

UPTOWN PLANNERS

Uptown Community Planning Committee

AGENDA

NOTICE OF PUBLIC MEETING & UPTOWN PLANNERS BOARD ELECTION

March 2, 2010 – 6:00-9:00 p.m.

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

I. Election to fill Three Board Seats: (6:00 p.m.)

- i. Three seats will be filled by vote of the residents, property owners, and business owners of Uptown;
- ii. To vote an individual must (no exceptions) show identification proving they are a resident, property or business owner in the Uptown Planning Area; identification may be in the form of a driver's license, utility bill, tax bill, business license, or rent receipt – any document that has the individual's name and street address. Photocopies of documents are accepted.
- iii. An individual may vote for up to three candidates on the ballot.
- iv. Voting will begin at 6:00 p.m. upon the meeting being called to order; however, as a courtesy, it is requested that voters listen to candidate statements prior to voting.
- v. The qualified candidates are:

Kim Adler, Mission Hills

Gary Bonner, Bankers Hill/Park West

Neil Ferrier, University Heights

Janet O'Dea, Mission Hills

II. Board Meeting: Parliamentary Items/ Reports: (6:30 p.m.)

- A. Introductions
- B. Adoption of Agenda and Rules of Order
- C. Approval of Minutes
- D. Treasurer's Report
- E. Website Report
- F. Chair/ CPC Report

III. Public Communication – Non-Agenda Public Comment (3 minutes); Speakers are encouraged, although not required, to fill out public comment forms and provide them to the secretary at the beginning of the meeting. **(6:45 p.m.)**

IV. Representatives of Elected Officials: (3 minutes each) (6:55 p.m.)

V. Consent Agenda: Members Present: Hyde, Epley, Dahl, Wilson, Bonn (arrived subsequent to the start of the meeting, so abstained from voting)

- 1. FRONT STREET (“FIRST UNITARIAN CHURCH”) –** Medical Complex – Neighborhood Development Permit to demolish and existing building and

construct a 9,829 sq. ft. multipurpose building for an existing church with deviations to parking and driveway width on a 7.50 acres site at 4190 Front Street in the MR-3000 & RS-1-1 Zone; FAA Part 77; Residential Tandem Parking; Transit Area Overlay Zone. (*Motion to approve and place on consent by Hyde, second by Dahl, with the finding: (1.) The driveways have been redesigned to conform with code, so there is no need for the initially proposed deviations; (2.) The project is being built almost entirely within the footprint of the existing structure, and with required mitigation, will not significantly impact adjacent environmentally sensitive lands. The landscaping and exterior features of the project consist of native species and incorporate sustainable features; (3.) The replacement of the existing structure will only add 2,000 sq. ft. to the size of the building, and as indicated in the project parking study, involves no additional uses of the building that will result in a substantial need for additional parking. (4.) It is recommended the applicant recycle and adaptively reuse as much of the existing building as possible as part of the new structure: Hyde made motion, 2nd by Dahl, approved 3-0.*)

VI. Information Items: Projects: (7:10 p.m.)

1. **3844 ALBATROSS (“CORWIN PROJECT”)** – Hillcrest – Proposal to remove an existing residence and built four multi-unit residential buildings on a 1.30 acre site at the northeast end of Albatross Street, between Robinson Street and University Avenue. The project borders, to the north and west, and is partial located within Dove Canyon, and is sited within an area designated as open space in the Uptown Community Plan. An amendment would be required to the Uptown Community Plan to redesign the property from open space to a residential use. (See Attachment # 1)

VII. Action Items: Development Project Review: (7:40 p.m.)

1. **2515 BRANT STREET (“BRANT HOME OCCUPATION”)** – Process Two – Bankers Hill/Park West -- Neighborhood Use Permit for home occupation of executive recruiting at 2515 Brant Street in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan; AAOZ, Airport Influence Area; FAA Part 77; Residential Tandem Parking; Transit Area.

