

# QUINCE APARTMENTS

*San Diego Planning Commission –  
Appeal Hearing*

September 28, 2023



# AGENDA

- Project Overview
- Architecture and Design
- Project Location
- Uptown Community Plan Consistency

# Project Overview

- Processed via Complete Communities Housing Solutions Regulations
- 262 multi-family units (studio to three-bedroom)
  - 22 affordable units
  - Average unit size: 810 sf
- Resident amenities
  - Coworking space, gym, pool/spa, lounge, outdoor terrace with fire pits, on-site eBike fleet
- 5,631 sf neighborhood-serving commercial space
- 6,500 sf ground-floor open-air plaza
- Subterranean parking to protect canyon views
  - 128 bicycle parking spaces
    - In-unit on-demand bicycle rack installation
    - Secure bicycle storage and eBike charging
  - 27 motorcycle parking spaces
  - 266 vehicle parking spaces
    - 75% of vehicle parking spaces EV charging capable

# Architecture and Design

## *Open Air Plaza*



# Architecture and Design

## *Inspiration*



*Alicante Condos*



*Irving Gill - La Jolla Woman's Club*

# Architecture and Design

## *Fourth Avenue Elevation*





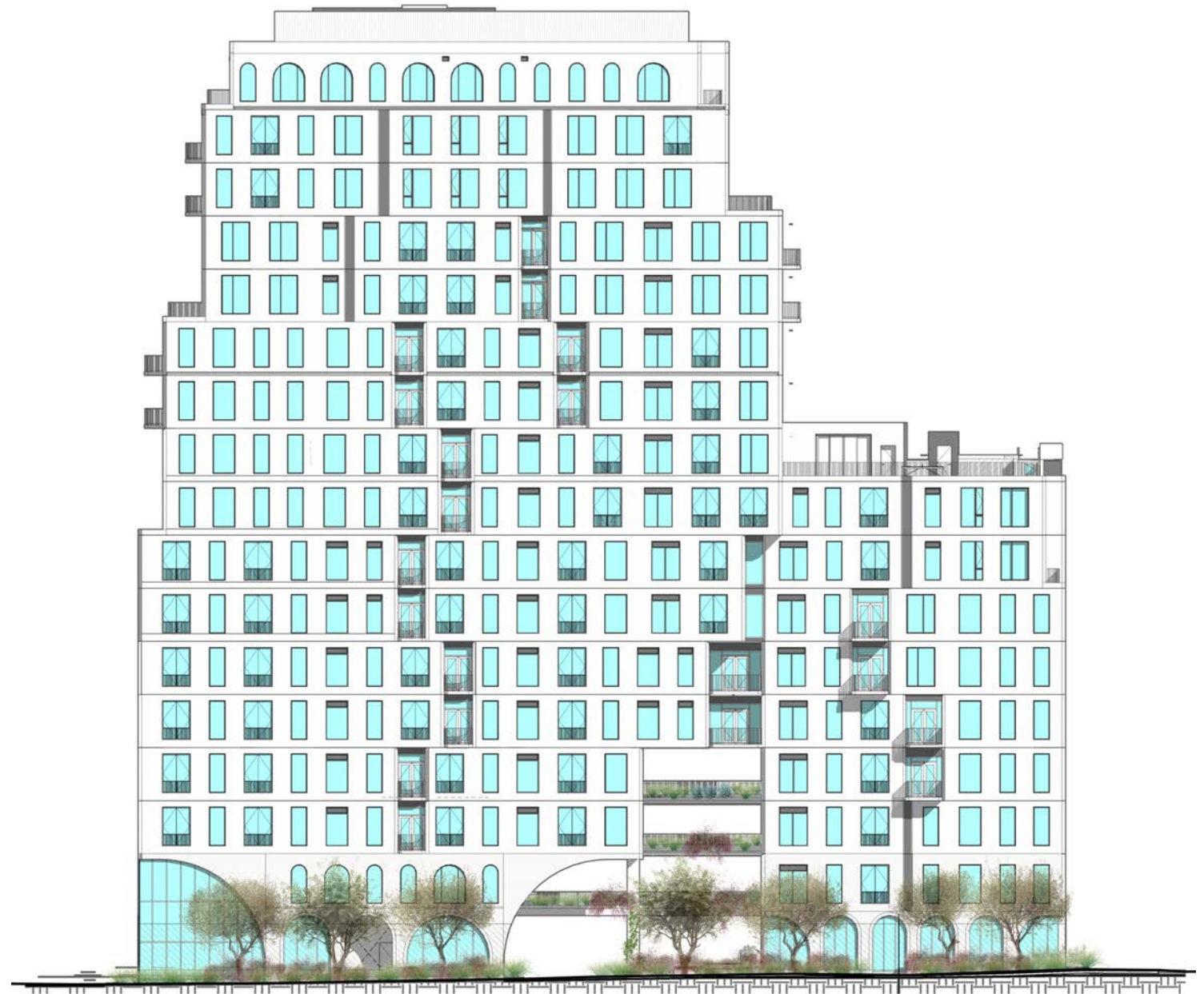






# Architecture and Design

## *Spruce Street Elevation*





# Architecture and Design

## *Third Avenue Elevation*



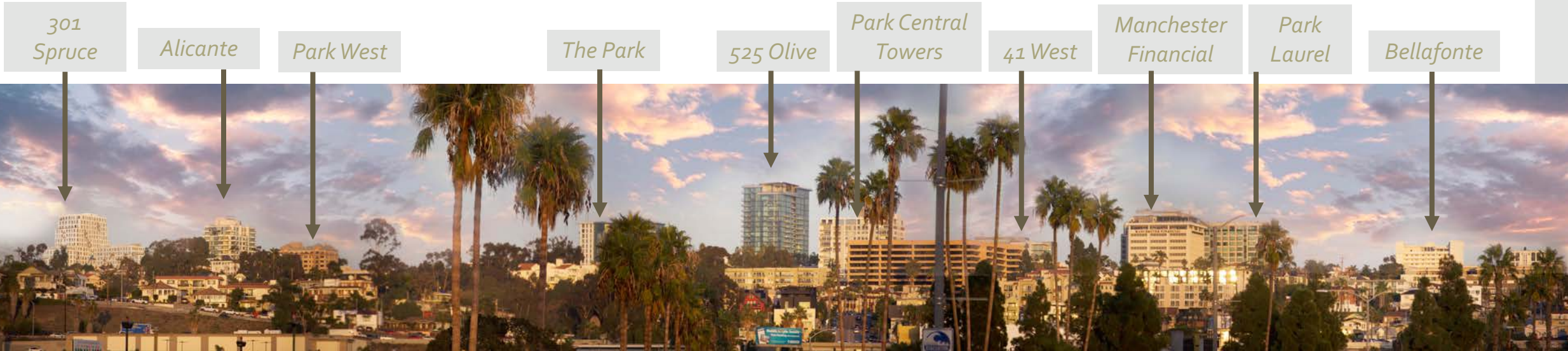
# Project Location

## *Evolving Uptown Skyline*



*View looking north along Fourth Avenue*

# Project Location *Evolving Uptown Skyline*



# Project Outreach

- 1) December 13, 2021 - Bankers Hill Design Review Committee
  - Informational Item
- 2) June 7, 2022 - Uptown Planners
  - Informational Item
- 3) December 6, 2022 - Uptown Planners
