

UPTOWN PLANNERS

NOTICE OF SUBCOMMITTEE MEETING

Design Review Subcommittee

March 17, 2009 – 5:00-6:00 p.m. – (Tuesday)

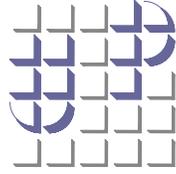
SPECIAL MEETING LOCATION

**Meeting Location: Swedenborgian Church
4144 Campus Avenue, University Heights
(Southwest corner of Campus Avenue and Tyler Street)**

- I. Call to Order and Introductions**
- II. Adoption of Agenda and Rules of Order;**
- III. Recusals and Disclosures**
- IV. Public Comment**
- V. Action Items: Projects:**
 - 1. 4496 ARCH STREET (“HAMILTON RESIDENCE”) – Process Two –** University Heights – Neighborhood Development Permit for Environmentally Sensitive Lands to construct a single family residence on a 0.32 acre site at 4496 Arch Street in the RS-1-7 & RS-1-1 Zones; FAA Notification Area. **(5:00 p.m.)**
 - 2. 3535 INDIA STREET CUP (“ROUTE 66 GAS STATION”) -- Process Three –** Middleton --Conditional Use Permit (CUP) to amend CUP # 85-0789 to demolish existing mini-mart and construct a 3,398 sq. ft. convenience store for an existing gas station with two new gas dispensers on a 0.50 acre site at 3535 India Street in the CL-6 Zone; Airport Influence Area, FAA Part 77; AAOZ; **(5:20 p.m.)**
 - 3. 3919 PRINGLE STREET (“BERGER RESIDENCE”) – Process Three –** Variance for a 1,261 sq. ft. addition to an existing family residence with necessary building height on a 0.15 acre site at 3919 Pringle Street in the RS-1-7 Zone. **(5:40 p.m.)**
- VI. Adjournment: (6:00 p.m.)**

Note: All times indicated are only estimates: Anyone who requires an alternative format of this agenda or has special access needs contact (619) 835-9501 at least three days prior to the meeting. For more information on meeting times or issues before Uptown Planners, please 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



UPTOWN PLANNERS

1010 University Avenue, PMB 1781
San Diego, CA 92103
(619) 231-4495

March 10, 2009

Honorable Kevin Faulconer
President Pro Tem
City Council, City of San Diego
202 C Street
San Diego, California 92101

Dr. Council President Faulconer:

At its March 3, 2009 meeting, Uptown Planners voted unanimously (14 – 0) in support of the following motion:

“That TOPS Outdoor Theatre, which has provided outdoor movie entertainment in Mission Hills/ Uptown community for several decades, be allowed to continue to operate pending the update of the Uptown Community Plan/ Mid-City PDO. City Code Enforcement is attempting to close the theater based on a claim it does not comply with the uses permitted in the current Mid-City PDO.”

For more than a decade, TOPS Outdoor Theatre has provided movie entertainment for the Mission Hills and Uptown communities. It is the type of entertainment venue that should be encouraged in Uptown; a local, family-oriented outdoor movie theatre whose customer base comes primarily from adjacent neighborhoods.

Recently, the Code Enforcement Department indicated the outdoor theater was not permitted by the underlying land use regulations – and therefore TOPS Outdoor Theater would have to close. The claim was the applicable regulations in the Mid-City PDO permit an indoor theater, but not an outdoor theater. This appears a meaningless distinction. The regulations in question should be modified to allow both indoor and outdoor theaters.

The update of the Uptown Community Plan began in early 2009. During this update, the land use regulations in question can be modified to permit outdoor theaters. The concern in Uptown is that the TOPS Outdoor Theater will be forced to shut down prior to the

necessary modifications of these regulations being enacted. If this happens, the benefit that TOPS movie theater provides for Mission Hills will likely be permanently lost.

Uptown Planners requests that the TOPS Outdoor Theater be permitted to continue in operation until the Uptown Community Plan is updated.

Sincerely,

Leo Wilson
Chair
Uptown Planners

Marlon I. Pangilinan
Senior Planner
City Planning & Community Investment
202 C Street, MS 4A
San Diego, CA 92101

Re: Quince Street Vacation - Project #149813

Dear Mr. Pangilinan:

Renee and I attended the Uptown Planners meeting on 3-3-09. We are concerned with the possibility of fire in our canyon areas and the difficulty with escaping. West Palm is the only street connecting the Crescent Knoll area to First Avenue and as such it is the only means of escape for the residents and the only way in and out for emergency personnel. Any blockage of West Palm would make escape impossible for the families living in the area. The streets in the area are narrow and the amount of traffic frequently requires one-way use even now.

West Palm connects the following streets to First Avenue:

2900 and 3000 block of Front Street (dead-end)
Albatross Street
West Olive Street
Brant Street
Barnson Place
West Nutmeg Street
Curlew Street (dead-end)

There are 50 homes on these eight streets. We believe the City needs to address the lack of evacuation paths/roads for this area. We believe the undeveloped Quince Street between Front Street and First Avenue could be the one-way exit during emergencies.

Please initiate a study regarding this matter.

Sincerely,

Gary and Renee Bonner
2961 Front St.
San Diego, CA. 92103