

UPTOWN PLANNERS

NOTICE OF SUBCOMMITTEE MEETING

Design Review Subcommittee

October 21, 2008 – 4:30-6:30 p.m. – (Tuesday)

SPECIAL MEETING LOCATION

**Meeting Location: Swedenborgian Church
4144 Campus Avenue, University Heights
(Southwest corner of Campus Avenue and Tyler Street)**

- I. **Call to Order and Introductions (4:30 p.m.)**
- II. **Adoption of Agenda and Rules of Order;**
- III. **Recusals and Disclosures**
- IV. **Public Comment**
- V. **Action Items: Projects:**
 1. **4496 ARCH STREET (“Hamilton Residence”) – Process Two** – University Heights – Neighborhood Development Permit for Environmentally Sensitive Lands to construct a single family residence on a 0.32 acre site at 4496 Arch Street in the RS-1-7 & RS-1-1 Zones; FAA Notification Area. **(4:35 p.m.)**
 2. **4047 NORMAL STREET CUP (“CASA SAN JUAN”) – Process Four** – Hillcrest – Conditional Use Permit for a 40 bed residential care facility in an existing building on a 15.750 sq. ft. site at 4047 Normal Street in the MR-800B Zone; Residential Tandem Parking; Transit Area. **(5:00 p.m.)**
 3. **1804 MISSION CLIFF DRIVE NDP (“MOTT RESIDENCE”) -- Process Two** – University Heights – Neighborhood Development Permit Environmentally Sensitive Lands for previous grading and containing walls on a 0.16 acres site with an existing single family residence at 1804 Mission Cliff Drive n the RS-1-7 and RS-1-1 Zone; Brush Zone Overlay, Brush Zone with 300 ft Buffer, Residential Tandem Parking; Transit Area. **(5:30 p.m.)**
 4. **4147 BACHMAN MAP WAIVER – Process Three** – North Hillcrest -- Map Waver application to waive the requirements of a Tentative Map and under grounding of overhead utilities to create four residential condominiums (under construction) on a 0.11 acre site at 4147 Bachman Place in the MR – 800B Zone; Residential Tandem Parking; Transit Area; FAA Part 77 **(5:45 p.m.)**
- VI. **Adjournment: (5:45 p.m.)**

Note: All times indicated are only estimates: Anyone who requires an alternative format of this agenda or has special access needs contact (619) 835-9501 at least three days prior to the meeting. For more information on meeting times or issues before Uptown Planners, please 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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OFFICE OF COUNCILMEMBER TONI ATKINS
COUNCIL DISTRICT THREE

MEMORANDUM

DATE: October 1, 2008
TO: Mayor Jerry Sanders
FROM: Councilmember Toni Atkins
SUBJECT: 1210 UNIVERSITY- UNIVERSAL NIGHTCLUB

A significant number of community members have expressed concerns to my office regarding permit approvals granted to the property located at 1210 University Avenue, know as Universal Nightclub. At the September 2, 2008 Uptown Planners meeting, the board voted 15-0-1 to request that the City of San Diego explain why certain improvements were not completed prior to approval of permits for Universal Nightclub. I am respectfully requesting your assistance in responding to the following concerns raised by Uptown Planners:

1. Does the sidewalk along University Avenue meet ADA requirements?
2. The landscape code sections that apply to Uptown require street trees to be placed along University Avenue. Were any street trees required to be included in this project?
3. Does this establishment conform to applicable building codes pursuant to lighting, screening of above ground utility boxes, and screening of trash receptacles?
4. Please explain how this project conforms to the design guidelines set fourth in the Mid-City PDO. Specifically, how does the project ensure that "improvements to the existing structure are compatible with the existing architectural detail and overall appearance of the quality development in the surrounding neighborhood?"
5. Would it have been appropriate to require a Neighborhood Development Permit (NDP) for the outdoor cafe portion of the project since similar businesses in Hillcrest have been required to obtain an NDP to operate sidewalk café's.

I would greatly appreciate your willingness to prepare a written response for Uptown Planner's review. Additionally, it would be helpful if a staff member could be available to present the response, should the group request a formal presentation at a future meeting.

Thank you for your assistance in this matter. I look forward to your timely response.

TA:ab

Cc: Bill Anderson, Deputy Chief Operating Officer, Land Use and Economic Development
Kelly Broughton, Director, Development Services Department
Uptown Planners
Hillcrest Town Council