



UPTOWN PLANNERS

Uptown Community Planning Committee

NOTICE OF PUBLIC MEETING

Tuesday, August 1, 2006 – 6:00 p.m.

**Location: Joyce Beers Community Center, Uptown Shopping District
(on Vermont Street between the Terra and Aladdin Restaurants)**

- I. **Parliamentary Items (6:00 p.m.)**
 - i. Introductions
 - ii. Adoption of Agenda and Rules of Order
 - iii. Approval of Minutes
 - iv. Treasurer's Report
 - v. Chair/ CPC Report

- II. **Public Communications** - Non-Agenda Public Comment (3 minutes each). Please fill out a Public Comment Sheet and give it to the Secretary prior to the meeting. **(6:15 p.m.)**

- IV. **Elected Official Representatives (3 minutes each) (6:25 p.m.)**
 - i. Todd Gloria, Hon. Susan Davis, Member of Congress
 - ii. Jeffrey Tom, City Councilmember Toni Atkins (Third District)
 - iii. James Lawson, Councilmember Kevin Falconer (Second District)
 - iv. Jason Weiss, State Senator Chris Kehoe
 - v. Joe Kocurek, Assembly Member Lori Saldana

- V. **Consent Agenda:** Members Present – Jay Hyde, Peggy Mazzella, Hirsch Gottschalk, Ian Epley, Leo Wilson, Ernie Bonn, Roy Dahl, Steve Satz, Janet O'Dea, Beth Jaworski, Alex Sachs: **(6:35 p.m.)**
 1. **4063 BRANT STREET MAP WAIVER – (Process Three)** – Hillcrest North – Map Waiver application to waive the requirements of a Tentative Map and under grounding of overhead utilities to create three residential condominiums (under construction) on a 0.12 acre site at 4063 Brant Street in the MR-800B Zone. **(Subject to the recommendation that a fence separate the trash containers from the front of the property, and the standard conditions for condominium conversions.)**

- VI. **Informational Items (6:40 p.m.)**
 1. **2850 SIXTH AVENUE MIXED USE PROJECT** – Bankers Hill/Park West -- informational presentation regarding a proposed 92 unit condominium complex that will consist of a four story building on Sixth Avenue with two story town home units and loft-style flats, and a 13 - story residential tower on Fifth Avenue. There will be street level retail space on Fifth Avenue, and three levels of underground parking with a total of 297 spaces.
 2. **STINGAREE RESTAURANT/LOUNGE** – Hillcrest – informational presentation about a proposed new restaurant and lounge to be located on the corner of University Avenue and Vermont Avenue (site of present video store). Project will consist of restaurant and upscale lounge with piano bar and down tempo music. An agreement

has been signed with the Uptown Shopping Center to lease 30 underground parking spaces for use by guests.

VII. Action Items (7:10 p.m.)

1. **WALTERS RESIDENCE – (Process Three) – Re-submittal** -- Mission Hills – Site Development Permit to reduce the required front yard setback to 0' and increase the maximum height limit for a 1,605 sq. ft. addition to an existing single family residence on a 6,687 sq. ft. site at 3406 Kite Street in the RS-1-7 and RS-1-2 Zone.
2. **SETTLES RESIDENCE – (Process Two)** – Mission Hills – Neighborhood Use Permit for a 572 sq. ft. quest quarters above a new car garage on a 6,000 sq. ft. site with an existing single family residence at 1815 Altura Place in the RS-1-7 Zone. **(DRS voted 8-3-1 to support with the condition the stairway be re-configured so that a four foot setback could be incorporated into the design of the project.)**
3. **4250 FOURTH AVENUE – (Process Four)** – Hillcrest – Tentative Map to convert 126 existing residential units to condominiums and a waiver of the requirement to underground utilities on a site located at 4250 Fourth Avenue in the MR-800B Zone; Transit Overlay Zone.
4. **3853 KETTNER BLVD. MW – (Process Three)** – Middleton – Map Waiver application to waive the requirements of a Tentative Map to convert Four residential units to condominiums, located on a 0.13 acre site at 3852 Kettner Boulevard in the MR-1500 Zone; Airport Approach Overlay Zone.

VIII. Special Item (8:10 p.m.)

1. **GIRL SCOUTS BALBOA PARK – General Development Plan** – Mayor Approval – to allow for the development of a 5,260 square foot education and training center containing four multi-purpose rooms, a resource center, storage and restroom facilities. **(The DRS voted 9-1-1 to place this item on the agenda for consideration because of possible traffic and other impacts upon Uptown)**

IX. Board Member Resolutions and Urgent Non-agenda Items (8:25 p.m.) -- Items may be initiated by a member or subcommittee, and added to the agenda by the Chair prior to the meeting.

1. **Ernestine Bonn:** – Request to discuss a motion adopted by the University Heights Planning Committee that requests the City of San Diego encourage the preservation and adaptive reuse of historical or architecturally significant buildings. Additional new units on the same parcel would be designed to compliment the architecture of the existing structures.

X. Subcommittee Reports/Community Organization Reports/Information Items (8:45 p.m.)

XI. Future Meetings/ Adjournment (9:10 p.m.)

Urban Design and Historic Resource Subcommittee: Next meeting: **Monday, August 21, 2006 at 5:00 p. m.** at St. Paul's Cathedral "Great Hall", 2750 5th Avenue at Nutmeg Street, Park West.

Uptown Planners: Next meeting: **Tuesday, September 5, 2006 at 6:00 p. m.** at the Joyce Beers Community Center, Hillcrest.

Note: All times listed are estimates only: Anyone who requires an alternative format of this agenda or has special access needs, please contact (619) 835-9501 at least three days prior to the meeting. For more information on meeting times or issues before Uptown Planners, contact Leo Wilson, Chair, at (619) 231-4495 or at Leo.Wikstrom@sbcglobal.net. Correspondence may be sent to 1010 University Ave, Box 1781, San Diego, CA 92103 Uptown Planners is the City's recognized advisory community planning group for the Uptown Community Planning Area.

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