



# UPTOWN PLANNERS

Uptown Community Planning Group Meeting

April 7, 2020

In Attendance: Clint Daniels, Bob Daniel, Stephen Cline, Soheil Nakshab, Bill Smith, Gail Freidt, Zach Bunshaft, Stu McGraw, Brer Marsh, Tom Mullaney, Roy Dahl, Michael Brennan, Dennis Seisun, Matt Medeiros.

Absent: Aimee Hayes, Tim Gahagan, Bill Ellig.

I. Call to order: Meeting called to order by Soheil at 6:04pm

1. Introductions
2. Adoption of Agenda and Rules of Order

Tom moved to place action items 1 & 3 on the consent agenda, Michael 2nd, passed unanimously 14-0-0.

3. Approval of February Minutes – February draft minutes were posted online but were not sent out. Will be placed on next agenda.
4. Treasurer's Report: No activity since last report.

V. Consent Agenda

Action items 1 & 3 passed by unanimous consent.

VI. Action Items

1. Project Review 414646 – 1217 Lincoln Ave – Tentative Map Waiver: Committee will review project located in University Heights. (Process 3) Tentative Map Waiver for the conversion of two residential dwellings into residential condominiums; and to waive the requirements to underground existing utilities, located at 12151217 Lincoln Avenue, within the Uptown Community Plan Area.

Passed on the consent agenda.

2. Project Review 542261 – Mott Residence: UPTOWN (Process 2) Neighborhood Development Permit for the demolition of existing retaining walls and construct a 806-square-foot addition to an existing single family dwelling within a site that contains Environmentally Sensitive Lands in the form of sensitive vegetation. The 0.17-acre site is located at 1804 Mission Cliff Drive in the RS-1-1 and RS-1-7 zone(s) within the Uptown Community Plan Area within Council District 3. Contact: Cole Stafford: cole@omega-consultants.com

There is an error on the agenda – It has been revised to a 284 square feet addition, was two stories, now just one. Plan is to remove the old walls and put it back to original spot.

- a. Tom asked for the height of the retaining wall - Max height 10 feet.
- b. Dennis asked about drainage - all will be pumped to the curb. No drainage down the slope. Sign off is not required by neighbors.
- c. Michael remembers previous applicant was trying to do something similar, but it was problematic and the new plan seems to address those concerns.

Bob moved to approve as is, Matt 2nd, passed unanimously 14-0-0.

3. Project Review 656534 – 3425 5th Avenue Map Waiver: UPTOWN (Process 3) Map Waiver for the conversion of three existing residential units, two 2-bedroom units and one 1-bedroom unit, and one 1,016 sq ft commercial unit into condominiums, and to waive the requirement to underground existing utilities at 3423-3427 5th Ave. The 0.115 acre site is in the CC-3-9 zone, Community Plan Implementation Zone-A and within the Uptown Community Plan area. Council District 3. Contact: Joy Christensen: ceands@aol.com;

Note: In 2015, this project came before this group and was moved to the consent agenda, and passed with a 14-0 vote, with 1 abstention. The owner let the previous MW project, PTS #421799, expire, and it has again been submitted for approval.

Passed on the consent agenda.

4. Project Review 6- Arbor Terrance, 4th Ave and Arbor St: The planning group is seeking approval of their plan for a pedestrian walkway on Arbor Drive, just to the west of 4th Avenue. Arbor Terrace is a 50 unit apartment building currently under construction in the area. Contact: Curtis Brooks: cbrooks@murfeycompany.com, Russ Murfey: russ@murfeycompany.com, Scott Murfey: scott@murfeycompany.com

Although the applicant is not present, the walkway is just temporary walkway and construction is ongoing.

Tom moved to approve, Dennis 2nd, unanimously approved 14-0-0.

5. Project Review 645644 – Fifth and Thorn Project: UPTOWN (Process 4)- EXPEDITE: VTM, SDP, & NDP for demolition of 1 multi-family residential building, 1 commercial building and parking lot. Replication of 1 multi-family building. Development of 20 story mixed use building, 214 units with commercial retail and under ground parking, site located at 3333, 3365 5th Ave, 3300,3330,3340 6th Ave, and 514 Thorn St. The 1.17-acre site is in the RM-4-10 & CC-3-9 base zone in Uptown Community Plan CD 3. Contact: Marcela Escobar: mescobareck@atlantissd.com, Sofia Del Mar English: SDeIMarEnglish@jwdainc.com

Also present: Steve Bossi - Atlantic Group and Floit Properties - Joseph Wong & Associates & Rachel Laing - Consultant

Public Comment:

- a. Lu Rehling - Asked the implications for shade on other properties and the affordable housing on a separate site and how that compares to those being lost due to conversion. Also asked why affordable housing will not be on-site?

It is within the allowable height. Tried to identify as much articulation as possible. Affordable housing is allowed to be created within the plan area or within a mile of the property.

- b. Mary Brown - believes it will be a beautiful project. Appreciates the historical aspects. She asked if the affordable units have been located and if so, when they will be built.

Board Comment:

- a. Bill - Approves of this project and believes it is the right place for this sort of density.
- b. Tom - Asked about sidewalk space and the height limit. No height limit besides the FAA limit which has not been a problem. It is a 14ft sidewalk.
- c. Clint - How many affordable units are currently there on site today and what is the net gain? No current restricted units right now, net gain of 20. Clint would appreciate less on-site parking.
- d. Brer - Likes the design. Would appreciate less parking.
- e. Dennis - Doesn't like the "segregation" of lower income/affordable housing off site, believes the height is too tall and "dwarfs" other buildings, doesn't believe it alleviates our housing crisis enough.
- f. Gail - Wants more projects like this in Hillcrest.
- g. Michael- Appreciates the mixes of use.
- h. Roy - Wants to keep on-site parking.

Clint moved to approve as is, Matt 2nd.

Discussion:

Tom offered the amendment for a preliminary approval, there was no second.

Motion approved 13-1-0, Dennis Opposed.

Matt moved to adjourn the meeting, Zach 2nd, meeting adjourned by acclamation at 7:38pm.