



# UPTOWN PLANNERS

Uptown Community Planning Group

AGENDA

## NOTICE OF PUBLIC MEETING

**JULY 1, 2014**

**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. Chair's Report

**II. Public Communication:** Non-Agenda Public Comment (3 minutes); Speakers are encouraged, but not required, to fill out a public comment form, and provide them to the Secretary at the beginning of the meeting. **(6:15 p.m.)**

**III. Representatives of Elected Officials:** (3 minutes each)

**IV. Consent Agenda:**

**V. Informational Items: (6:30 p.m.)**

1. **AIRPORT DEVELOPMENT LANDS USE PLAN OVERVIEW** – Presentation by Keith Wilschetz of the San Diego Regional Airport Authority; the Airport Development Plan (ADP) is the next master planning phase for the San Diego International Airport. The ADP is designed to identify improvements that will enable the airport to meet demand through 2035, which is approximately when projected passenger activity levels will reach capacity for the airport's single runway. An additional runway is not being considered.
2. **NEW MISSION HILLS/ HILLCREST LIBRARY** -- Mission Hills/ Hillcrest -- Presentation about the design of the new Mission Hills/ Hillcrest Library; Mosher Drew Architects; the new library will be a single-story, 15,000 sq. ft. building on top of two levels of underground parking that will contain approximately 85 parking spaces. The building will be LEEDS Silver certified. A \$10 million dollar private donation helped fund the project.
3. **UNIVERSITY AVENUE REGENTS CENTER ("HUB -- HILLCREST UPTOWN PLAZA")** – Hillcrest – Presentation by Greg Sadowsky, VP Regency Centers, regarding the revitalization plan for the Uptown District Shopping Center, originally built in 1989; which will include custom murals, sculptural art and new landscaping; as well as colorful way-faring signs and additional outdoor space.

4. **2850 SIXTH AVENUE (“SIXTH AVENUE MEDICAL CENTER”) DEVELOPMENT PROJECT: – Substantial Conformance Review –** Bankers Hill/Park West -- Presentation by Jim McMenamin, of Zephyr Partners, about modifications to a previously entitled 75-unit residential project that will be built at the current site of the Sixth Avenue Medical Center, located at 2850 Sixth Avenue; the project consists of a 13-story residential tower along Fifth Avenue with commercial and retail space, and three stories of townhomes and residential flats along Sixth Avenue; above three levels of underground parking.

**VI. Potential Action Item: Planning and Special Events: (8:00 p.m.)**

1. **2604 FIFTH AVENUE SDP & VESTING TENTATIVE MAP (“THE REGENT ON 5<sup>TH</sup>”) – Process Four –** Bankers Hill/Park West -- Site Development Permit & Vesting Tentative Map to consolidate lots, demolish an existing restaurant, & construct 37 residential condominium units in a 124,255 sq. ft. residential bldg., with deviations to sight angle & street wall setbacks at 2604 Fifth Avenue & no development at 406 Maple Street. The 0.69 acre site is in the CV-1 & NP-1 zones.
2. **2730-2732 FIRST AVENUE (“MCKIN/CASTELL NDP AMENDMENT”) – Process Three –** Bankers Hill/Park West -- Application for a Site Development Permit (for ESL and deviations per a Mid-City Development Permit) to construct three dwelling units (duplex and single family residence) with detached garages and carports on a vacant 0.20 acre site. One residential building is approximately 3,515 sq. ft. with one unit; while the other is an approximately 5,167 sq. ft. duplex. MR-1000 Zone, Brush Management, Very High Fire Hazard Severity Zone, Outdoor Lighting Zone, Resident Tandem Parking Overlay, AAOZ, Part 77.
3. **4235 THIRD AVENUE TENTATIVE MAP – Process Four –** Hillcrest – Tentative Map to convert six existing two-bedroom residential units into condominiums on a 0.206 acre lot; MR-800B Zone.
4. **LETTER OF SUPPORT FOR NIGHTMARE ON NORMAL STREET –** Hillcrest – The event will take place on October 25, 2014, at the corner of Normal Street and University Avenue.
5. **LETTER OF SUPPORT FOR AIDS WALK FINAL –** Hillcrest -- The 25<sup>th</sup> Annual AIDS Walk will be held at a new location on Normal Street, between University Avenue and Lincoln Street on September 27, 2014.

**VII. Community/Board Reports:**

**VIII. Adjournment: (9:00 p.m.)**

**NOTICE OF FUTURE MEETINGS**

**Uptown Planners:** August 5, 2014, at 6:00 p.m., at the Joyce Beers Center meeting facility on Vermont Street in the Uptown Shopping District (*see parking map below*).

**Uptown Planners Community Plan Update Committee;** to be announced.

**Design Review Subcommittee;** to be announced.

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, call (619) 231-4495, or E-mail: leo.wikstrom@sbcglobal.net. Uptown Planners is the City of San Diego’s recognized advisory community planning group for the Uptown Community Planning area.

