

UPTOWN PLANNERS

Project Pipeline: August 2010

3088 FIFTH AVENUE NUP (“CAFÉ BASSAM SIDEWALK CAFÉ”) – Bankers Hill/Park West –
Process Two – Neighborhood Use Permit for a 270 sq. ft. sidewalk café for an existing
coffee/tea/wine bar at 3088 Fifth Avenue in the CV-1 & NP-1 Zone. **(UP, 3 Aug 2010)**

Distribution Sheet dated 26 May 2010; Notice of Future Decision dated 9 Jun 2010.

Cycle Issues dated 26 Jul 2010; Clear path of eight foot required without any obstruction from tree, signs or light posts. Applicant should consider reducing width or bending railing in front of obstructions. If compliance not possible, planning staff would support a small clearance because of low pedestrian volume and minimal obstruction.

Sidewalk café implements plan goals of an attractive pedestrian environment through the creation of a pedestrian-friendly and attractive activity within the sidewalk. Sidewalk café may only be used for eating, drinking or circulation; all furniture must be moveable; hours of operation must be limited to hours of associated eating or drinking establishment.

3650 FIFTH AVENUE NUP (“OSTERIA ORIGANO SIDEWALK CAFÉ”) – Hillcrest – Process Two – Neighborhood Use Permit for a 495 sq. ft. sidewalk café for a restaurant at 3650 Fifth Avenue in the CV-1A Zone. **(UP, 3 Aug 2010)**

Distribution Sheet dated 26 May 2010; Notice of Future Decision dated 10 Jun 2010.

Assessment Letter/ Cycle Issues dated 15 Jun 2010. Unobstructed clearance of four feet not acceptable; clear path must be eight feet. Measured from outer edge of tree gate to railing of outside café. Planning staff recommends the size of the outdoor café must be reduced in size to meet this requirement. An exception may be granted if pedestrian volumes and existing street conditions are such that no congestion will take place.

No musical instruments or sound reproduction devices may be used or operated within a sidewalk café; hours limited to time eating and drinking permitted in establishment.

2512 THIRD AVENUE SDP & CUP (“OHR SHALOM SYNAGOGUE”) – Bankers Hill/ Park West – Process Three -- Site Development Permit & Conditional Use Permit to amend SDP 506570 and CUP 439797 for a 1,230 sq. ft. second floor office addition to the synagogue located at 2512 Third Avenue in the MR-800B & NP-3 Zones; Airport Influence Zone, AAOZ, Parking Impact Overlay Zones.

Distribution Sheet dated 28 Jan 2010; Notice of Application dated 10 Feb 2010.

Site Plans received on 30 Jan 2010 – and indicate:

“Ohr Shalom Synagogue is a California State Historic Resource. It is eligible for the National Historic Register of Historic Places.”

Site Development Permit No. 506570 & Conditional Use Permit No. 439797 are for the previously approved Merrill Gardens – Project No. 127882, which have begun construction. There is no mention of any development activity in the adjacent synagogue.

Right of way improvements are based on Merrill Garden Plans.

Gross area of existing building is 18,884 sq. ft.; Gross area with addition will be 20,074 sq. ft. Permitted FAR for entire block is 2.02; permitted FAR by SDP/ CUP is 2.22; project will have FAR of 2.25.

Site Plan indicate approximately 30 specific modifications – including such items as new site walls, wood stairs & ramp, new landing and sloped walkway, restore stained glass window and repair wood frame, providing new plaster skim coat on entire wall surface and paint, etc.

“Proposed improvements are intended to comply with the Secretary of the Interior Standards for the Treatment of Historic Properties.”

An encroachment removal agreement for new east entry stairs and backflow preventer will be processed with city approval.

406A UNIVERSITY AVENUE (“BURGER LOUNGE SIDEWALK CAFE”) – Process Two – Hillcrest – Neighborhood Use Permit for a 366 sq. ft. sidewalk café for a restaurant located at 406A University Avenue; applicant seeking an exception to the eight foot path of travel requirement in the CN-1A Zone.

Notice of Future Decision dated 9 Aug 2010; Distribution Form dated 26 Jul 2010.

Site Plans: Proposed sidewalk café adjacent to proposed street level quick service food facility; to be used exclusively for dining. Sidewalk café to be separated from pedestrian area of the sidewalk by a 3'-0 high plexiglass and metal railing.

1751 UNIVERSITY AVENUE (“CLEARWIRE MARQUIS HILLCREST”) – Process Two – Hillcrest – Neighborhood Use Permit for a Wireless Communications Facility consisting of façade mounted antennas; FAA Part 77. **(UP, 3 Aug 2010)**

Notice of Future Decision on 3 Jun 2010.

Assessment Letter/ Cycle Issues dated 22 Jun 2010.

Cycle issues state on pg. 6 that “Casa Grande Apartments were build as housing for the 1915” and “Per the title information, the building was built in 1935.” Historic Resources staff has found building not historic because of significant alternations – new windows and stucco. EAS staff found the project would not result in substantial modifications to the building.

Project is to build telecommunications facility on building including antennas and equipment.

City code requires the applicant to use all reasonable means to conceal or minimize visual impacts. The project proposes to mount antennas behind existing RP boxes, with transparent screen designed to match color of building. Planning staff instead recommends they be attached completely flush to the building wall. If boxes used, they should be a design element on the building side, and not be placed randomly.

Need for noise study to determine if air conditioners will comply with city noise regulations.

Staff wants a street tree planted on the sidewalk; and has determined there is a “nexus” between a street tree being planted and the placement of the telecommunications facility.

Process Two Projects (Reviewed by Staff; Potential Appeal to Hearing Officer)

Misc. Projects

(May Not be Subject to Review)

MID-CITY RAPID BUS PROJECT – PARK AVENUE BETWEEN EL CAJON BOULEVARD AND UNIVERSITY AVENUE—University Heights/ Hillcrest – Proposal to place dedicated bus lanes and new bus rapid transit stations in the middle of Park Boulevard; will result in loss of 35 parking spaces at three locations where diagonal parking will be converted to parallel parking along Park Boulevard. An additional 23 spaces will be provided along side streets with placement of new diagonal parking, and removal of one bus stop.

1751 UNIVERSITY AVENUE (“T-MOBILE CASA GRANDE NUP”) – Completeness Review for WCF – Hillcrest – Re-permit for an existing telecom facility. SD06412A – Casa Grande, 1751 University Avenue.

Distribution form dated 12 Mar 2010; Site plans indicated facility consists of antennas colored and textured to match the exterior finish of the existing building; and cables concealed within exterior stucco wall.