  - Action Item
  - Motion to approve the project as presented failed 4-7-1.
- 4) January 7, 2023 - Uptown Planners Design Review Committee
  - Action Item
  - DRC voted 3-0 to recommend against the project.
- 5) February 21, 2023 - Uptown Planners
  - Action Item
  - Motion to reject request for a NDP passed 8-2-1.
  - Motion to appeal the project approval, if approved, passed 11-1-1.

# Project Location

*Not Adjacent to Maple Canyon*





# Project Location

## No Steep Hillsides

- SDMC Section 113.0103 Definition of Steep Hillside:

Steep hillside means all lands that have a slope **with a natural gradient of 25 percent** (4 feet of horizontal distance for every 1 foot of vertical distance) or greater and **a minimum elevation differential of 50 feet**, or a natural gradient of 200 percent (1 foot of horizontal distance for every 2 feet of vertical distance) or greater and a minimum elevation differential of 10 feet.  
[emphasis added]

- Project:
  - Natural slopes do not exceed 25% gradient
  - Maximum slope height = 40.9 feet

# Uptown Community Plan

## *Guiding Principles*

- Maintain distinctive neighborhoods by preserving the qualities and resources that make Uptown unique.
- Encourage development diversity by maintaining the demographic, architectural, and economic diversity that have contributed to Uptown's vitality and aesthetic vibrancy.
- Recognize the environmental, visual, and recreational value of Uptown's natural canyon landscape.
- Develop an urban form that respects neighborhood context through appropriate scale and transitions between existing and infill development and promotes sustainability.

THANK YOU

