

MEETING MINUTES FOR THE NOVEMBER 12, 2024 (6:00 to 8:10 PM) SPECIAL PUBLIC MEETING, UpCDP

Location: St. Paul's Cathedral Great Hall, 2728 Sixth Avenue, San Diego, CA 92103

I Board Meeting: Parliamentary Items

Members in attendance: John Barney, Mary Brown, Benny Cartwright, Matthew Driver, Patty Ducey-Brooks (virtual), Bill Ellig (joined board at 6:55 and departed 7:17pm), Alberto Guardado, Stu McGraw (resigned from board at 6:55pm), Daniel Mullen, Ben Nicholls, Tami Ratliffe, Anar Salayev, Mike Singleton (Chair), Issac Warner, and Margit Whitlock. quorum required: 9, members present: 14. **Quorum met.**

Members absent: Mike Calloway, Sophia Alexander.

Public members who signed in: Logan Braydis, Bill Ellig, Carol Emerick, Sharon Gehl, Romel Hokcanson; Brooke McCann (PSLA Engineering), Wesley Morgan, Tom Mullaney, Lilia Ohare, Tal Safdie (Sofdie Rabines), John Schmid (Cooke and Schmid), Dawn Taggett, and Mat Wahlstrom, and several other non-recorded participants.

a. Adoption of Agenda

- **Motion** (B. Nicholls / M. Singleton): "Adopt the agenda as presented."
- **Motion passed** (13 yeas/0 nays/1 abstain). M. Singleton abstained.

b. Approval of Minutes.

- M. Singleton noted some typographical changes to the minutes from 10/1/24 and 10/22/24 and they were corrected.
 - **Motion** (B. Nicholls / M. Singleton): "Approve the minutes from 9/3/24"
 - **Motion passed** (13 yeas/0 nays/1 abstain). M. Singleton abstained.
 - **Motion** (B. Nicholls / M. Singleton): "Approve the minutes from 10/1/24"
 - **Motion passed** (13 yeas/0 nays/1 abstain). M. Singleton abstained.
 - **Motion** (B. Nicholls / M. Singleton): "Approve the minutes from 10/22/24"
 - **Motion passed** (13 yeas/0 nays/1 abstain). M. Singleton abstained.

II. & III. Non-agenda Public Comment and Representatives of Elected Officials, Agencies and Institutions:

- Lu Rehling made a comment concerning the importance of following the formal process in meetings in order to build trust with the community.
- Logan Bradis made a comment about the progress of renovating the old Mission Hills library.

IV Consent Agenda Items:

- None agendized.

#1: Recommendations for University Heights Community Association (UHCA) request for Replacing Stu McGraw with Bill Ellig as a non-voting board member

- A conversation occurred concerning whether Stu had resigned.
- B. Ellig made a comment asking whether Stu was a delegate, or a member elected in his own right.
- L. Rehling said it was one or the other (business focus or individual focus) and we can't have it both ways.
- M. Walstrom noted the group can't have it both ways as well and shouldn't make things up as they go along.
- M. Driver noted that the group has the option to appoint a replacement.

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- I. Warner noted there is no real guidance from the bylaws for whether the seat is a business representative or individual elected in their own right.
- A. Guardido asked how the voter sees the candidates. He felt voters see the candidate and not the business.
- S McGraw requested that the issue of a business or person as the focus, should be discussed at a later date.
 - **Motion** (T. Ratliffe / M. Brown) "Accept the replacement as requested by UHCA."
 - **Friendly amendment:** "Accept the replacement as requested by UHCA while noting that this action should not be construed as precedent setting and that the larger issue will be referred to a committee." The amendment was accepted.
 - **Motion passed** (10 yeas/1 nays/ 2 abstain). B. Nicholls voted in opposition. Stu. McGraw and M. Singleton abstained.

