



**City of San Diego | Hillcrest Focused Plan Amendment  
Uptown Planners Subcommittee Meeting | February 17, 2022**

**CHAT LOG**

**OVERVIEW**

The February 17, 2022 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 for the Hillcrest West Subarea. The meeting also included a discussion on the Community Plan Implementation Overlay Zone. 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**

- 00:48:58 Oscar Tavera: Very excited about walkable communities !
- 00:54:04 Helen Rowe Allen (Dr/Ms/Esq): Too Big Too Fast
- 01:03:52 Helen Rowe Allen (Dr/Ms/Esq): Forced Choice is not consensus
- 01:10:09 Helen Rowe Allen (Dr/Ms/Esq): Dictating locus for business enterprise is BIG GOVERNMENT run wild.
- 01:10:58 Paul Jamason: How does mailing postcards ensure a scientific survey - did the respondent demographics match the community?
- 01:11:23 Sanjay Stone: It doesn't, mailers biases towards homeowners
- 01:12:22 Michael Donovan: ever walked an urban area with no retail along the streets? It discourages engagement. I think requiring space for retail is amust have in order to activate the area. As you add more residents, you need to add retail.
- 01:12:25 Bill Keller: Under these three scenarios, would a developer be able to build a 6 story building in a purple area zoned for 12-20 stories?
- 01:16:30 sharon gehl: If the question is what do people want, remember no one will buy or rent a new apartment or condo in Hillcrest unless they want to. Think of them as voting with their wallets.
- 01:18:38 Matt Stewart: People clearly want to, if rent prices are any indication!

01:19:27 Michael Donovan: the presence of tall buildings does not necessarily preclude tree cover or walkability. Look at the changes to ortez Hill. Mostly high rise area now and very quiet and walkable. Combine that with the vibrancy of Little Italy - I think we have some great examples already

01:25:15 sharon gehl: I know change is scary to a lot of older people who have commented this evening, but we need to all think about the needs of our children and grandchildren, now and in the future; and everyone else's children and grandchildren.

01:26:38 sharon gehl: We need to allow new customers to live near the public transit.

01:26:56 Helen Rowe Allen (Dr/Ms/Esq): Thank You Mr. Chair

01:28:12 Patty Ducey-Brooks: I echo Roy Dahl's comments, which were excellent.

01:28:33 Stu McGraw: Me too, thanks Roy

01:32:01 Bill Keller: Can anyone name examples of new 12-20 story buildings with market rate units that are affordable to San Diego families?

01:33:45 Helen Rowe Allen (Dr/Ms/Esq): No

01:37:51 Sanjay Stone: You could also ask, can anyone name an example of single family homes with market rate units affordable to San Diego families?

01:38:39 Michael Donovan: You will have to define "Affordable". For example, if I assert that current market rate is around 2K for studio, 3K for 1 BR and 4K for 2 br a couple each making the AMI of 77500 can afford a 2 bedroom within 30% of income

01:38:44 Mat Wahlstrom: To second what the chair just asked, what enforcement process is proposed for ensuring continued compliance with Parks SDRs?

01:39:57 Patty Ducey-Brooks: I worry that the Planning Department is being forced to rush these plans for approval without the proper review process. As we heard tonight, developers have altered their commitments/obligations without recourse.