



**City of San Diego | Hillcrest Focused Plan Amendment
Uptown Planners Subcommittee Meeting | December 17, 2020**

CHAT LOG

OVERVIEW

The December 17, 2020 Uptown Planners Subcommittee Meeting for the Hillcrest Focused Plan Amendment was held via Zoom. The meeting included a presentation and discussion on Public Realm and Public Spaces opportunities.

The meeting was conducted with the Zoom videoconference platform. Attendees typed comments and questions through the “chat” tool. Each chat submittal includes the time and the participant’s name, which are provided in this document.

CHAT LOG

- 00:34:29 Michael Donovan: we should look at rooftop space as well
- 00:36:20 Gail Friedt: great point Michael. There’s definitely room for more roof top spaces. Chicago has done this very well.
- 00:36:42 Michael Donovan: ;as has DC
- 00:36:48 Mary McKenzie: Alleys could be home to po-ups
- 00:36:57 Mary McKenzie: pop-ups
- 00:39:56 Brer Marsh: alleys as supporting spaces to main streets lend themselves to some of the uses currently congesting the curbs and bike lanes, like deliveries and food pickups.
- 00:42:07 Clint Daniels: Many of these examples are private ownership with public easements or rights-of-access. What is the city currently thinking in terms of ownership related to new public realms?
- 00:42:17 Helen Rowe Allen: creating. new green urban environments is a laudable objective I support but let’s take the time, make the effort, allocate funds to take better care of the public parks we now have. a case in point, the deterioration of nearby Presidio Park.
- 00:44:59 Clint Daniels: No more palm trees. We need shade.
- 00:45:49 Michael Donovan: but please avoid trees that drop flowers or berries that stain or have offensive smells

00:45:55 Eddie Rey: Would love to see Cookie's Ridge and the Hillcrest Hiking Trails developer and cleaned up.

00:46:05 Eddie Rey: developed*

00:47:09 Charles Kaminski: Is the intent that Hillcrest in public space is a continuum of living experiences for folks? Meaning: 20s, 30s, etc to 60s, etc. 80s/90s? Or is it segmented in public realm spaces to singles, then couples then families and then older singles?

00:47:46 Mary McKenzie: The International Rescue Committee (refugee resettlement) has developed a piece of land on 30th as a community garden, where refugees learn to grow, make, and sell meals. How does that fit into the "park types" you mentioned?

00:48:13 Zachsmac: Love the idea of public gardens Mary!

00:48:36 benjamin@hillcrestbia.org: I'd love to look at the unofficial (and slightly messy) "dog park" adjacent to the SR163 at University. what a great opportunity for a mini park!

00:48:48 Charles Kaminski: How does the public and private development spaces work with maintenance, availability, usability, etc. Maintenance Assessment Districts? Will "free speech zones" be included in the public spaces?

00:49:30 Mary McKenzie: Benjamin where is that unofficial dog park?

00:49:54 Mat Wahlstrom: Well, I have 3 questions...

00:50:26 Oscar T: Bathroom opportunities for the public in any of these places? It would be great to have places where public restrooms can be accessed by all

00:51:08 benjamin@hillcrestbia.org: 800 blk university south side.

00:53:22 Mat Wahlstrom: 1. How exactly is the Planning Department defining "urban trail"?

00:53:27 Mat Wahlstrom: Not seeing in this Plan where there's enough effort for making room for, let alone encouraging, the free use of public spaces, for uses that are not engaged in commerce. How do they welcome passive use, not to mention accommodate the housing challenged?

00:53:53 Mat Wahlstrom: 3. The Atlas condos were given variances to maximize density and build to the PROW because they carved out the corner of Pennsylvania Ave and 4th Ave for one of these "typologies," then after two years removed the water fountain and all amenities, abandoning their commitment to maintain a community benefit in exchange for the added strain on community facilities *and* amenities. So where are provisions in this Plan to prevent these "typologies" being abused in future projects?

00:54:23 Charles Kaminski: Does the Village Hillcrest paseo actually work? Never knew there was supposed to be residential space. Was it taken by the medical facility?

00:59:22 Lu Rehling: There was one example in the slide show of community garden

01:00:02 Eddie Rey: Charles- the second floor does have mixed live/work space that is supposed to be available. They have limited the units that people live in now- but that was a requirement, that is just not being enforced.

01:00:27 Mary McKenzie: Eddie, thanks for your comments.

01:00:55 Mat Wahlstrom: To second what Eddie Rey said about the Village Hillcrest: "They strike at the heart of the institutional memory needed to comprehend the back story on long-standing attempts to rewrite the terms of land usage. This was demonstrated in 2015, as the owner of the Village Hillcrest attempted once again to change its 1988 Conditional Use Permit to rezone 16 residential units to commercial, and failed only due to a board member's knowledge of the original project." -Open Letter to Uptown Planners, 6/24/19 <https://img1.wsimg.com/blobby/go/c061bdb6-d6fe-414d-9acd-f6a758883405/downloads/190624%20UP%20ltr%20re%20Bylaws.pdf?ver=1564173362498>

01:01:30 Lu Rehling: Food court shared space does work great in a lot of places. Accessibility sometimes becomes an issue, though

01:03:08 Michael Donovan: moving to chat

01:03:56 Mary McKenzie: Every major plaza in Europe or South/Central America all share the space among the restaurants/businesses there.

