



UPTOWN PLANNERS

Uptown Community Planning Committee

AGENDA

NOTICE OF PUBLIC MEETING

December 2, 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. Adoption of Agenda and Rules of Order
- C. Approval of Minutes
- D. Treasurer's Report
- E. Website Report
- F. Chair/ CPC Report

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. **(6:15 p.m.)**

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

IV. Consent Agenda: (6:45 p.m.) *Design Review Subcommittee Members Present at the November 18th meeting: Ernie Bonn, David Gatzke, Jay Hyde, Janet O'Dea, Leo Wilson, Roy Dahl, Marilee Kapsa*

- 1. 330 WASHINGTON ("HILLCREST SHELL CUP") – Process Three** -- North Hillcrest --Conditional Use Permit to demolish existing store and construct a 2,178 sq. ft. convenience store and 900 sq. ft. car wash for an existing gas station on o a 0.37 acre site at 330 Washington Street in the CB-1A Zone; FAA Part 77; Residential Tandem Parking; Transit Area; FAA Notification Overlay Zone.
- 2. 2195 WEST CALIFORNIA STREET ("RAY HOUSE SEWER EASEMENT ABANDONMENT") – Process Three** -- Middleton – Sewer Easement Abandonment in Parcel Two of Parcel Map 12562 with the street address of 2195 West California Street; RS-1-7; Airport Approach Overlay Zone; Steep Hillside; Geo 53; FAA Part 77.

V. Information Items: None

VI. Action Item: Limited Preliminary Review: (6:50 p.m.)

- 1. 301 UNIVERSITY ("HILLCREST BOUTIQUE HOTEL")** – Hillcrest – Proposed project would be a boutique hotel with 140/150 rooms, and include upscale restaurant, lounge, rooftop bar, and banquet and meeting rooms. The height would be 72 feet at the roof parapet, with a slightly taller elevator shaft for access to rooftop bar. There will be a plaza and fountain at the corner of Third and

University Avenues; the third floor of the hotel on Third Avenue will be set back 60 feet to accommodate a third floor pool. There will be two floors of underground parking; the existing alley way will be re-routed west to Third Avenue.

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

1. **4147 BACHMAN MAP WAIVER – Process Three** – North Hillcrest -- Map Waver application to waive the requirements of a Tentative Map and under grounding of overhead utilities to create four residential condominiums (under construction) on a 0.11 acre site at 4147 Bachman Place in the MR – 800B Zone; Residential Tandem Parking; Transit Area; FAA Part 77

VIII. Subcommittee Reports: Action/ Information Items (7:30 p.m.)

1. Public Facilities Subcommittee – Action Items:

A. Proposed Motion: West Maple Street and West Lewis Street Mini-Parks:

1. The West Maple Canyon and West Lewis Street Mini-Parks are small parcels of undeveloped land which are adjacent, and overlook, open space canyons containing environmentally sensitive lands;
2. There should be no major physical improvements to either parcel that would detract from their unique character as scenic overlooks, and no physical/man made improvements should be made in the canyon open space itself, except the planting of native vegetation to stabilize the surface and prevent slope erosion;
3. Both sites should be planted with natural, drought resistant vegetation, which will require limited maintenance and upkeep; which should be planted in a manner so that it serves as a barrier that will discourage individuals from accessing the open space through the parcels. This will help prevent erosion and disturbance to sensitive biological resources;
4. Any improvements made should be done in a manner that will discourage transients loitering and lodging on the parcels; the local community should decide whether benches or seating areas should be allowed;
5. In accordance with the above, the current designs for both the West Maple Canyon and West Lewis Mini-Park should be revised so that major physical improvements, such as concrete walkways and planters, bridges and overlooks, and other improvements that are not compatible with the scenic overlook/ natural open space character of each parcel are removed;
6. This should result in a significant reduction in the costs for development of each proposed mini-park. The funds saved should be directed into developing more active use parks in the respective communities (Mission Hills and Bankers Hill/ Park West) that each mini-park is located.

B. Proposed Motion: Approval Letter Re: Changes to Manner in Which Development Impact Fees are calculated for Uptown:

Recommendation that the assessment of developer impact fees in Uptown be calculated based on square footage instead of a flat fee per unit.

2. Other Subcommittee Reports

IX. Board Member/ Community Organization Reports

X. Adjournment. (8:00 p.m.)

XI. NOTICE OF FUTURE MEETINGS

Design Review Subcommittee: Next meeting: January 20, 2009, at 4:30 p. m.; at Swedenborgian Church, 4144 Campus Avenue, in University Heights: *Projects tentatively scheduled: 3252 Front Street (“Mackenzie Residence”) SDP*

Historic Resources Subcommittee: Next meeting: January 20, 2009, at 1:15 p.m., at Jimmy Carter's Restaurant, 3172 Fifth Avenue, in Bankers Hill/ Park West.

Public Facilities Subcommittee: – Next meeting; January 22, 2008, at 3:00 p.m., at Bassam Café, 3088 Fifth Avenue, in Bankers Hill/ Park West.

Uptown Planners: Next meeting: February 3, 2009, 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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