



UPTOWN PLANNERS

Uptown Community Planning Committee

NOTICE OF PUBLIC MEETING

Tuesday, November 7, 2006– 6:00 p.m.

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

- I. **Parliamentary Items (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. Announcement of Vacant Seat
- II. **Public Communications** - Non-Agenda Public Comment (3 minutes each). Please fill out a Public Comment Sheet and give it to the Secretary prior to the meeting. **(6:15 p.m.)**
- IV. **Elected Official Representatives (3 minutes each) (6:25 p.m.)**
- V. **Consent Agenda:** Members Present – Ernie Bonn, Ian Epley, Jim Sidorick, Roy Dahl, Ruth Harrison, Mary Wendorf, Peggy Mazzella, Leo Wilson. **(6:35 p.m.)**
 1. **1047 UNIVERSITY MAP WAIVER – (Process Three) – Self Certification Submittal**
– Map Waiver application to waive the requirements of a tentative map and to underground overhead utilities to create seven commercial condominiums on a 0.19 acre site at 1047 University Avenue in the CN-2A Zone; Residential Tandem Parking Overlay Zone; Transit Area Overlay Zone. **(DRS recommended approval and placement on consent, the DRS recommends that (1.) the applicant consider having the property historically designated, (2.) also look at obtaining a grant for storefront improvements, and (3.) the condition that delivery vehicles use the alley in the back for deliveries: Vote: 6-0-1)**
 2. **1601 POLK AVENUE MAP WAIVER – (Process Three) – Sustainable Building Expedite** --Hillcrest – Map Waiver application to waive the requirements of a tentative map and to under ground overhead utilities to create six residential condominium units (under construction) on a 7,000 sq. ft. site at 1605 Polk Avenue in the MR-800B Zone. **(DRS recommended approval and placement on consent, subject to the standard conditions that apply to condominium conversions: Vote 5-1-1; Mary Wendorf requested to be recorded as a no vote in protest over the lack of public review of the demolition of the previously existing structures on the site.)**
 3. **4081 NORMAL STREET MAP WAIVER – (Process Three) – Sustainable Building Expedite** – Hillcrest – Map Waiver application to waive the requirements for a tentative map and to underground overhead utilities to create six residential condominium units (under construction) on a 7,000 sq. ft. site at 4081-89 Normal Street in the MR-800B Zone. **(DRS recommended approval and placement on consent, subject to the standard conditions that apply to condominium conversions: Vote 5-1-1- Mary Wendorf requested to be recorded as a no vote in protest over the lack of public review of the demolition of the previously existing structures on the site.)**
- VI. **Information Item -- (6:45 p.m.)**

1. **1. ST. PAUL'S CATHEDRAL/ CLB PARTNERS** – Bankers Hill/Park West – Proposal to construct two high rise mixed use buildings: (1.) On the corner of Sixth Avenue and Olive Streets – will contain 57 residential units and office space for St. Paul's Cathedral; (2.) On the corner of Fifth Avenue and Nutmeg Street –will contain 112 condominium units and 15,000 sq. ft. of commercial space. Project will incorporate green features; La Modern Apartments on the corner of Sixth Avenue and Nutmeg will be preserved as affordable housing; approximately 415 parking spaces; Airport Approach Overlay Zone

VII. Action Items (7:15 p.m.)

1. **BILLINGSLEY RESIDENCE – (Process Five)** - Mission Hills – Neighborhood Development Permit and Public Right of Way Vacation for the construction of a 7,439 square feet single-family residence on a vacant 1.3 acre lot, with a carport in an existing public right of way at 4285 Goldfinch Street in the RS-1-1 Zone. **(DRS recommendation to approve with a request the applicant inform the neighbors of the current application and Uptown Planners meeting: Vote 5-1-1) (7:30 p.m.)**
2. **1274 ESSEX STREET TENTATIVE MAP – (Process Four)** – Hillcrest – Tentative Map to convert six existing residential units to condominiums, located a 0.101 site at 1274 Essex Street, in the MR-1000 Zone. **(DRB recommendation to approve with the following conditions: (1.) proper notice be posted on the building, (2.) sidewalks be enhanced by the use of pavers, colored pavement, and other modifications, (3.) windows be upgraded, possibly using glazed materials (3.) trash area be enclosed and secured, (4.) design be changed to reflect more of a craftsman look, with less tile, (5.) noise mitigation measures be incorporated into the project, (6.) the landscaping be improved, even if it requires loss of a parking space in the front of the building, (7.) applicant should consider incorporating solar panels into the project, (8.) onsite affordable housing be provided, (9.) standard conditions that apply to condominium conversions.: Vote 6-0-1) (7:45 p.m.)**

VIII. Subcommittee Reports/Community Organization Reports/Information Items (8:00 p.m.) Proposal to establish a Historic Resources/Preservation Subcommittee.

IX. Urgent Non-Agenda Items – Items may be initiated by a member or subcommittee, and added to the agenda by the Chair prior to the meeting.

X. Future Meetings/ Adjournment (8:15 p.m.)

Urban Design and Historic Resource Subcommittee: Next meeting: **Monday, November 13, 2006 at 5:00 p. m.** at St. Paul's Cathedral "Great Hall", 2750 5th Avenue at Nutmeg Street, Park West.

Uptown Planners: Next meeting: **Tuesday, December 5, 2006 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.

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