

Uptown Community Planning Group
Meeting December 6th, 2022
Meeting held via Zoom
Minutes produced by Matthew Brown

FINAL

Approved 2/7/2023

In Attendance: Mary Brown, Matthew Brown, Stephen Cline, Christopher Cole, Patty Ducey-Brooks, Roy Dahl, Gail Friedt, Brer Marsh, Stuart McGraw, Mary McKenzie, Lu Rehling, Tony Silvia, Mat Wahlstrom

Not in Attendance: Roy Dahl

- I. Parliamentary Items/Reports
 - A. Introductions/Roll Call
 - B. Adoption of Agenda and Rules of Order
 1. Lu Rehling motions to approve
 2. Patty Ducey-Brooks seconds the motion
 3. All in Favor
 - a) Yays: Mary Brown, Matthew Brown, Stephen Cline, Christopher Cole, Patty Ducey-Brooks, Roy Dahl, Gail Friedt, Brer Marsh, Stuart McGraw, Mary McKenzie, Lu Rehling, Tony Silvia
 - b) Nays: None
 - c) Abstains: Mat Wahlstrom
 - C. Approval of Minutes (November)
 1. Stu McGraw motions to approve as written
 2. Matthew Brown seconds the motion
 3. All in Favor
 - a) Yays: Mary Brown, Matthew Brown, Stephen Cline, Christopher Cole, Patty Ducey-Brooks, Roy Dahl, Gail Friedt, Brer Marsh, Stuart McGraw, Mary McKenzie, Lu Rehling, Tony Silvia
 - b) Nays: None
 - c) Abstains: Mat Wahlstrom
 - D. Treasurer's Report
 1. Treasurer Mary Brown Reports
 - a) Bank Balance: \$150.65
 - (a) No income or expenses
 - E. Balboa Park Committee Report
 1. Committee discussing Balboa Dr. City staff has proposed to head in angled parking or 90 degree parking to increase parking spaces on west mesa.
 - F. Airport Noise
 1. No updates at this time
 - G. Chair's/CPC Report
 1. Uptown planners now has a permanent Google Voice phone number
 2. CPC Report: Committee voted to approve and ask them to allow CPG's to appeal once per year. Also asked for meeting support from the city for

facilities issues. CPG's also requested that City Attorney speak with Sacramento about changes to the Brown Act to accommodate hybrid or totally online meetings when needed.

II. Non-Agenda Public Comment

- A. Clifford Wiley mentioned that there was paid parking at the December Nights event. He would like to know where the money went, how much was made, and how the 3rd party got that contract for paid parking.
- B. Michael Donovan asked how he and others could show their presence at the meeting.
- C. Lu Rehling mentions that the group has a list of participants and that chat will be made available to meeting participants.
- D. Jason Frye gave a tip about how to prevent disrupters during the Zoom Meeting.
- E. Jason, who lives on Arizona St, is concerned with unwieldy drivers. Suggests bulb outs and speed tables to help resolve issue.
- F. Mat Wahlstrom states that Arizona St. is part of North Park and that commenter should bring this up their.
- G. Matt Axleson mentions he hasn't received any email notifications for the meetings.

III. Representatives of Elected Officials, Agencies, and Institutions

- A. Malik Thornton with Councilmember Whitburn introduced himself and states that he will be filling in for Benny Cartwright.
- B. Rene Smith of the Park and Rec Board introduced himself and offered his assistance with anything including the Parks and Recs Board.
- C. David Mier with UC San Diego states that there are no updates on the Hillcrest redevelopment.

