



UPTOWN PLANNERS

Uptown Community Planning Committee

AGENDA

NOTICE OF PUBLIC MEETING

April 1, 2008 (Tuesday) – 6:00 p.m.

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

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

- A. Introductions
- B. Election of Officers
- C. Adoption of Agenda and Rules of Order
- D. Approval of Minutes
- E. Treasurer's Report
- F. Website Report
- G. Chair/ CPC Report/ Bread & Cie Patio Enclosure Issue

II. 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. **(6:20 p.m.)**

III. Representatives of Elected Officials: (3 minutes each) **(6:30 p.m.)**

IV. Consent Agenda: Members Present; Ernestine Bonn, Janet O'Dea, Jay Hyde, Marilee Kapsa, Ian Epley, Steve Satz, Leo Wilson **(6:45 p.m.)**

- 1. 4178 FALCON STREET NDP ("SAFDIE/RABINES RESIDENCE NDP)** – Mission Hills – Neighborhood Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 4,488 sq. ft. single family residence on a 0.23 acres site at 4178 Falcon Street in the RS-1-7 & RS-1-1 Zone.; FAA Part 77 Flight Path Notification. (Motion to approve by Hyde, second by Kapsa to place on consent – passed 6 – 0 – 1ca)
- 2. 4257 THIRD AVENUE MAP WAIVER** – Process Three – North Hillcrest – Application to waive the requirements of a tentative map and under grounding overhead utilities to create five residential condominiums on a 0.11 acre site with the street address of 4257 Third Avenue, in the MR-800B Zone; FAA Part 77. (Motion to approve by Kapsa, second by Hyde to place on consent subject to the standard conditions for condominium conversions – passed 6 – 0 – 1ca)
- 3. 4041 IBIS STREET NUP ("T-MOBILE GREEN MANOR") – Process Four** – Mission Hills – Neighborhood Use Permit to replace existing equipment cabinets, and swap four existing antennas with four new antennas located on an existing 12 story building in the MCCPD – CN-2A Zone; FAA Flight Path 77. (Motion to approve by Satz, second by Epley to place on consent subject to the standard conditions for condominium conversions – passed 6 – 0 – 1ca)

V. Information Item (6:45 p.m.)

- 1. Presidio Canyon Redirection of Flow Study** – Metropolitan Wastewater Department – Study to determine if it is technically and financially feasible to redirect sewage flow out of three small canyons areas on the western edge of Mission Hills into water mains in the City right-of-way.

2. **San Diego Housing Commission Report: Affordable Housing Fund** – Lisa Wolfe, Program Analyst, San Diego Housing Commission. **(6:55 p.m.)**

VI. Action Item: Projects

1. **OLIVE STREET PROPERTY** – Bankers Hill/ Park West -- Stacey LoMedico, Park and Recreation Department Director – Recommendation sought on use of a 16,000 sq. ft. property owned by the City of San Diego, located at the corner of Third Avenue and Olive Street. Pursuant to a Revocable Permit Agreement entered into in 1961, an adjoining property owner was allowed to maintain the site as a public park in exchange for access to their property over the site. **(7:10 p.m.)**
2. **FIFTH AND THORN SDP AND TENTATIVE MAP – (Process Four)** -- Bankers Hill/Park West – Site Development Permit and Tentative Map to demolish existing structures and construct 100 residential condominiums with affordable units in a 14 story building on a 0.93 acre site at 3255 Fourth Avenue in the CV-1 and NP-1 Zone: Tandem Parking Overlay Zone; Transit Overlay Zone. **(7:40 p.m.)**
3. **3520 DOVE STREET (“PETRIE TM/ VACATION”) – (Process Five)** – Site Development Permit for Environmentally Sensitive Lands, Rezone from RS-1-1 & RS-1-7 to RS-1-4, Tentative Map to create two parcels from one existing 0.63 acre site, Public Right of Way Vacation to vacate a portion of Walnut Avenue and Eagle Street. **(8:10 p.m.)**
4. **REQUEST FOR LETTER OF SUPPORT FOR UNION TRIBUNE RACE FOR LITERACY.**

VII. Subcommittee and Balboa Park Committee Representative Status Reports /Other Business: **(8:40 p.m.)**

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

IX. NOTICE OF FUTURE MEETINGS

Design Review Subcommittee: Next meeting: April 21, 2008, at 5:00 p. m. at the “Great Hall” at St. Paul’s Cathedral located, at 2750 Fifth Avenue in Bankers Hill/ Park West.

