



# UPTOWN PLANNERS

Uptown Community Planning Group Meeting  
October 5, 2021

**\*\*\*APPROVED November 2, 2021\*\*\***

In attendance: Michael Brennan (arr. 6:30), Mary Brown, Stephen Cline, Christopher Cole, Bob Daniel, Clint Daniels, Gail Friedt, Brer Marsh, Stuart McGraw, Mary McKenzie, Matt Medeiros, Tom Mullaney, Lu Rehling, Helen Rowe Allen, Bill Smith, Mat Wahlstrom (arr. 6:15)  
Absent: Roy Dahl

## **I. Call to Order.**

1. Introductions

2. Adoption of Agenda

Motion to remove item VII (1) NAVWAR from the agenda. Motion: Clint Daniels.

Second: Matt Medeiros.

Discussion about whether the NAVWAR project affects/is relevant to Uptown.

In favor: Brer Marsh, Gail Friedt, Steve Cline, Mary McKenzie, Clint Daniels, Matt Medeiros

Opposed: Helen Rowe Allen, Mary Brown, Lu Rehling, Chris Cole, Stu McGraw, Bill Smith, Bob Daniel

Motion failed. 6-7-0.

Motion to adopt agenda by Clint Daniels. Second: Lu Rehling

Motion passed. 13-0-0

3. Amendment to Minutes for July 6, to add election results.

Motion to amend July minutes to include election results. Motion: Bob Daniel. Second: Steve Cline.

Motion passed unanimously.

The amended meetings need to be put on the website and sent to the City.

#### 4. Approval of Meeting Minutes for Sept. 7

Lu Rehling has two corrections. Public comments by Bill Keller were misrepresented. He favors Spaces as Places but had a specific programmatic issue.

Lu Rehling: The City requires that these and future minutes include supporting documents and any presentations that have been distributed to the Board. Best way to retain the records is to amend them to the minutes.

Brer Marsh asks if there is a recording of the previous meeting and, if so, requests a copy. Mary McKenzie answers in the affirmative. Lu Rehling says that the City requires that we make the recording available. Brer moves to delay approval of the minutes until next month.

Tom Mullaney asks Brer if he would go forward with approval now and make any necessary amendments later because he feels we have an obligation to post approved minutes.

Brer Marsh doesn't see a problem with waiting until November to review the minutes. Lu would like to decide now to correct Mr. Keller's statements.

Mat Wahlstrom. There's no harm in delaying the approval of the minutes and states that one cannot amend minutes that have been approved. Lu Rehling states that Robert's Rules state that we can.

Mat Wahlstrom seconds Brer's motion to table approval until next month.

Motion passed unanimously.

Matt Medeiros stated for the record that Board members Mat Wahlstrom and Michael Brennan have joined the meeting. (6:30 p.m.)

#### 5. CPC. Update Community Planners Committee

Chair Tom Mullaney reported on the CPC meeting. The main subject was ADUs and SB 9 and 10.

#### 6. Verification of attendance.

Tom Mullaney encouraged attendees to record their attendance in the chat window, especially if interested in running for the BOD.

## **II. Representatives of Elected Officials.**

1. Barbara Cosio-Moreno (Sen. Toni Atkins)

2. Abbey Reuter (Supervisor Nathan Fletcher)

**III. Non-Agenda Public Comment.**

Clifford Weiler. Mr. Weiler presented discussed the legal meaning of “action taken.” Mr. Wyler also suggested that the Brown Act always errs on the side of public participation. The Bylaws require that the Planners seek participation of the community at large.

Board comment: Clint Daniels argues that the Planners need to know more about the groups we have presenting, who they are, where their funding comes from, and if any BOD members are involved with these groups. Public disclosure due to possible conflict of interest.

Lu Rehling pointed out that Spaces as Places will be going before the city at the end of the month. The program aims to make temporary outdoor dining spaces permanent, and she recommends that the city include a provision to channel some use fees into code enforcement.

**IV. Action Items, Development Projects.**

- 1. **Komen “More Than Pink” walk.** Balboa Park, Nov. 7. Request letter of support. Ellen Larson.

Clint Daniels moved to send a letter of support. Second by Matt Medeiros.  
Motion passed unanimously.

- 2. **City 24 Hotel.** 2801 India St. Project 514920. Extension of Site Development Permit. This project was recommended for approval by Uptown Planners in 2017. Building permits have been issued, and site work has begun. Dana Blasi.

Public comment: Ian Epley urges that the Planners support the extension for this “great project in Middletown.”

Mat Wahlstrom moves to support the extension of the permit. Second: Lu Rehling.  
Motion passed 15-0-0.