01:04:16 Michael Donovan: a comment was made in a prior briefing about lack of open lots, we need to develop policies about opening up rooftops to public use and encourage builders to provide amenities and opportunities for food and drink there

01:05:20 Carol Emerick: Access to public restrooms is necessary. We have more individuals using the streets as a toilet.

01:06:49 Eddie Rey (he/him/his), Equality Business Alliance: Thanks Mat! I'd like to know how that conditional use permit is being enforced- so those spaces can be used now. And how the city will enforce future conditional use permits?

01:08:58 Charles Kaminski: Free speech zones in Bohemian Hillcrest!

01:11:25 Eddie Rey (he/him/his), Equality Business Alliance: Exactly- the how! currently the alley spaces are not allowed to be used for event space- due to the fire lane requirements. how can those spaces be opened up for events?

01:11:31 Mary McKenzie: Great idea--community center!!!

01:12:11 Eddie Rey (he/him/his), Equality Business Alliance: yes- the community space center was discussed with the Pernicano's lot- but....?

01:12:33 Charles Kaminski: Will the entire area be a Maintenance Assessment District?

01:13:51 Mary McKenzie: Do the Planning Dept and the Uptown Planners have an obligation to save historically valuable properties?

01:15:08 Mary McKenzie: Not only bathrooms, but accessible bathrooms.

01:15:30 Eddie Rey (he/him/his), Equality Business Alliance: 🍌🍌🍌

01:17:59 Charles Kaminski: @MaryMcKenzie I would hope so. What makes the Hillcrest core valuable and unique is the past to present to future linkages that historic places and sites instill.

01:18:23 Matt Medeiros: Mary, there is a historical component to this plan. My understanding is the plan will incorporate and designate certain spaces for their historical significance.

01:19:35 Mat Wahlstrom: Thanks Eddie. And for everyone, here's the Planning Comm report on Village Hillcrest, <https://www.sandiego.gov/sites/default/files/legacy/planning-commission/pdf/pcreports/2015/pc15014.pdf>; and here's a link to the original Code Enforcement Case #236039, <https://aca.accela.com/SANDIEGO>

01:24:46 Eddie Rey (he/him/his), Equality Business Alliance: Certainly I would like to see the use of the Urban Hillcrest Hiking Trails. most people are unaware that one can hike through urban trails from 3rd at Arbor all the way to the Presidio. it's a massive missed opportunity- with FANTASTIC ocean and mission valley views. we've created a hiking map that was one of our most pieces of literature. West Hollywood and north Hollywood are great examples of how Runyon Canyon has been used as an urban hiking trail.

01:25:11 Eddie Rey (he/him/his), Equality Business Alliance: *most picked up

01:27:32 Mary McKenzie: I would just like to encourage everyone to remember the needs of our disabled neighbors in all of these plans.

01:29:19 Clint Daniels: SDUSD has been appropriately pre-occupied with Covid, but SDUSD will eventually be leaving Hillcrest / University Heights at some point. As one of the largest land owners (of open space) in the neighborhood, SDUSD should be at the table as this is being discussed.

01:29:45 Mary McKenzie: Where is that?

01:30:02 Brer Marsh: absolutely Mary. any new space should be fully accessible and design with all users in mind. I would like to see our streets updated to be safer and easier to use as well.

01:30:19 Clint Daniels: The SDUSD admin center at the top of Washington / Normal at Park

01:30:43 Mary McKenzie: Thanks Clint and Brer

01:31:33 Brer Marsh: public charging facilities for Ebikes and Personal Devices

01:37:10 Mary McKenzie: Is that here?

01:37:16 Michael Donovan: please think about this plan as live work play, as opposed to live, play, commute

01:37:17 Mary McKenzie: the slide?

01:37:28 Eddie Rey (he/him/his), Equality Business Alliance: yes- that is Mural Alley!

01:37:52 Brer Marsh: To follow on Mary's comment, Public spaces should be inclusive. This means that people of all abilities can enjoy them. People who walk, bike and roll. Most with disabilities don't drive, so providing for those without cars and making sure they same ability as everyone else to visit and participate. Not just in terms of transportation types either.

For people of all abilities and income levels to be included in our neighborhood we need to reverse the priorities that guide the development of our public spaces. Truly inclusive priorities would be,

1. Pedestrians of all abilities
2. Active transportation and micro-mobility
3. Public transportation
4. Deliveries and ride hailing
5. Private automobiles

Creating inclusive spaces means accounting for all people, including people that may have various disabilities. Blindness, deafness or those lacking full mobility. Considering the needs of the blind and hard of hearing takes thought and special care.

01:37:57 Mary McKenzie: tell me again Eddie. where is that?

01:38:03 Eddie Rey (he/him/his), Equality Business Alliance: MuralAlley.org!

01:38:49 Mat Wahlstrom: Here's to a safe & happy new year, everyone. Hope to be able to meet again in person

01:39:13 Eddie Rey (he/him/his), Equality Business Alliance: it's between 4th and 5th and Robinson and university. I helped launch it six years ago. it was chosen as a filming location for a national commercial by GoPro after they found my website.

01:40:15 Mary McKenzie: Thanks for being so inclusive!

01:40:17 Brer Marsh: happy holidays!