

UPTOWN PLANNERS

Agenda

Notice of Special Public Meeting

Tuesday, February 21, 2023, from 6:00PM to 9:00PM

Joyce Beers Community Center, 3900 Vermont St (east of Trader Joe's)

Join Zoom Meeting

<https://sfsu.zoom.us/j/5147351743?pwd=MHg0VGV4OU1paWdFOHR2T0pSV0ZlQT09>

Meeting ID: 514 735 1743

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+16699006833,,5147351743# US (San Jose)

+16694449171,,5147351743# US

I. Board Meeting: Parliamentary Items. 6:00PM

a. Introductions/Roll Call.

b. Adoption of Agenda and Rules of Order.

Non-agenda Public Comment

Per Article VI, Section 2(x) of our Bylaws ([page 11](#)) regarding Meeting Procedures for Special Meetings: "No other business shall be considered at the meeting. Public testimony on agenda items must be allowed; however, the non-agenda public comment period may be waived." In order to accommodate as many members of the public wishing to speak on the agenda item in the time allotted for this meeting, non-agenda public comment will be waived.

Written Agenda item Comment: For the item below, members of the public may submit written comment to chair@uptownplannerssd.org prior to 5:00PM on Saturday, February 18, in order for publication in the Supporting Materials to be posted on our website before this meeting. Those submitting written comment after that will need to make agenda item comment as below. WRITTEN COMMENTS MAY ALSO BE SENT ANY TIME PRIOR TO COMPLETION OF PROJECT REVIEW TO THE DEVELOPMENT PROJECT MANAGER, ROBIN MACCARTEE, AT RMACCARTEE@SANDIEGO.GOV, SUBJECT "PRJ 1053621 - 301 SPRUCE ST," FOR INCLUSION IN THE FINAL PROJECT RECORDS.

Agenda Item Comment: For the item below, the procedure will be: First the presentation, if any. Then public comments, limited to two minutes. (The chair may limit comments to one minute if a large number of people indicate a wish to speak.) The presenter may be asked to respond at the end of public comment. Then board discussion, and answers from the presenter.

II. Action Item. 6:15PM

- 1. 301 Spruce St / Quince Apartments.** Neighborhood Development Permit for a new 17-story building over four levels of below-grade parking, totaling 395,381 sq ft, comprised of 261 dwelling units (22 income restricted), 266 parking stalls, and approximately 5,365 sq ft of commercial space at grade. The project will use FAR, height, and other incentives under Complete Communities at two parcels, APN 452-621-2100 and 452-621-0900, located at 301 Spruce St, 3149-51 3rd Ave, and 3170 4th Ave. Demo of five existing commercial structures with no residential units. Amenity spaces will be provided at grade, Level 2 (Spa, Co-Working, and Gym), Level 10 (Community Kitchen and Dining Area), and Level 11 (Pool Deck and Reception). The 0.46-acre site is in Base Zones RM-3-7 (west lot) and CC-3-8 (east and south lots). Process 2. Project #1053621. Lawrence Howard, Cast Development (*tentative*). [Presentation](#) from 12/6/22. Revised [Site Development Plan](#). [Final Cycle Issues](#) as of 12/5/22. [Neighborhood Development Permit](#) Procedures.

III. Adjournment. 9:00PM

NOTE: Agenda times are approximate. Items may be heard before, on, or after listed times. All meetings are to adjourn at the time specified, unless the board votes to extend the time. Any supporting materials provided in time will be posted on our website, UptownPlannersSD.org.

To request an agenda in alternative format or a sign language or oral interpreter, please place a request at least three (3) working days prior to the meeting date through the Planning Department's webpage, sandiego.gov/planning/translation-services. Solicite servicios de traducción: sandiego.gov/planning/translation-services.

For questions about this meeting or other Uptown matters, contact the Chair, Mat Wahlstrom, at: chair@uptownplannersd.org or [619-630-9610](tel:619-630-9610).

Uptown Planners is the City of San Diego's recognized advisory Community Planning Group on issues of land use, development, and discretionary projects in the six neighborhoods of [Uptown](#):

Our board and committee meetings welcome and are open to participation by all community members. We take our suggestions for our agenda from residents, business owners, project applicants, and City staff who seek advice from the board as part of the City's community planning process.