IV. Consent Agenda

- A. Determination Regarding Parking Changes
 1. Public Facilities meeting held on December 5th to discuss parking changes in University Heights. Committee moves to support proposal to provide additional parking on Adams Avenue and Monroe Avenue that the city was suggesting, but to recommend studying the back in/pull out parking and consider additional traffic calming and safety measures consistent with Meade Avenue. This motion passed unanimously at the committee meeting.
 2. All in favor with committee motion
 - a) Yay: Mary Brown, Matthew Brown, Stephen Cline, Christopher Cole, Patty Ducey-Brooks, Roy Dahl, Gail Friedt, Brer Marsh, Stuart McGraw, Mary McKenzie, Lu Rehling, Tony Silvia
 - b) Nay: Non
 - c) Abstains: Mat Wahlstrom

V. Action Items

A. 301 Spruce St/Quince Apt. (Presenter: Brittany Ruggles Wallace)

1. Brittany Ruggles Wallace presents updates based on comments made in January of 2022.
 - a) Nevo Magnezi is looking forward to this project and the housing it will provide. Would like to know what type of commercial tenants will be on floor level.
 - b) Clifford Wiler thanks developers for providing parking. Would like to know if parking will cost more? And will there be discounts for affordable housing units?
 - c) Amanda Nelson enjoyed the presentation and is excited for the development.
 - d) Geoff Hueter wants to know how does that blend of far allowances get worked into allowances.
 - e) Ian Epley thinks this is a great project and expresses why it is great.
 - f) Connor Proctor is excited to see this project and is welcoming to the features.
 - g) Zach Bradt would like developers to prioritize bike parking
 - h) Michael Donovan looks forward to this project. Would like to know if there is gas involved in the building?
 - i) Pete Politzer expressed that Uptown needs affordable housing. This project is 92% of market rate which is not middle income housing. Expressed that this building will be twice the height of any nearby building.
 - j) Paul Jameson expressed support for this project and the bike parking included.
 - k) Zach Thompson supports the project and the housing it will provide. Interested in knowing what's happening with the new land added on 4th Avenue.
 - l) Rachel Graham supports this project and the additional housing it provides.
 - m) Carrie Russo opposes this project. Its size does not fit the neighborhood and would like to protect the neighboring canyon.
 - n) Ann Garwood is opposed to this project. Believes this project will take away from the quiet nature of the neighborhood.
 - o) Scott Schechter sees pros and cons on project. Would like to know how long construction will take, how traffic will be handled during construction, and if there will be traffic lane changes to accommodate additional cars from the building after built.
 - p) Matt Stewart thinks this is a great project. Likes the step-backs in the architecture and the bike parking.

- q) Tom Mullaney states that this project is very different than the original presentation. Thinks it is a new project based on all the changes. Mentions that a design review meeting is necessary.
- r) Rhea Kuhlman thinks it is a great project in the wrong area. Does not meet zoning and community plan of the area.
- s) Sharon Gehl thinks this is a great project which will provide much needed housing.
- t) Diego Lynch wonders what the plan is to mitigate damage from storm water in the canyon.
- u) Don Liddell believe this project is inconsistent with the community plan. Does not have enough information to consider the project, and would like this project to be presented to Design Review.
- v) Susan White is concerned with the project and the changes that were made. The project has had very little community input. Project is out of place.
- w) Keala Rusher is exited for this project and the increase in density.
- x) Chuck Kaminski would like the developer to incorporate the history of the site into the new project.
- y) Bree Wong thinks the project is a great addition to the community.
- z) Michael Fraser agrees that this project needs a lot more design review. Concerned with what looks like an 'ultra-luxury' project with some affordable units.
- aa) Julie Hyde is concerned about this project and its size. It does not fit in the neighborhood and community plan.
- bb) Kit Mazis believes the project is beautiful but not compatible with the neighborhood.
- cc) John Doyle supports the project and the affordable housing.
- dd) John Bertocchini supports the project and the additional housing.
- ee) Maggie Roland supports this project and the design it offers.
- ff) Cynthia Driver supports this project.
- gg) Scott Peterson supports the project and is impressed with the architecture.
- hh) Kenneth Hasegawa strongly supports the project.
- ii) Matt Dunbar supports this project.
- jj) Ken Gentert supports this project and its design.
- kk) Maria Cook is concerned with the project and the construction impacts as it's built.
- ll) Kevin Choquette supports this project.
- mm) Applicant Lawrence Howard answers that tenants will include pilates and a restaurant/cafe potentially. Regarding parking, conventional parking in the building is there is keep street congestion at bay as well as bike storage in the garage and bike racks in unit if desires. Construction workers will park in subterranean parking of the building while built. For appliances, they will be electric only. The only gas to the building will be certain amenities. 4th avenue addition will have walk up units and a