Historic Resources Subcommittee: Next meeting will be Tuesday, April 15, 2008, at 1:15 p.m., at Jimmy Carter’s Restaurant in Bankers Hill/ Park West.

Uptown Planners: Next meeting: Tuesday, May 6, 2008 at 6:00 p. m. at the Joyce Beers Community Center, Hillcrest.

Note: All times listed are estimates only: 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.com for meeting agendas and other information



THE CITY OF SAN DIEGO

March 13, 2008

Via email: john.petrie@sbcglobal.net

John Randal Petrie
3520 Dove Court
San Diego, CA 92103

Dear Mr. Petrie:

Subject: Petrie Tentative Map/Vacation - Seventh Project Assessment Letter
Project No. 18262; Job Order No. 42-2010; Uptown Community Plan area

The Development Services Department has completed the second review of the above referenced project.

- A request for a Site Development Permit for Environmentally Sensitive Lands, Rezone from RS-1-1 & RS-1-7 to RS-1-4, Tentative Map, and Public Right-of-Way Vacation.
- Note that this current review encompasses the addition of a proposed remodel to the existing residence at 3520 Dove Court. The prior reviews only included the improvements required to construct a new residence on a proposed new lot adjacent to 3520 Dove Court.

Attached to this assessment letter is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines and outside agencies. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

I. REQUIRED APPROVALS/FINDINGS - Your project as currently proposed requires the processing of:

▪ **Required approvals:**

- Process 3 - Site Development Permit and Tentative Map
- Process 5 - Rezone and Public Right-of Way Vacation

- In accordance with the “Consolidation of Processing” requirements within Land Development Code Section 112.0103, the above approvals must be consolidated to the highest decisionmaker, which in this case is a Process 5 decision by the City Council. Prior to the City Council hearing, the project must be scheduled for Planning Commission for a recommendation to the City Council.

II. SIGNIFICANT PROJECT ISSUES: The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report (attached). Please note that although the Cycle Issues Report is long, the majority of this Report reflects items that have been cleared, or draft conditions of approval from various disciplines. The actual remaining items to be addressed are small in number, and are summarized below:

- Remaining issues include: minor map and easement modifications; minor modifications to the Biology Report update dated December 18, 2007; addressing remaining Fire issues; and presenting to and obtaining a current recommendation from the Uptown Planners (which reflects the addition of the existing residence remodel in the proposed project).

III. STUDIES/REPORTS REQUIRED: The Biology Report needs to be modified per the comments from LDR-Environmental (minor modifications). Reference the attached Submittal Requirements Report (Enclosure 3).

IV. PROJECT ACCOUNT STATUS: Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$57,721.18 billed to date. Based on the processing point, unresolved issues, level of controversy of your project, and current account balance of -\$8,721.18, an additional deposit of \$12,000 will be required with your resubmittal (see attached Invoice #243039). This amount will also cover the deficit of -\$8,721.18. Your attention to this deficit is greatly appreciated.

During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

- V. RESUBMITTALS/NEXT STEPS:** When you are ready to resubmit, please phone (619) 446-5300 and request an appointment for a “Submittal-Discretionary Resubmittal.” Resubmittals may also be done on a walk-in basis, however you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, provide the following:

A. Plans and Reports: 4 of sets of plans as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size. Two (2) sets of the reports are required.

B. Cycle Issues Report response letter: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

- VI. COMMUNITY PLANNING GROUP:** Staff provides the decision maker with the recommendation from your locally recognized community planning group. If you have not already done so, please contact Leo Wilson, Chairperson of the Uptown Planners, at (619) 231-4495 to schedule your project for a recommendation from the group. If you have already obtained a recommendation from the community planning group, in your resubmittal, if applicable, please indicate how your project incorporates any input suggested to you by the community planning group.

Bulletin 620 which is available on our department website at <http://www.sandiego.gov/development-services/>, provides some valuable information about the advisory role the Community Planning Group. For your reference, Council Policy 600-24 available on the City website at <http://clerkdoc.sannet.gov/Website/council-policy>, provides “Standard Operating procedures and Responsibilities of recognized Community Planning Committees”.

- VII. STAFF REVIEW TEAM:** Should you require clarification about specific comments

John Petrie
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from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the attached Cycle Issues Report.

In conclusion, please note that information forms and bulletins, project submittal requirements, and, the Land Development Code, may be accessed on line at <http://www.ci.sandiego.ca.us/development-services/industry/forms.shtml>. Many land use plans for the various community groups throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/profiles/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5278 or via e-mail at msokolowski@sandiego.gov (preferred).

