



# UPTOWN PLANNERS

Uptown Community Planning Group

AGENDA

## NOTICE OF PUBLIC MEETING

February 6, 2018

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:*

**UPTOWN PLANNERS BOARD ELECTION ON MARCH 6, 2018: 6:00 – 8:00 p.m.**

**SEE ATTACHED NOTICE**

**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
- F. Special Uptown Planners meeting on February 22, 2018
- G. Announcement of Vacant Board Seat: Maya Rosas resignation.

**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. Uptown Community Planning: Potential Action Items:**

1. **UPTOWN COMMUNITY PLAN AMENDMENT – Process Five -- Uptown –**  
Presentation by Marlon Pangilinan, of City of San Diego Planning Department, of the following three draft plan amendments that were prepared at the direction of the City Council upon the approval of the Uptown Community Plan:

- a. **St. Paul's Manor Retirement Community Site – Bankers Hill/Park West:**  
Redesignate the density of the 2.1 acres on both sides of Third Avenue between Maple Street and Nutmeg Street from previous Residential High Density: 45-73 dwelling units -- to Residential Very High 74 - 109 dwelling units per acre. Redesignate the 0.69 acres located along the west side of Fourth Avenue, between Maple Street and Nutmeg Street, from Office Commercial 0-73 dwelling units per acre to Office Commercial 0-109 dwelling units per acre;

- b. **University Avenue/Park Boulevard Site** – Hillcrest: Redesignate 1.1 acres located at the northwest corner of University Avenue and Park Boulevard from Community Commercial 0-73 dwelling units per acre, to Community Commercial 0-109 dwelling units per acre;
  - c. **University Heights 30- Foot Height Limit Overlay Zone** – Apply a Community Plan Implementation Overlay Zone (CPIOZ) to allow ministerial review for development projects that do not exceed a maximum building height of 30-feet within the residential areas of the RM-2-5 zone of the University Heights neighborhood located west of Park Boulevard, east of Maryland Street, south of Mission Cliffs Drive, and north of Tyler Avenue, within the Uptown Community. Within this area development projects that exceed 30- feet would be subject to a Process 3 Site Development Permit.
2. **200-300 MAPLE STREET ANGLE PARKING CONVERSION** -- Proposal to create eight new parking spaces on the 200 block of Maple Street through converting existing parking to angle parking, and removing a red zone on the south side of the street. A blue zone angle parking space will also be created. All the adjacent property owners have signed a petition in favor of the conversion plan;
  3. **COSOY WAY COBBLE STONE GUTTER PRESERVATION** – Mission Hills – Konstantin Dubinin -- Property owner Dubinin has been requested by the city to install a concrete curb and gutter along Cosoy Way for a project he is building; and is seeking a recommendation from Uptown Planners whether the existing cobble stone gutter should be preserved instead;

**VI. Projects: Action Items: (8:00 p.m.)**

- VII. 4436 PLUMOSA WAY (“JORDAN FAMILY RESIDENCE SDP)** – Process Third -- Mission Hills – Site Development Permit for the demolition of an existing single family residence and garage structure, and construction of a new two-story residence with basement, guest quarters, and detached garage totaling garage totaling 13,290 sq. ft. The 2.74 acre site is located at 4436 Plumosa Way in the RS-1-7 zone; RS-1-1 zones. *(Design Review Subcommittee reviewed project on January 17, 2018; 2-0 vote to recommend approval.)*

**VIII. Letters of Support: Special Events: Action Items:**

1. **LETTER OF SUPPORT FOR ST. PATRICK’S DAY PARADE** – Bankers Hill/Park West & Hillcrest – The event will take place on March 17, 2018. The parade route 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: in the interest of being good neighbors, the event’s organizer has indicated: “this year all festival music speakers will be located 50 feet into the park and directed due east”;
2. **7th ANNUAL SAN DIEGO MARATHON HALF MARATHON & 5K** – Bankers Hill/Park West, Hillcrest, Mission Hills and downtown San Diego -- The event will take place on March 11, 2018; between 4:00-11:45 a.m.; the marathon course will travel through Mission Hills, Hillcrest, Bankers Hill/Park West and downtown San Diego;
3. **THE AMERICAN HEART ASSOCIATION 27<sup>TH</sup> ANNUAL HEART 7 STROKE WALK** – Bankers Hill-Park West, Hillcrest – The event begins in Balboa Park at Laurel Street & Sixth Avenue, travels north to Robinson Street, and then east to Highway 163, and south on Highway 163;

