



UPTOWN PLANNERS

Uptown Community Planning Committee

NOTICE OF PUBLIC MEETING

Tuesday, September 5, 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
 - i. Draft Housing Element of General Plan
 - ii. Brown Act Issues
- 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.)**
 - A. Todd Gloria, Hon. Susan Davis, Member of Congress
 - B. Jeffrey Tom, City Councilmember Toni Atkins (Third District)
 - C. James Lawson, Councilmember Kevin Falconer (Second District)
 - D. Jason Weiss, State Senator Chris Kehoe
 - E. Joe Kocurek, Assembly Member Lori Saldana
- V. **Consent Agenda:** Members Present – Jay Hyde, Peggy Mazzella, Ian Epley, Leo Wilson, Ernie Bonn, Steve Satz, Janet O'Dea, Jim Sidorick, Marilee Kapsa, Mary Wendorf: **(6:40 p.m.)**
 1. **BLOCK RESIDENTIAL GARAGE NDP – (Process Three)** – North Hillcrest – Variance to replace an existing 292 sq. ft. non-conforming garage with a 420 sq. ft. two-car garage within the required rear and side yard setback on a 10,500 sq. ft. site in the RS-1-5 Zone at 8536 Seventh Avenue. **(Motion to approve 9 – 0 – 1: O'Dea, Kapsa).**
 2. **HUNT RESIDENCE SDP – (Process Three)** – Mission Hills – Site Development Permit to build a retaining wall on a 39, 949 sq. ft. site with an existing single family residence, located at 4455 Hemosa Way in the RS-1-1 Zone. **(Motion to approve: 9 – 0 – 1: Mazzella, Satz: With condition that a grid be installed that will permit landscaping to grow on the retaining wall.)**
 3. **115 THORN TENTATIVE MAP – (Process Four)** Bankers Hill/Park West – Tentative Map to create six residential condominiums (under construction) on a 0.162 acre site at 115 Thorn Street in the MR-1000. **(Motion to approve: 8 - 0 – 1: Mazzella, Sidorick: Subject to the standard five conditions applicable to condominium conversions.)**
- VI. **Informational Items (6:45 p.m.)**
 1. **WEST LEWIS STREET PLANNED DISTRICT ORDINANCE** – Mission Hills -- informational presentation by planning staff about the possible abolition of the West

Lewis PDO and instead making the area within the district subject to the City's Land Development Code regulations.

VII. Action Items (7:05 p.m.)

1. **3853 KETTNER BLVD. MW – (Process Three)** – Middleton – Map Waiver application to waive the requirements of a Tentative Map to convert Four residential units to condominiums, located on a 0.13 acre site at 3852 Kettner Boulevard in the MR-1500 Zone; Airport Approach Overlay Zone. (Continued from Aug 1, 2006 Board meeting) **(7:20 p.m.)**
2. **BUCHANAN CANYON: SEWER 7 WATER GROUP NO. 689 SITE DEVELOPMENT PERMIT – (Process Three)** -- University Heights – Replacement of 9,868 Linear Feet (LF) of sewer main and 3,003 Linear Feet (LF) of water main located within portions of Buchanan Canyon, the PROW of Ninth & Tenth Avenue, Johnson Avenue, Hayes Avenue, Lincoln Avenue, Vermont Street, Oneida Place, Oneida Way and their alleys and construction of a permanent access corridor. Brush Zones ("33"), Sensitive Biological Resources, Steep Hillides, RS-1-7. **(7:40 p.m.)**
3. **SEVENTH AVENUE AND BROOKS SEWER PROJECT SDP – (Process Three)** – Hillcrest – Re-submittal Public Project --Site Development Permit JO #140131 – Replacement and relocation of clay sewer pipeline in a canyon located at Brooks Street between Sixth Avenue and SR-163. The site is zoned RS-1-5; Transit Area Overlay Zone; Residential Tandem Parking; Sensitive Biological Resources. (Motion to approve: 8 – 0 – 1: Kapsa, Epley) **(8:00 p.m.)**
4. **3976 and 3968 DOVE STREET MAP WAIVERS – (Process Three)** – Map waiver application to waive the requirements for a Tentative Map for five residential condominium units and one commercial condominium unit under construction at 3976 Doves Street, and four residential condominium units under construction at 3968 Dove Street, at a 5,750 sq. ft. site in the CN-2A Zone. (Motion to approve 4 – 2 – 1: Epley, Hyde) **(8:15 p.m.)**
5. **BOMBAY SIDEWALK CAFÉ – (Process Two)** – Hillcrest – Neighborhood Use Permit for a 308 sq. ft. sidewalk café for an existing restaurant at 3964 Fifth Avenue in the CN-1A Zone. (Motion to approve: Hyde, O'Dea, with condition that: (1.) the boundary of the café be aligned with the neighboring outdoor business outdoor facilities, and (2.) the recommendation that smoking not be permitted in the outdoor café.) **(8:25 p.m.)**
6. **4250 FOURTH AVENUE TENTATIVE MAP – (Process Four)** – Hillcrest – Tentative Map to convert 126 existing residential units to condominiums and to waive the requirement to underground utilities on a site located at 4053 Fourth Avenue in the MR-800B Zone. (Continued from Mar 13, 2006 Board meeting). **(8:40 p.m.)**

VIII. Special Item and Board Member Resolutions (9:00 p.m.)

1. **Mike Singleton:** –for initial parcel check at DSD to encourage early review and use by applicants and property Request that Uptown Planners also recommend that the Uptown Cultural Resource Plan be used as a basis owners in making development decisions concerning their property.
2. **Ernestine Bonn** – That Development Services provide Uptown Planners 10 at least 10 day notice prior to the issuance of a demolition or construction permit for a structure built 45 years or more from the date of permit application.

IX. Subcommittee Reports/Community Organization Reports/Information Items (9:20 p.m.)

1. **Public Facilities Subcommittee Recommendations**

- a. **Host a visionary workshop to discuss public facilities in Uptown;**
- b. **Support application for a Caltrans grant for Washington Street traffic study;**
- c. **Write letter to City requested park fee requirements be adjusted to reflect current costs of acquisition.**

X. 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.

XI. Future Meetings/ Adjournment (9:30 p.m.)

Urban Design and Historic Resource Subcommittee: Next meeting: **Monday, September 18, 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, October 3, 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.

Visit our website at www.uptownplanners.org for meeting agendas and other information