VIII. Action Items: Community Planning/ Special Events (8:00 p.m.)

1. **LETTER OF SUPPORT FOR CITYFEST 2010** – Event will take place on August 8, 2010.
2. **LETTER OF SUPPORT FOR THE PROPOSAL BY THE HILLCREST BUSINESS ASSOCIATION TO PROVIDE LIGHTING AND OTHER IMPROVEMENTS TO THE UNIVERSITY AVENUE LANDSCAPED MEDIUM.**

Subcommittee Reports: Action items

3. **Public Facilities Subcommittee: John Lamb, Chair (8:15 p.m.)**
 - i. **LETTER FROM BILL ANDERSON TO COUNCILMEMBER TODD GLORIA RE: DEVELOPMENT IMPACT FEES.** (See Attachment # 2)
 - ii. **PROPOSED LINEAR CAR SALES ORDINANCE:** Would regulate automobiles with “for sale” signs on public streets in the City of San Diego. (See Attachment #3)

4. **Historic Resources Ad Hoc Committee:** Janet O’Dea, Chair
5. **Uptown Community Plan Update Report/Comment (8:40 p.m.)**

IX. Adjournment. (9:00 p.m.)

X. NOTICE OF FUTURE MEETINGS

Design Review Subcommittee Next Meeting; March, 16, 2010 at 4:00 p.m.; at Swedenborgian Church, 4144 Campus Avenue, in University Heights. *(subject to cancellation)*

Public Facilities Subcommittee: – Next meeting; March 18, 2010, at 3:00 p.m., at Café Bassam, 3088 Fifth Avenue, in Bankers Hill/ Park West.
(subject to cancellation)

Uptown Planners: Next meeting: April 6, 2010, at 6:00 p. m., at the Joyce Beers Community Center, Hillcrest.

All times listed are estimates only: an item may be heard earlier than the estimated time:

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.



Visit our website at www.uptownplanners.org for meeting agendas and other information