**VIII. Planning Staff/Subcommittee/Community Reports: – (8:30 p.m.)**

1. **Election Committee & Procedure** – Action Item -- Appointment of Election Committee, and discussion of noticing and procedures for the board election on March 6, 2018; three seats up for election;

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

**NOTICE OF UPTOWN PLANNERS SPECIAL MEETING :**

**Uptown Planners Special Meeting:** February 22, 2018; St. Paul's Cathedral "Great Hall" on 2700 Fifth Avenue, 6:00-9:00 P.M.;

(1.) **Olive Street Park Project** – Bankers Hill/Park West – Action Item -- Presentation by City of San Diego Public Works Department -- Yovanna Lewis, Project Manager – Project consist of design and construction of an approximately 0.60 acre neighborhood park, Consultants for the project, KTU+A, and city staff will present the draft plans for the new Olive Street Park located at Third Avenue & Olive Street; which will also include the San Diego AIDS Memorial. Uptown Planners serves as the advisory committee for the City of San Diego's Park & Recreation Committee for this project, which in turn makes a recommendation to the Mayor regarding the project;

(2.) **Sixth Avenue & Olive Street Project SDP ("6<sup>th</sup> & Olive Street")** – Bankers Hill/Park West – Informational Item -- Proposal to amend an approved site development permit (SDP) and revise a previously approved project (2011) for a 159-foot high building with 65 condominiums. The revised project would be 225-feet in height, with 204 apartment units (including 18 affordable housing units). The project seeks two density bonuses of 38.75%, and 12% respectively. The new project also requests three deviations as incentives: (1.) A zero set back along Olive Street; (2.) The waiver of the requirement of a 15-foot setback on Sixth Avenue; (3.) and the waiver of the requirement of a visibility triangle at the intersection of Fifth Avenue & Olive Street. An additional waiver is sought from the requirement for an onsite loading zone; instead an off-site loading zone would be placed on Olive Street.

**Uptown Planners Meeting & Notice of Board Election:** March 6, 2018, at 6:00 p.m., in the Joyce Beers Center on Vermont Street in the Uptown Shopping District;

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**UPTOWN PLANNERS  
NOTICE OF BOARD ELECTION**

Tuesday, March 6, 2018 – 6:00 p.m.

Three seats will be filled at the election on March 6, 2018 for board terms of four years; which will begin on April 3, 2018.

Qualifications to be Candidate: To be qualified to run for Uptown Planners a candidate must: (1.) be a resident, property owner, or business owner, operator, or designee, within the Uptown Community Planning area; (2.) and have attended three meetings of board of Uptown Planners within the prior 12 months prior to the meeting on March 6, 2018, (3.) and have a election application on file with the Secretary by February 28, 2017 (*this date is subject to revision by the board at its February 6, 2017 meeting*);

Who May Vote on March 6, 2018: To vote an individual must present identification proving residency, property ownership, or business ownership in Uptown: Identification can 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 acceptable.

When to Vote: Ballots will be handed to eligible voters, upon presentation of proper identification, once the March 6th meeting is called to order. As a courtesy, it is suggested that before completing the ballot, voters first listen to the three minutes statements each candidate will make regarding their qualifications and reasons they would like to serve, or continue to serve, on the Board.

Election Ballots: The names of all the announced candidates will be listed on the ballot. **A voter may vote for up to three candidates.** A vote for a candidate is made by circling their name on the ballot. If more than three names are circled, the ballot will be ruled invalid.

Close of Voting: Once the voting is over, the election committee will then count the ballots at a table in the back of the room. All individuals present in the room will be able to observe, but no one is permitted to participate and interfere with the work of the election committee.

Announcement of Results: After counting the ballots, the election committee will seal the counted ballots in a plastic bag, and present them to the full board. They will be placed on the table in full public view, should further review become necessary it will be done under the supervision of the Board.

At an appropriate time during the meeting, the results will be read by the chair. The three candidates who receive the most votes will be seated at the April 3, 2018 meeting.

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**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](mailto:leo.wikstrom@sbcglobal.net). Uptown Planners is the City's recognized advisory community planning group for the Uptown Planning Area.

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