



UPTOWN PLANNERS

Uptown Community Planning Group

AGENDA

NOTICE OF PUBLIC MEETING

February 7, 2017

6:00-9:00 p.m.

Joyce Beers Community Center, Uptown Shopping District

(Located on Vermont Street between the Aladdin Restaurant and Panera Bread)

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

I. Board Meeting: Parliamentary Items/Reports: (6:00 p.m.)

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

II. Public Communication: Non-Agenda Public Comment (3 minutes); Speakers are encouraged, but not required, to fill out a public comment form, and provide them to the Secretary at the beginning of the meeting.

III. Representatives of Elected Officials: (3 minutes each)

IV. Consent Agenda:

V. Projects: Action Items (6:30 p.m.)

1. **635 ROBINSON AVENUE ("HILLCREST III NDP") – Process Two – Hillcrest--** Neighborhood Development Permit for the development of 111 residential dwelling units. 9 very low income units, 2,880 sq. ft. of commercial retail space within a 100,824 sq. ft., 7-story mixed use building with 3-levels of underground parking and a detached parking structure at 635 Robinson Avenue. The 1.00-acre site is in the MR-8—B and CN-1A zones. *DRB Motion by Wilson, seconded by Dahl: To recommend approval of the project, with two conditions; (1.) Recommend the applicant avoid white stucco for the exterior walls and consider a higher quality material for white surfaces, and; (2.) recommend the south elevation of the project feature greater architectural interest through the use of varied finishes and/or materials similar to the west (alley) elevation. Passed by a 6-0 vote. Motion by Mullaney, seconded by Dahl: In approving this project, Uptown Planners wishes to state that as a general rule it is not supportive of projects that do not have upper story setbacks; Motion failed by a 3-3 tie vote.*
2. **549 TORRANCE STREET ("TORRANCE 3 SDUs – SDP") – Process Three – Mission Hills --** Site Development Permit for public road encroachment, and construction of three new residential single dwelling units on single lots for a total of 8334 square feet of construction. The 0.56 acre site is located at 549 Torrance Street in the RS-1-1 base zone.

3. **2124-2138 FRONT STREET TENTATIVE MAP (“FRONT STREET MULTI-FAMILY TM”)** – Process Three – Bankers Hill/Park West – Tentative Map for the conversion of a Designated Historic Residence; a three-story four unit apartment building over a parking garage, to eight residential condominiums totaling 10,002 sq. ft. located at 2124-2138 Front Street. The 0.181 acre site is in the MR-1000 zone.

VI. Letters of Support: Action Items: (7:00 p.m.)

1. **LETTER OF SUPPORT FOR ST. PATRICK’S DAY PARADE – Bankers Hill/Park West & Hillcrest** – The event will take place on Saturday March 11, 2017; the parade will go north on Fifth Avenue to Robinson Street, then east on Robinson Street to Sixth Avenue, and south on Sixth Avenue to Laurel Street. There will also be a festival in Balboa Park at Sixth Avenue and Laurel Street;
2. **LETTER OF SUPPORT FOR HILLCREST MARDI GRAS: REVIVAL TOUR – Hillcrest** – The event will be held February 28, 2017, from 6:00-11:00 p.m. It will be held on University Avenue, from First Avenue to Fourth Avenue. University Avenue will be closed beginning 5:00 a.m. on the day of the event;
3. **LETTER OF SUPPORT FOR PREVENT SUICIDE WALK EVENT - Bankers Hill/Park West & Hillcrest** – The event will take place on May 20, 2017. The walk will begin at Ruocco Park in Downtown, and approximately 900 walkers will participate. The Uptown route will travel along First Avenue, University Avenue, Sixth Avenue, Laurel Street and Third Avenue. The walkers will utilize sidewalks, and obey pedestrian and traffic regulations; there will be no street closures or use of amplified equipment.

VII. Information Items: Projects: (7:15 p.m.)

1. **INDIA STREET TRAFFIC LANE REDUCTION – Middletown --** Khaman Tawfiq – City of San Diego Associate Traffic Engineer – Proposal to reduce India Street between West Laurel Street and Sassafras Street from three lanes to two lanes, and install a buffered bicycle lane on the former east traffic lane. Existing street parking will be preserved. The purpose of this project is to reduce vehicle speeds and accommodate all road users to improve safety, comfort and convenience.
2. **UPTOWN PARKING DISTRICT: Installation of Parking Meters in Hillcrest/Mission Hills & Modification of Parking Meter Hours in Hillcrest;** Presentation by Elizabeth Hannon- Uptown Community Parking District: Proposal would add parking meters to the following streets: (1.) 422-510 West Washington Street (north side); (2.) 1000 block of University Avenue (north side); (3.) 1700 block of University Avenue (north side); Hillcrest enforcement hours would shift to free in the mornings; enforcement 10:00 a.m.-8:00 p.m., Mon-Sat (except holidays).
3. **UNIVERSITY AVENUE “GAP” BICYCLE LANE PROJECT – Hillcrest** – Brian Genovese, Senior Traffic Engineer, City of San Diego -- Project will add painted bicycle lanes and 12 street trees along University Avenue between Fifth Avenue and Normal Street; 29 parking spaces will be removed from University Avenue between Sixth Avenue and Vermont Street; 20 parking spaces will be added on Essex Street; three parking spaces added on 10th Avenue; and 13 parking spaces added on Eight Avenue. The additional parking spaces on side streets will need to be approved through a petition process by property owners/residents who reside on those streets;
4. **606 WASHINGTON (“THE WHITSON”) North Hillcrest --** Doug Arthur, SENTRE Partners – “Originally built in 1986 as an 81-unit apartment community, the property at 606 Washington Street has been operating as the Sommerset Hotel for the past 20 years. With San Diegans increasingly searching for high quality, amenity-rich, and

centrally located places to live, SENTRE, a 28-year old, San Diego based real estate firm saw an opportunity to return the property to its original apartment use, creating a perfect addition to its growing "SENTRE Living" urban portfolio. Located at the crossroads of Hillcrest's major axes, SENTRE will rebrand the property as "The Whitson", paying homage to the 1908 founder of the Hillcrest Company, the principal developer of the Hillcrest neighborhood. With a reimagined, indoor-outdoor social lounge, hotel-style pool and sun deck, brand new onsite fitness center, and luxuriously reappointed unit interiors, The Whitson will provide Hillcrest residents with an upscale, boutique living experience offering modern amenities with a vintage flair."

Planning Staff/Subcommittee/Community Reports:

1. **Design Review Subcommittee Meeting:** to be announced.
2. **Historic Preservation Subcommittee,** February 27, 2017; location to be announced,
3. **Public Facilities Sub-Committee,** February 16, 2017, 5:30-7:00 p.m. at 3916 Normal Street (KTU & A Office).

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

NOTICE OF FUTURE MEETINGS

Uptown Planners: March 7, 2017, at 6:00 p.m., in the Joyce Beers Center on Vermont Street in the Uptown Shopping District;

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) 822-5103 or at leo.wikstrom@sbcglobal.net. Uptown Planners is the City's recognized advisory community planning group for the Uptown Planning Area.

*Visit our website at www.uptownplanners.org
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