- 3. **Chery residence.** 4126 Albatross Dr. Project 685057. Deck and spa in rear yard. Neighborhood Development Permit (NDP). Located in RS-1-7, OR-1-1, and ESL/MHPA zones. Douglas Paterson, Architect.

Public Comment: Ian Epley supports this project. Ernie Bonn: Asks whether there is a plan for brush management

Board comment: Clint Daniels asks whether the project includes environmentally-sensitive areas. Douglas Paterson replied that there will be a need for construction mitigation. Any plantings removed will be replaced in kind.

4. **Flick's Sidewalk Cafe.** 1017 University. Project 686156. Permit to authorize the extension of the sidewalk cafe length, which was done 5 years ago. Also the railing height. Denise Larson, Larson Design.

Public Comment: Ben Nicholls, HBA, urges the Planners to support this permit. Flick's is a "good neighbor" and contributes to the community.

Board comment. Mat Wahlstrom asks if the changes are ADA-approved. Because of audio problem, answer was posted in chat: yes.

Lu Rehling moves to approve. Second: Chris Cole

Motion passed unanimously.

## **V. Action Items, Community Projects and Citywide issues**

1. **Greater Hillcrest Community Benefit Association.** Benjamin Nicholls, Hillcrest Business Association.

Ben first explained that the Greater Hillcrest Community Benefit District is the same as a Special Assessments District. He made a presentation on this newly-proposed District seeking Planners' support.

Public Comment:

Bill Ellig, Community Coalition of University Heights. Asks that this MAD not include University Heights. Made a presentation. Conducted a survey: 55% of business owners do not want extra services. Says Lincoln is recognized as southern border of University Heights on most maps (D3 and Redistricting Commission). He states that the Community Plan Update of 2016 draws the borders incorrectly. He will be proposing an amendment to correct this mistake.

Urges that the Planners do not approve a MAD that includes University Heights

Ben Nicholls. The reason those areas are included: Community Plan draws the borders at Washington and Park Blvd. Second, most of that area is not receiving any service, and the HBA would like to provide services to support the Normal Street Promenade. States that the HBA would not oppose drawing the border at Lincoln, but that raises the question of who will pay for maintaining that section of the Promenade.

Blake Anderson. Lives in Hillcrest and believes this is an unnecessary tax. And the HBA and the EDD are being unethical. Non-elected bodies should never be given the power to tax.

Clifford Weiler. Why aren't religious bodies being assessed the same, if they are going to receive these services.

Ernie Bonn. Why are you (Ben) collaborating with New City America? We voted down a proposal by that organization a couple of years ago. Who's putting up the money or the engineer's report? Believes that University Heights should be removed from the MAD, because they are not Hillcrest.

Oscar Tavera. Supports the MAD to bring benefits to the entire community. Arguing over borders takes away from the idea that this is a shared area.

Michael Donovan. A resident who lives on 4<sup>th</sup> Avenue near Pennsylvania. "Letters of agency" are passive. Someone has to call. This provides for more active enforcement.

Nan McGraw. Concerned that we are losing our identity south of El Cajon Blvd.

Marc Johnson. University Heights Community Association. It's about University Heights identity.

Shep and Laura Riley. Big Front Door owners. No one has reached out to them regarding this proposal. Don't include University Heights.

Peter Raymond supports the project. Hillcrest needs to be cleaned up. And supports the Promenade.

Kristin Harms, Community Coalition of University Heights. This is an intrusion of the HBA into University Heights.

Sharon Gehl supports the MAD.

Ben Nicholls said the HBA would pay for the engineer's report. Who will maintain that block? This a property tax, so religious institutions can request to be exempt from that tax. The HBA would be willing to cut the area north of Lincoln from the project, but wants to know who's going to pay for upkeep.

#### Board Comment.

Matt Medeiros. Are alley ways included? Was the polling representative? More outreach needs to be done. Makes business sense to have Normal Street as one unit. All of Hillcrest is not included: why? Matt is fully supportive of the project.

Chris Cole. In a BID and does not feel he has received any benefit from it.

Mat Wahlstrom. Questions what kind of businesses were contacted? How about the hospitals? Post office? Is the Normal Street Promenade contingent on this going through?

Gail Friedt. We've been talking about the Promenade for years and hopes that this dispute does not postpone it further. She approves. Is anyone on the Board an active member of the UHCA?

Mary McKenzie. Echoes Gail's comments. If there are things that can be done to assuage those in University Heights, let's do it. Question about funding. Wasn't the

parking district supposed to pay for the Promenade? One of Ben's slides showed the hospital district. But the hospital district seems to be its own thing. One thing we want is security. How do we best utilize the security offered by the HBA?

