



**City of San Diego | Hillcrest Focused Plan Amendment  
Uptown Planners Subcommittee Meeting | October 14, 2021**

**CHAT LOG**

**OVERVIEW**

The October 14, 2021 Uptown Planners Subcommittee Meeting for the Hillcrest Focused Plan Amendment focused on the topic of Land Use and Building Form for the Focused Plan Amendment Area and included a presentation and discussion on Building Typologies and Land Use Scenarios. 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**

- 00:50:46 Bill Keller: As former owner of a street level business, I think the midlevel option would create the best pedestrian streetscape along University Ave. My question for Diego Velasco is: How do we assure good architectural design? (I know that Diego V values good design.)
- 00:53:12 Ian: Well said Oscar
- 00:54:17 Ian: Good question Sharon.
- 00:54:53 Ian: Thus the term ‘Hill’crest
- 00:56:58 Ian: Please Tom enough with the ‘we are built out already’. There is no capacity in Hillcrest. It’s what is agreed upon amongst folks who care about our housing crisis.
- 00:59:00 Ian: That is not true Lu. When you go up, micro units become more affordable.
- 00:59:21 Mary McKenzie: What is a micro unit?
- 00:59:36 Ian: 300 to 500 sq, ft.
- 00:59:53 Oscar T: Lu, taller buildings would be able to provide more opportunities for more affordable housing, The math works out better .Additionally, the city council has pushed for more developers to build more affordable housing in the units not just pay the fee, this is a great opportunity to have more housing for all
- 01:01:08 Oscar T: well said Gail!
- 01:01:18 Mary McKenzie: Barrell and Board
- 01:01:25 Stephen Russell: I agree, Oscar T. !

01:01:26 Mary McKenzie: Rustica Cucina

01:01:36 Ian: Shade is overrated. Well said Gail.

01:01:53 Lu Rehling: Rustica Cucina is outside the Plan Hillcrest boundaries. There are others, though.

01:02:38 Michael Donovan: Once we have more people living in Hillcrest, the need to depend on people driving in to support business is greatly reduced. It requires a change in mindset toward live work and play in your own neighborhood rather than having to commute elsewhere

01:03:26 Ian: Mary, climate warming is going to fry us. Not to mention the reduction in cooling costs when your building is in the shade of another.

01:03:40 Gail Friedt: Look at climate change...we are getting hotter and more areas of shade is needed. In fact it's being built into areas as we speak. My block has 3 closed restaurants. also Breakfast bitch closed.

01:03:59 Lu Rehling: Shade and affects on views and darkness within properties adjacent to high rises are relevant. Bankers Hill examples and community response to them are relevant to that.

01:04:19 Lu Rehling: Also want to echo Bill K's point re: quality and appropriateness of design.

01:06:51 Lu Rehling: Also re:Gail's point: We are not talking about public parking structures

01:07:17 Sharon Gehl: Shade is desirable in hot climates. That's why we plant shade trees.

01:07:41 Bill Keller: For micro-unit development that provides five or more dwelling units; meets the criteria in Sections 143.0720(c)(1), ... provides an average of no more than 600 square feet per dwelling unit with no dwelling unit exceeding 800 square feet; with a portion of the lot located within a Transit Priority Area; and where the premises can be serviced by all required utilities, a density bonus of up to 100 percent of the pre-density bonus dwelling units shall be granted. For development meeting the same criteria within the Centre City Planned District Ordinance, the development must comply with Section 156.0309(e)(1)(C).

01:07:57 Lu Rehling: Shade from trees at street level versus shade of high rise buildings on other buildings are two separate considerations.

01:08:08 Mary McKenzie: Hi Brer, what was the first project you mentioned?

01:08:29 Sharon Gehl: Well said Brer!

01:08:41 Brer Marsh: Washington Crossing

01:09:08 Ian: Lu, shade is a non-sequitur argument. If your hanging your hat on buildings that throw too much shade we might as well save our time and move on to another neighborhood.

01:09:34 Lu Rehling: Yes! Demolition and construction costs are crucial to environmental good sense. While compact infill is much more green.

01:09:55 Ian: Mat, most buildings are steel or 6 stories above a two story podium.

01:10:57 Ian: Yes Mat, this is where it should go.

01:11:10 Lu Rehling: Room for compact infill and middies developments in other Uptown neighborhoods besides Hillcrest. & they have transit proximity, too.

