



UPTOWN PLANNERS

Uptown Community Planning Group

AGENDA

NOTICE OF PUBLIC MEETING

October 4, 2011 – 6:00-9:00 p.m.

Joyce Beers Community Center, Uptown Shopping District

(Located on Vermont Street between the Aladdin Restaurant and Panera Bread)

All times listed are estimates only: an item may be heard earlier than the estimated time:

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: None

V. Potential Action Item: (6:45 p.m.)

1. **UNIVERSITY AVENUE & NORMAL STREET (“PRIDE FLAG PROJECT”)** -- Hillcrest --
Proposed flag pole at the northern corner of Normal Street and University Avenue – the flag pole would be 65-feet in height and be situated in the center medium of Normal Street; a GLBT pride flag would be flown on the flag pole.

VI. Information Item:

1. **3120-3266 GOLDFINCH STREET PARTIAL STREET VACATION – Mission Hills --**
Proposal to partially vacate a portion of the 3120-3266 block of Goldfinch Street, from the intersection of West Thorn Street to where Goldfinch Street becomes a dead-end. The north end or the remainder of the Goldfinch Street has a 5-ft curb to property boundary line, and this southern most portion has a 20-ft curb to property boundary line. The partial vacation would make all Goldfinch Street have the same five ft. curb to property boundary line. The vacation would add approximately 143-sq ft. of land to the applicant's property, and bring an existing garage, and possibly other existing structures along the street, into compliance with current city code.
2. **4040 FOURTH AVENUE CUP AMENDMENT, SDP FOR DEMOLITION (“SCRIPPS MERCY HOSPITAL”)** – Process Five -- Medical Complex – Amendment to Conditional Use Permit No. 304775 and a Site Development Permit to demolish a designated historic

structure located at 4040 Fourth Avenue, and rezone the underlying property from NP-1 to CN-1A zone to allow for additional parking to existing hospital; FAA Part 77

3. **FIFTH & THORN PROJECT SUBSTANTIAL CONFORMANCE REVIEW (402 THORN, 3251 & 3225 FOURTH AVENUE, 3220 & 3252 FIFTH AVENUE)** – Bankers Hill/Park West – A substantial conformance review application has been filed (Distribution Sheet dated 25 Aug 2011) to revise the design of the Fifth & Thorn project. The height of the project will be reduced from 150-feet to 79-feet; the FAR is reduced, the type of construction is changed from concrete to wood framing, there will be increased setbacks, and the design will be modified with a different massing and architectural style. The number of units will remain at 100; however, they will be smaller: including 40 studios averaging 550-sq. ft., 39 one-bedroom units averaging 700-sq. ft., and 21 two-bedroom units averaging 1,000-sq. ft.

VII. Action Items: New (7:30 p.m.)

1. **1440 UNIVERSITY AVENUE (“GOSSIP GRILL SIDEWALK CAFÉ”)** – Hillcrest – Application for a Neighborhood Use Permit for a 310-square ft. sidewalk café for an existing restaurant at 1440 University Avenue in the CN-2A Zone.
2. **1421 UNIVERSITY AVENUE (“BAJA BETTY’S SIDEWALK CAFÉ”)** -- Hillcrest – Application for a Neighborhood Use Permit for a 535-square ft. sidewalk café for an existing restaurant at 1421 University Avenue, in the CN-2A; Transit Area, FAA Part 77.4046
3. **842 EAST WASHINGTON STREET (“AT&T WASHINGTON HIGHWAY 163”)** – Medical Complex – AT&T Mobility is proposing to modify an existing Wireless Communications Facility (WCF) at 842 East Washington Street, San Diego 92103. The modification consists of an expansion to the existing equipment enclosure. The existing antennas will also be removed and a total of twelve new antennas shall be installed on the roof behind Fiberglass Reinforced Pane (FRP) screenings. The project is located in the Mid-City Community Planned District CN-1A.
4. **REQUEST FOR LETTER OF SUPPORT FOR HILLCREST MARDIS GRAS** – Hillcrest - **Event** will take place on February 21, 2012 on University Avenue between Second & Third Avenues.
5. **REQUEST FOR LETTER OF SUPPORT FOR HILLCREST CITYFEST** – Hillcrest -- Event will take place on August 12, 2012 along Fifth Avenue and adjacent streets in Hillcrest.
6. **REQUEST FOR LETTER OF SUPPORT FOR HILLCREST FARMER’S MARKET** – Hillcrest – Farmer’s market will operate every Sunday at the DMV site at Normal Street.

VIII. Subcommittee/Community Reports:

IX. Non-Agenda Reports/Updates:

- i. **DEPARTMENT OF MOTOR VEHICLES MIXED USE PROJECT** – Hillcrest --. *The project will be heard at the November 1, 2011 meeting of Uptown Planners; the item was continued one month at the request of the applicant.*
- ii. **UPTOWN COMMUNITY PARKING DISTRICT REORANIZATION** – *The item was referred to the Public Facilities Subcommittee of Uptown Planners at the September 2011 board meeting.*

- iii. 1673 PUTERBAUGH MAP WAIVER – Five Points – *The applicant has withdrawn the application for the project.*
- iv. ST. PAUL’S CATHEDRAL AND RESIDENCES, VESTING TENTATIVE MAP, NEIGHBORHOOD DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, AND PUBLIC RIGHT-OF-WAY ENCROACHMENT – (Process Five) – Bankers Hill/Park West *The project will go before the City’s Planning Commission on October 6, 2011.*
- v. San Diego Unified School District Education Center Redevelopment --*The project will be heard at a future Uptown Planners meeting.*

X. Adjournment: (9:00 p.m.)

XI. NOTICE OF FUTURE MEETINGS

Uptown Planners: Next meeting: November 1, 2011, at 6:00 p.m., at the Joyce Beers Meeting Room on Vermont Street in the Uptown Shopping District; the agenda will include the ***Department of Motor Vehicles Mixed Use Project.***

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@sbcglobe.net . Uptown Planners is the City of San Diego’s recognized advisory community planning group for the Uptown Community Planning area.

Below is a map of the location of the meeting; parking is limited to two hours in the ground level parking areas of the Uptown Shopping Center.

