presentation: what are public transit plans? Would nearby housing for employees be a good idea? What about parking? Monica Montoya says she'll get back to us with answers.

[Preliminary Presentation Attached]

VI. Action Items: Committees.

1. Plan Hillcrest (Ad Hoc). Chair Roy Dahl. May 19 at 6:30. Results of "Choose Your Future Hillcrest." The committee has lost one member. A quorum is eight (8). Helen Rowe Allen becomes a member.

2. Design Review. Patty Ducey-Brooks, Chair. Members: Mary Brown, Chris Cole, Lu Rehling. Patty has reached out to both hospitals, and both appreciate the community input. It's a good time to be proactive.

3. Historical Resources: Patty Ducey-Brooks, Chair. 824 Ft. Stockton Dr. is first on our agenda. Members: Mary Brown, Stu McGraw, Lu Rehling.

4. Ad hoc Election Committee. Mary M. McKenzie moves that the Planners create an ad hoc election committee to be established immediately and to be terminated when new Board members have taken office in April 2023. Patty Ducey-Brooks seconds. Helen Rowe Allen is chosen as chair of the committee. Committee to include Stu McGraw and Mary M. McKenzie.

5. Operations & Outreach. Lu Rehling, Chair.

Absent at this meeting. Not able to report on membership.

6. Public Facilities. Stuart McGraw, Chair. Not very active in the past year. Doesn't have a list of members on hand. There are things to discuss, for example the Ed Center Complex on Normal which is state property. We need to know the timeline on Capital Improvement Projects. Chair Wahlstrom will find out.

In favor: Unanimous, with non-voting Chair abstaining.

VII. Confirmation of next monthly meeting. June 7, 2022. At Joyce Beers Community Center

VIII. Adjournment. 7:43 PM

Respectfully Submitted,
Mary M. McKenzie, secretary

Attachments:
[Verizon Site Request.](#)