walkway to the view corridor. Construction timeframe is approximately 22-months. Traffic plans will be worked out with the city but there should be no significant impacts. Storm water impacts will be minimal/insignificant.

- nn) Patty Ducey-Brooks states it is her first time seeing this presentation and that it is a lot of information to consider. Recommends that this project go to design review. Have you addressed infrastructure issues like water and electricity?
- oo) Lawrence Howard responds that water and electricity are bound by code and will be further reviewed in sequel analysis.
- pp) Chris Cole would appreciate Brer Marsh's comments and also comments from Design Review.
- qq) Gail Friedt believes this project is probably more environmentally friendly than other current buildings. Also wants bike lanes to be called mobility lanes due to use of other methods of transportation. Would like to move this project forward.
- rr) Lu Rehling thinks this project has changed enough from its original presentation that it needs to go before the design review committee.
- ss) Mary McKenzie is concerned with the scope of the project and how much it has grown since the original presentation. Believes the balcony presentation is odd and they are small.
- tt) Lawrence Howard adds that all units and pool will have accessibility features.
- uu) Stu McGraw thinks that this should be brought to design review and motions that the project be brought to design review.
- vv) Mary McKenzie seconds the motion.
- ww) Lu Rehling requests that he questions be answered.
- xx) Lawrence Howard states demolition should last 2-3 weeks and construction will last approximately 22-months.
- yy) Brer Marsh is impressed with the project. Understands growth is difficult in neighborhoods. Sees a lot to give the project credit for. Have developers considered organic recycling on-site and how they plan to manage accessibility to parking.
- zz) Lawrence Howard replies that composting will be present on-site. Parking is unbundled and cannot be provided to the community or anybody outside of the direct building.
- aaa) Mat Wahlstrom states that the design review timeline issues are significant and valid. Mentions that he and the applicants have been in touch for a long while and that he did not believe design review was necessary given that the applicants were only working on the suggestions made at the last presentation. After seeing the changes to the project and the scope of the project, he is not so certain that this project can skip design review.

- bbb) Karen Ruggels believes that they incorporated the changes that were requested back in January 2022. Concerned with the time it would take the get in front of Design Review.
- ccc) Mat Wahlstrom mentions that there is no January meeting but says that we can either have a special meeting or schedule a post-design review item in February.
- ddd) Patty Ducey-Brooks offers to discuss available dates outside of tonight's meeting.
- eee) Lawrence Howard insists that scheduling occur tonight for a nearby date.
- fff) Mary McKenzie asks that Brer Marsh be included in design review.
- ggg) Brer Marsh proposes substitute motion to approve the project as presented.
- hhh) Gail Friedt seconds Brer Marsh's substitute motion.
- iii) Vote to substitute Brer's motion for Stu's Motion
 - (1) Yay: Mary McKenzie, Gail Friedt, Brer Marsh, Steve Cline
 - (2) Nay: Chris Cole, Tony Silvia, Matthew Brown, Mary Brown, Stu McGraw, Lu Rehling, and Chris Cole.
 - (3) Abstains: Mat Wahlstrom
- jjj) Vote for Stu McGraw's motion
 - (1) Yay: Chris Cole, Lu Rehling, Stu McGraw, Matthew Brown, Mary Brown, Tony Silvia, and Mary McKenzie
 - (2) Nay: Brer Marsh, Gail Friedt, Steve Cline
 - (3) Abstains: Mat Wahlstrom