Sincerely,

Michelle Sokolowski
Development Project Manager

MS:mas

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report
3. Invoice No. 243039

cc: File
Leo Wilson, Chair, Uptown Planners (via email)
Reviewing Staff (via email)



THE CITY OF SAN DIEGO

February 13, 2008

Janay Kruger
Kruger Development Co.
4660 La Jolla Village Drive
Suite 1080
San Diego, CA 92122

Dear Ms. Kruger:

Subject: 5th and Thorn Third Assessment Letter; Project No. 105703; Job Order No. 42-6582

The Development Services Department has completed the third review of the above referenced project.

- Site Development Permit and Tentative Map to demolish existing structures and construct 100 residential condominium units, with affordable housing units, on a 0.93-acre site located between 4th Avenue and 5th Avenue, south of Thorn Street, in the Uptown Community Plan area.

Attached to this assessment letter is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines, outside agencies and the community planning group. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

I. REQUIRED APPROVALS/FINDINGS - Your project as currently proposed requires the processing of:



Development Services

1222 First Avenue, MS 501 • San Diego, CA 92101-4155

Tel (619) 446-5460

- **Required approvals:** The project as proposed requires you to process a Site Development Permit (SDP) and Tentative Map (TM). When more than one approval and process type is required, the approvals are combined for processing and would be heard by the highest decision maker required for those approvals. The requested SDP and TM would require a Process Four, Planning Commission decision.
- **Required Findings:** In order to recommend approval of your project, all required permit findings must be made. These findings were sent to you previously in the first Assessment Letter.

II. SIGNIFICANT PROJECT ISSUES: The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

KEY ISSUES:

LDR-Planning: Clarification is required regarding the proposed FAR, density calculations, street yard area and offsetting plane requirements.

LDR-Engineering: It appears that there may be encroachments greater than four feet into the Thorn Street and 5th Avenue rights-of-way, please see Engineering's comments for more details.

Fire-Plans Officer: Please call Bob Medan at (619) 446-5444 to discuss the fire requirements for this project.

LDR-Environmental: The project as proposed will most likely require the preparation of a Mitigated Negative Declaration. Additional information, including a Phase I Environmental Site Assessment, is required for Environmental staff to confirm this decision.

Housing Commission: Ann Kern with the San Diego Housing Commission has indicated that discussions are still underway to determine how the inclusionary housing requirements will be met. Please describe any decisions that have been made in your resubmittal cover letter.

LDR-Landscaping: Please provide the various corrections/clarifications requested.

LDR-Transportation Development: Please provide the parking clarifications requested, including information regarding gained/lost on-street parking spaces.

Long Range Planning-Historic Review: The previous reviewer, Mike Tudury, is no longer the Historic reviewer for this project. Prior to this review cycle, the applicant submitted an addendum to the original Historic Report dated May 2007. Please provide evidence that this report was accepted by staff outside of the review cycle, which may include relevant email communications or letters.

- III. STUDIES/REPORTS REQUIRED:** Please provide two (2) copies of the Phase I Environmental Site Assessment for the project site. Also, if there are any changes or updates to the historic report, please provide four (4) copies of that report.
- IV. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status, however, our records show approximately \$4,000 remaining in your deposit account. No additional deposit is required at this time. During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.
- V. TIMELINE:**
Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal and to project a potential timeline for a hearing date. Your next review cycle should take approximately 30 days to complete.
- VI. RESUBMITTALS/NEXT STEPS:** When you are ready to resubmit, please telephone (619) 446-5300 and request an appointment for a "Submittal-Discretionary Resubmittal." Resubmittals may also be done on a walk-in basis, however you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, provide the following:
- A. Plans and Reports: Twelve (12) sets of plans as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size. Please also provide the studies requested above in Item III and in the attached Submittal Requirements Report.
- B. Cycle Issues Report response letter: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate.

If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

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In conclusion, please note that information forms and bulletins, project submittal requirements, and, the Land Development Code, may be accessed on line at <http://www.ci.sandiego.ca.us/development-services/industry/forms.shtml>. Many land use plans for the various community groups throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/profiles/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5103 or via e-mail at pgodwin@sandiego.gov.

Sincerely,



Paul Godwin
Development Project Manager

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Janay Kruger
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Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File
Project Management Administrative Aide
Leo Wilson, Chair, Uptown Community Planning Group
Reviewing Staff (Assessment letter only)