#2: Cleveland and Monroe Avenue stop signs

- L. Bradis, from the City, presented a request by the community to install stop signs at Cleveland and Monroe.
- B. Ellig noted that both streets are major thoroughfares and a stop sign might clarify normal shared rights of way for an all way stop.
 - **Motion** (I. Warner / T. Ratliffe) "Approve the all way stop at Cleveland and Monroe as presented."
 - **Motion passed** (13 yeas / 0 nays / 1 abstain). M. Singleton abstained.

#3: W. Robinson and Albatross Street stop signs

- L. Bradis gave a request on behalf of the City to install stop signs at W. Robinson and Albatross.
- Community members discussed near accidents at this intersection, stated that City numbers for accidents are not accurate, and expressed the need for urgency.
- M. Singleton noted several other comments received in support of the action, but also read a comment received via email opposing the stop signs.
- B. Nicholls pointed out that it is important to seek and integrate the considerations of the UCPD for these circulation type projects.
- A. Salayev talked about the need for the City's consideration of a traffic calming plan.
- B. Ellig asked about the process for removing the stop signs in the future if it is determined that one is no longer needed.
- M. Driver noted this intersection has been an issue in his experience. He asked about other traffic calming measures that could be considered in addition to stop signs.
 - **Motion** (B. Nicholls / M. Whitlock) "Approve the request."
 - **Motion passed** (13 yeas/0 nays/1 abstain). M. Singleton abstained.

#4: 3510 Dove Ct. Community Plan Amendment

- T. Safdie gave a presentation on the project along with additional engineering and infrastructure comments from Brooke McCann (PSLA Engineering) and the property owners of the project.
- Members of the community said that there is a deficit of open space in the community; that maintaining hillsides are important despite the need to support housing; while others noted that density and infill housing is important and pointed out this is not public open space, but privately owned open space.

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- M. Wahlstrom said not to undertake spot zoning for individual properties and that community plans have already worked these items out or can be changed with future community plan updates.
- The owners of the property spoke about their visions, the costs of maintaining the property and the desire to develop the property correctly. They have been assuming 2-3 new properties to be added in the future.
- M. Singleton asked Tal about the distinction between public and private open space.
- A. Salayev asked about the next steps in the owner's progress.
- M. Brown asked about whether the neighbors support their project.
- M. Driver asked how many units could be built with a rezone and utility expansion.
 - **Motion** (T. Ratcliff / J. Barnie) "Allow the rezone as presented."
 - **Motion passed** (10 yeas/2 nays/2 abstain). M. Brown and M. Driver opposed. P. Patty Ducey-Brooks and M. Singleton abstained.

#5: Other items associated with the Voting Challenge recommendations, the election committee's input for early January election, and election guidance for the March election.

- M. Singleton gave a presentation outlining issues concerning the January Election. He noted that it'd be difficult to run an extra election before March.
- T. Ratliffe briefed the group on the Election Committee discussion.
- I. Warner spoke about the new election cycle chart that he had proposed stating that he had prioritized elections to repeat the contested seats, the open seats, and then balancing the other seats to avoid both of a neighborhood's replacement of their representatives at the same time.
- D. Mullen asked about why M. Brown's term went from a three-year cycle to the proposed one-year cycle.
- T. Mullaney said the option voted on by the committee was difficult to immediately understand.
- L. Rehling stated that the option was open to hosting a brand-new election.
- S. Gehl re-iterated that the new board could make changes.
- M. Wahlstrom said that the group must abide by City Council policy and paper ballots are important.
- W. Morgan lauded the committee and their work and asked that the committee's wishes be respected.
- M. Singleton decided that, based on the different interpretations of the Election Committee's understanding and hesitancy on their action, and based on concerns about why certain individuals' cycles were changed dramatically, it is best for the Board to not force a motion and referred the matter back to the committee.

VI Agenda Information Items:**#1: Measure B presentation:**

- J. Schmid from Cook and Schmid made a presentation concerning the public outreach that had occurred relating to the passage of Measure B.

Info Item # 2: Anytime Fitness CUP

- The Anytime Fitness item was tabled due to time limitations and will be placed as an action item for Dec. 3.
 - **Motion** (B. Nicholls): "Adjourn the meeting." This motion was accepted by the Chair at 8:33 pm.