Brer Marsh. Community identity is important. Is east of Texas part of University Heights?

Bill Ellig. Common definition is that University Heights does not go east from Texas, although it used to extend to the 805.

Brer Marsh. The borders of communities change over time. The Promenade needs this one block to help support it. It's not about the lines we draw, but about the functional relationship along Normal Street. Will vote to support.

Bob Daniel. This plan has a lot of benefits, but why does it need to be solved tonight. Bob thinks there are many issues that need to be ironed out.

Michael Brennan. Echoes Brer and Gail. Neighborhood pride and identity are important, and hopes that the folks tonight opposed to the project work with the HBA to come to an agreement. The Promenade is important, and he supports the HBA plan.

Bill Smith. The Promenade needs to be maintained. We also need to maintain University Heights' identity. There is a solution here; we just need to find it, working together with the MAD group.

Lu Rehling echoes the concerns about safety and security in Hillcrest and would like to ask the HBA to come back with a revised proposal and a little more information, perhaps examples of how much businesses will pay. This does not address homelessness. Does this just push homeless folks into other areas? Opposes today, but not in principle.

Motion by Clint Daniels to support HBA endeavors to create this improvement district to increase cleanliness and safety and the overall betterment of Hillcrest. Second: Matt Medeiros.

Ben Nicholls. Is looking for approval of the concept, big picture support.

Stuart McGraw. This is not just about identity. It's about having a say in your own community. Believes that the HBA is not paying attention to University Heights' community groups. Stu offers a **substitute motion**.

Ben Nicholls. Alley ways are not included except for Mural Alley in Hillcrest. There is no money in this proposal for branding. Some religious institutions will pay (e.g. if they own land and are making a profit). Why not residential areas? HBA is a business association. HBA is a private nonprofit, not related to New City America except that HBA hired them to set up this district. The HBA will manage the District and will receive about 10% to manage the district. Hillcrest Parking meters are paying for some of the Promenade. There are parking meters on the block north of Lincoln that are being used

by Hillcrest customers. Scripps is included. UCSD Medical Center is not involved, may be in a new BID in Mission Hills. The payment formulas are on the website. Once this plan is sent to the City, New City America will not be involved. The Promenade is happening. The question is how to maintain it. North Park pays PATH to have a full-time team in the neighborhood. Ben Nicholls is happy to work with University Heights on excluding them. Hillcrest needs the help, and Ben wants to get this going and get that block clean.

Tom Mullaney summarizes Clint's motion and Stu's substitute motion. Bob Daniels seconds Stuart's motion. Stu offers the wording for his motion: that the applicant consult with University Heights community groups and other relevant parties and together come back to UP with a revised proposal.

Tom: Under Robert's Rules of Order, we need to decide which motion to discuss first. Let's consider Clint's motion.

Clint Daniels moved to support the HBA endeavors to create this improvement district to increase cleanliness and safety and the overall betterment of Hillcrest. Second: Matt Medeiros.

The following vote is to consider Clint's motion first:

Yes. Chris Cole, Mary McKenzie, Brer Marsh, Clint Daniels, Gail Friedt, Bill Smith, Matt Medeiros, Michael Brennan, Steven Cline

No. Helen Rowe Allen, Stuart McGrath, Lu Rehling, Mat Wahlstrom, Bob Daniel

Mary Brown has exited the meeting. (at about 3 hrs).

Motion to hear Clint's motion first passes 9-5-0.

Board Comment:

Mat Wahlstrom: MADs let the City push the responsibility away from itself. Approving the MAD is approving the privatization of public services. More money from business owners to fund punitive measures. There are no social services included. There is no public accountability. Cannot approve this project.

Mary McKenzie. It's a good thing groups are stepping up to help. Supports the HBA.

Gail Friedt. Something needs to be done. Supports the HBA Plan 100%.

Matt Medeiros. Thanks Ben, for coming to us for our support. This Plan betters the Uptown District. Supports the Plan.

Ben Nicholls. This Plan needs to go to the City after it has been fully developed. So it is not a done deal yet.

Lu Rehling. We should not approve this tonight. All of the issues raised here tonight could be ignored. We should not agree on the conceptual level.

Bill Smith. Businesses have the right to tax themselves. This is a well-established approach. Has confidence that reasonable minds will prevail and HBA will work with the other interested parties. We are not rushing this through. In favor.

Brer Marsh. Appreciates all comments. Looks forward to voting on this.