01:11:21 Ian: Yes 95% is about right.

01:12:11 Ian: How is being Gay involving your attitude about housing???

01:12:48 Oscar T: As a gay man that has been living here for the past 4 years, I am excited and happy about the opportunity to live in a prosperous neighborhood that my friends can afford and I can safely commute.

01:13:56 Sharon Gehl: The vast majority of people don't care about historic preservation. That's why all historic museums in the US lose money and have to be subsidized. More historic designation in Hillcrest will just lower property values.

01:13:57 Lu Rehling: Wish I could stay for the remainder of this lively and informative discussion. Again, appreciate the presentation. &, yes, to coming up with Plan 4, as Roy suggests. NOTE: Plan for Park Blvd trolley in 2025.

01:14:02 Ian: Completely disagree with you Roy. I would look up the definition of TOD.

01:14:31 Bill Keller: Lu Rehling: When does the public get to weigh in? After the fact, we can nominate a project for an Orchid or Onion. But I think developers actually benefit from public comment before breaking ground.

01:15:27 Ian: Bravo to this forum to knock misinformation.

01:15:40 Ian: Knock down

01:16:15 Stephen Russell: I'm happy to be a resource on affordable housing, both as a resident & a professional.

01:18:37 Ian: Lu, I believe this IS the public weighing in.

01:18:42 Brer Marsh: Would love to hear your thoughts on this presentation Stephen.

01:19:13 Ian: Ditto to Brer's comment

01:19:31 Sharon Gehl: As Shannon's charts showed, the 2016 plan has been a failure. It hasn't allowed enough new housing to be built for new residents. That's why we need a new plan for Hillcrest .

01:20:02 Stephen Russell: Folks seem to have a lot of questions about the particulars of different affordable housing policies, project types, and economics.

01:20:59 Ian: Stephen, It seems to always come down to politics vs. the wonky details. 🤔

01:21:09 Madison Coleman: Sorry if my comments were choppy. Thank you Shannon for your response. For your records, I recommend that the Hillcrest Plan commit to an inclusionary housing requirement. For example, Barrio Logan's CPU plan has a 15% inclusionary housing requirement. The plan should also focus that higher density affordable housing development near TODs/TPAs. Looking forward to further discussion. Thank you!

01:21:21 Stephen Russell: I'd be happy to be a part of that dialogue.

01:22:52 Ian: CBC code, as I understand it, allows 5 stories of type V-B above a two story concrete podium.

01:26:07 Ian: The loop shown for light rail is an original plan from myself and Ron Nichols 13 years ago.

01:29:18 Ian: Just look at Little Italy and the East village. Lot's of foot traffic.

01:29:45 Michael Donovan: How involved is Caltrans given the 163 bisecting the area of discussion?

01:29:51 Mary McKenzie: gail,but a ton of people from out of area

01:30:22 Sharon Gehl: There is a lot of density downtown, but the sidewalks aren't crowded.

01:31:00 Ian: Geez Tom you just don't quit.

01:31:01 Michael Donovan: I have seen this type of development in cities like DC, and that increase in foot traffic and growth of businesses was dramatic

01:31:22 Gail Friedt: Little Italy, Old Town Chicago, Streeterville Chicago, etc. If you build it they will come. People don't want to drink and drive.

01:31:52 Mat Wahlstrom: <https://www.citythinkers.com/about>

01:32:08 Michael Donovan: I enthusiastically support the move towards option 3 as a resident of the plan area...

01:32:45 Oscar T: Matt please stop attacking the presenters, please focus on the ideas being presented and provide appropriate feedback on such

01:33:51 Mat Wahlstrom: I'm not attacking, I'm trying to get answers. Is it not unusual to have a private contractor presenting what is being proposed by a city? Everyone should find that problematic.

01:33:53 Ed Balsamo: Is tonight's presentation available online somewhere?

01:34:11 Michael Donovan: it is on the website already

01:34:14 Carol Emerick: The city's CAP plan calls for 35% tree canopy by 2035 where will those trees be placed?

01:35:17 Shannon Mulderig, Planning Department: Presentation online:  
<https://www.planhillcrest.org/meetingsandupdates>

01:35:28 Ed Balsamo: Thanks!

01:37:49 Mat Wahlstrom: Unlike some, I believe everyone needs to be heard from