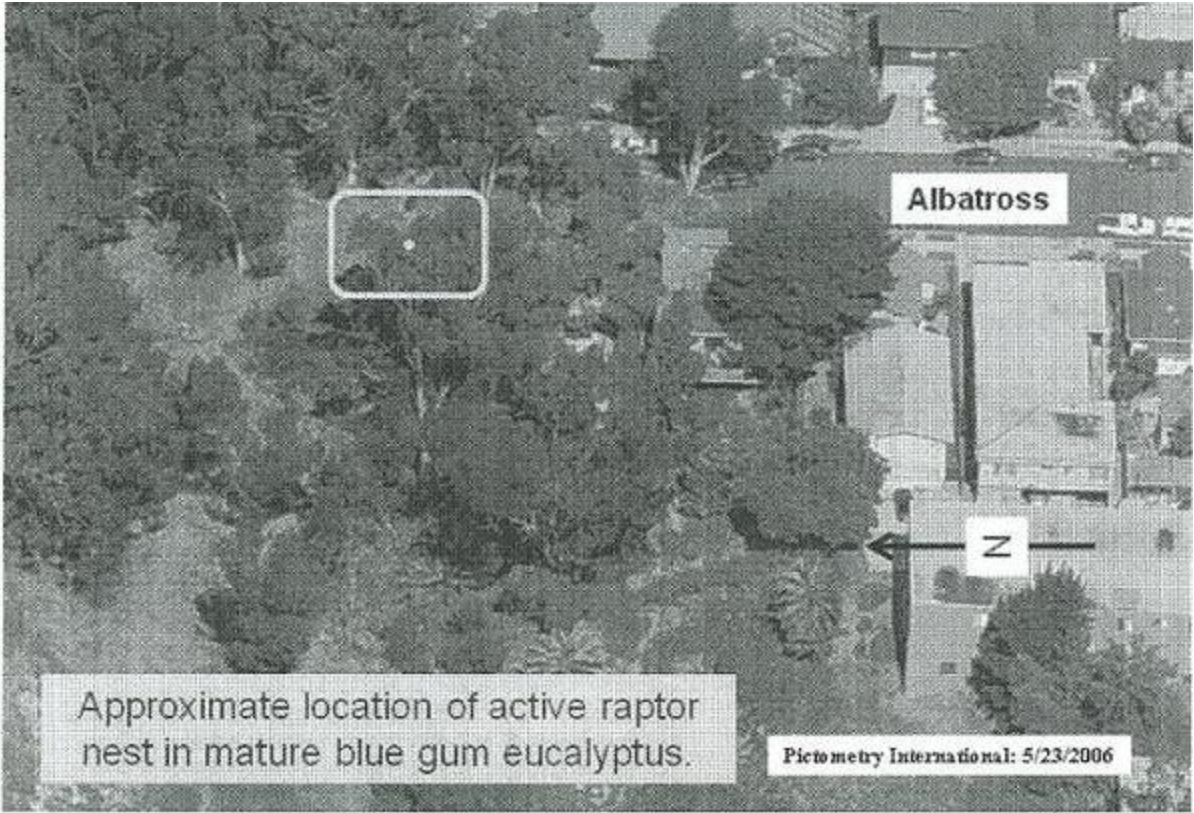
ATTACHMENT ONE



- 45204111
- 45204110
- 45204109
- 45204108

Legend

-  Project Boundary
-  Corwin Park



Approximate location of active raptor nest in mature blue gum eucalyptus.

Pictometry International: 5/23/2006

ATTACHMENT 2



THE CITY OF SAN DIEGO
MAYOR JERRY SANDERS

MEMORANDUM

DATE: January 5, 2010

TO: Honorable Councilmember Todd Gloria, District 3

FROM: Bill Anderson, Director, City Planning & Community Investment *WA*

SUBJECT: Mid City Public Facilities Financing Plan Update

REFERENCE: Councilmember Todd Gloria's Letter of September 21, 2009

The Facilities Financing Section of the City Planning & Community Investment Department completed a preliminary review regarding a possible future update to the Mid City Public Facilities Financing Plan prior to the recession. Initial indications are that an update to the financing plan at this time would result in a significant increase to the current Development Impact Fee (DIF) rate, especially due to the costs of acquiring land for parks and construction costs at the time.

Given the current state of the economy, we have not been pursuing updates to financing plans which would result in significant increases to the current DIF rates. We are however reevaluating assumed costs associated with parks, as a result of the drop in land values, and more current cost estimates (which have fallen since the recession) in an effort to determine if project costs, and therefore DIF rates, would be lower than what was originally estimated prior to the recession, while still providing future funding towards infrastructure needs. We are working on these analyses so that once the economy, in particular development activity, shows signs of recovery, we will be prepared to propose an updated DIF rate to the Mayor and Council.

During the next ninety days, Facilities Financing staff will return to the four Mid-City community planning groups to discuss alternatives for inclusion in the future update to the Mid City Public Facilities Financing Plan.

Bill Anderson, FAICP

Attachment: Councilmember Todd Gloria's Letter

Distribution:

cc: Phil Rath, Policy Advisor
Kevin Casey, Director of Council Affairs
Jay Goldstone, Chief Operating Officer
Pam Bernasconi, Acting Facilities Financing Manager
Vicki Burgess, Mid City Project Manager

Attachment 3: Communication forwarded from the Third City Council District:

I know that we have received calls regarding “For Sales” cars located on city streets. The Linear Car Sales Ordinance is going to be coming before the Public Safety & Neighborhood Services Committee in the next few months.

I have a request that each community representative (Courtney, Travis, & Dion) talk with your respective committee chair and see if they can hear this item at the community planning committee level. It would help our office if they each draft a memo with their recommendations and forward it to our office. I will compile the memos and forward them to Katie.

Please have the memo recommendations to me by March 16, 2009.

Thanks,

- Anthony Bernal