Stu McGraw: Believing that the HBA will talk with these groups if this motion passes is a bit naïve. We just want to get it done right.

Stu offers an amendment to Clint's proposal. If we vote yes on this motion, Stuart McGraw moves that it go forward without University Heights north of Lincoln. Mat Wahlstrom seconds amendment.

Clint Daniels: not a friendly amendment.

Mary McKenzie. Was going to offer an amendment, but it is not appropriate at this time.

Brer Marsh. Clint's motion is general enough to allow HBA flexibility

Voting on Stuart McGraw's amendment to Clint's motion:

Yes. Helen Rowe Allen, Mat Wahlstrom, Bob Daniel, Stuart McGrath, Lu Rehling

No. Chris Cole, Brer Marsh, Clint Daniels, Gail Friedt, Mary McKenzie, Matt Medeiros, Michael Brennan, Steve Cline, Bill Smith.

Motion fails. 5-9-0

Voting on Clint Daniels' motion to support HBA endeavors to create this improvement district to increase cleanliness and safety and the overall betterment of Hillcrest.

Mat Wahlstrom believes Clint's motion is too broad.

Yes. Helen Rowe Allen, Chris Cole, Brer Marsh, Clint Daniels, Michael Brennan, Mary McKenzie, Gail Friedt, Matt Medeiros, Steve Cline, Bill Smith

No. Stu McGraw, Bob Daniel, Mat Wahlstrom, Lu Rehling.

Motion passes. 10-4-0.

Lu Rehling moves to adjourn. Stuart McGraw seconds.

Matt Medeiros moves to table all items except VI (1). Mat Wahlstrom seconds. Lu Rehling accepts it as a friendly amendment.



Tom suggests that we also discuss the formation of an Ad Hoc election committee, Item VI (5).

## **VI. Action Items, Uptown Planners administrative tasks.**

1. Recognize the end of Bob Daniel's 8 years of service, after today's meeting.

The vacancy will be filled at the annual election in March 2022.

5. Form an Ad Hoc Election Committee.

Steve Cline: UP needs a committee to explore how to build on the recent elections, including electronic voting. We need time to decide how we will conduct the election in March. A new committee needs to be formed as quickly as possible.

Mat Wahlstrom moves to appoint Steve Cline as Election Committee Chair, and to add Bob Daniel if he is willing.

Lu Rehling: The Bylaws dictate the policies and all procedures for elections. The election committee solicits candidates, promotes and conducts the elections and then reports. We agreed at a previous meeting that only board members can serve on committees.

Mat Wahlstrom modifies his motion to nominate Steve Cline as Election Committee Chair.

Tom Mullaney stated that under the bylaws, the Chair has the responsibility to choose committee chairs.

Steve Cline is aware of what Lu Rehling stated. The Outreach and Election committees need to work together, otherwise the Election Committee is powerless.

Matt Medeiros. The Board can give the Election Committee a little more leeway than is granted under the Bylaws.

Mary McKenzie asks if joint meetings are allowed. Tom Mullaney stated: There is no provision in the bylaws for joint meetings. Would run into quorum issues.

Matt Medeiros said it was done last year.

Lu Rehling. Concerned about quorum issues. We don't need to decide this tonight.

Mat Wahlstrom moves that the Ad Hoc Election Committee consists of Steve Cline, Mary McKenzie, Gail Friedt and Helen Rowe Allen. Must have publicly noticed meetings. City Attorney has written a letter that Ad Hoc committees fall under the Brown Act. Second by Matt Medeiros.

Motion passed unanimously.

Tom thanks the presenters for waiting. We ran out of time.

Matt Medeiros recommends a special meeting to discuss NAVWAR with representatives from both sides. Mat Wahlstrom agrees.

Tom Mullaney: If we want to have another Zoom meeting, we need to make a statement that it is for public health reasons.

Bob Daniel: On Oct. 15, the Coastal Commission is voting on NAVWAR. Mat Wahlstrom: If you want your comments on the record, it needs to be submitted by the 8<sup>th</sup>.

## **VII. Confirmation of next meeting by Zoom. November 2, 2021.**

## **VIII. Adjournment, 10 p.m.**

Note: \*Per the bylaws, the chair does not vote except in case of a tie.

Respectfully submitted by Mary M. McKenzie, Secretary

Attachments: [https://uptownplannersd.org/wp-content/uploads/2021/11/2021\\_10-05\\_Minutes\\_ATTACHMENTS\\_UptownPlanners.pdf](https://uptownplannersd.org/wp-content/uploads/2021/11/2021_10-05_Minutes_ATTACHMENTS_UptownPlanners.pdf)

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