B. 41st Annual St. Patrick's Day Parade and Festival (moved to accommodate speakers)

- 1. Mary McKenzie urges presenters to ensure the environment is safe for both drunk and sober people.
- 2. Gail Friedt motions to approve
- 3. Chris Cole Seconds
- 4. Yay: Mary Brown, Matthew Brown, Stephen Cline, Christopher Cole, Patty Ducey-Brooks, Roy Dahl, Gail Friedt, Brer Marsh, Stuart McGraw, Mary McKenzie, Lu Rehling, Tony Silvia
- 5. Nay: None
- 6. Abstains: Mat Wahlstrom

C. Uptown Planners 2023 Election Procedure

- 1. Nevo Magnezi wants to ensure that attendance is being maintained. Also consider expanding hours to accommodate voters.
- 2. Zach Thompson would like hours expanded for all venues.
- 3. Sharon Gehl would like voting to take place on a Saturday.
- 4. Lu Rehling motions that we extend time by 15 minutes
- 5. Gail Friedt seconds the motion
- 6. Amanda Nelson wants to know what will be done to promote the election to the community.
- 7. Zach would like to second what Amanda said.

8. Lu Rehling comments that both the meeting participation list and chat activity work for attendance. Also, for publicity, the budget is limited to our email list. Encourages people to join the mailing list to stay informed.
9. Gail Friedt believes there are some newspapers that could be used to announce elections.
10. Lu Motions that we accept election committees presented agenda with an understanding that things may change.
11. Yay: Mary Brown, Matthew Brown, Stephen Cline, Christopher Cole, Patty Ducey-Brooks, Roy Dahl, Gail Friedt, Stuart McGraw, Mary McKenzie, Lu Rehling, Tony Silvia
12. Nay: None
13. Abstains: Mat Wahlstrom

VI. Information Items

- A. None Scheduled.

VII. Administrative Action Items

- A. Ad Hoc Election
 1. No new business.
- B. Ad Hoc Plan Hillcrest
 1. Meeting held on January 19th.
- C. Design Review
 1. No new business.
- D. Historic Resources
 1. No new business.
- E. Operations & Outreach
 1. No new business.
- F. Public Facilities
 1. No new business.

VIII. Confirmation of Next Monthly Meeting

- A. February 7th, 2023

IX. Adjournment

Link to 301 Spruce St presentation: <https://uptownplannersd.org/wp-content/uploads/2023/02/Draft-Presentation-06-December-2022-FINAL.pdf>

NOTICE OF PARKING CHANGE

October 17, 2022

Mat Wahlstrom, Chair
Uptown Community Planning Group
(619) 295-9213
chair@uptownplannersd.org

The City of San Diego is proposing to convert the existing parallel parking spaces to 90-degree angle parking on Monroe Avenue between North Avenue and Park Boulevard. An exhibit is attached to show the proposed angle parking. This new parking configuration is proposed to be installed on the North side of Monroe Avenue. This new parking configuration will add approximately 7 parking spaces.

The City of San Diego provided a 60-day notice to fronting property owners and tenants along the 1700 block of Monroe Avenue. Results of the notice indicate 81% of property owners/tenants are in favor of the proposed change. Please review the attachments provided and discuss at the next community parking district meeting. If the parking district objects to the installation of the angle parking please check the box below, print your name, sign and return the form to the Sustainability & Mobility Department at the address listed below (or email below).

I object to the installation of angle parking on Monroe Avenue between North Avenue and Park Boulevard.

Name (Print): _____

Community Planning Group: _____

Address: _____

Mail to:

Claudia Brizuela, Senior Traffic Engineer
City of San Diego, Sustainability & Mobility Department
1200 Third Ave., Suite 1800, San Diego, CA 92101
cbrizuela@sandiego.gov

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City of San Diego, Sustainability & Mobility Department
1200 Third Ave., Suite 1800, San Diego, CA 92101
cbrizuela@sandiego.gov

Meade Avenue

(Between Campus Ave. & North Ave & Park Blvd.)

Park Boulevard

13 Parking
Space Gain

2

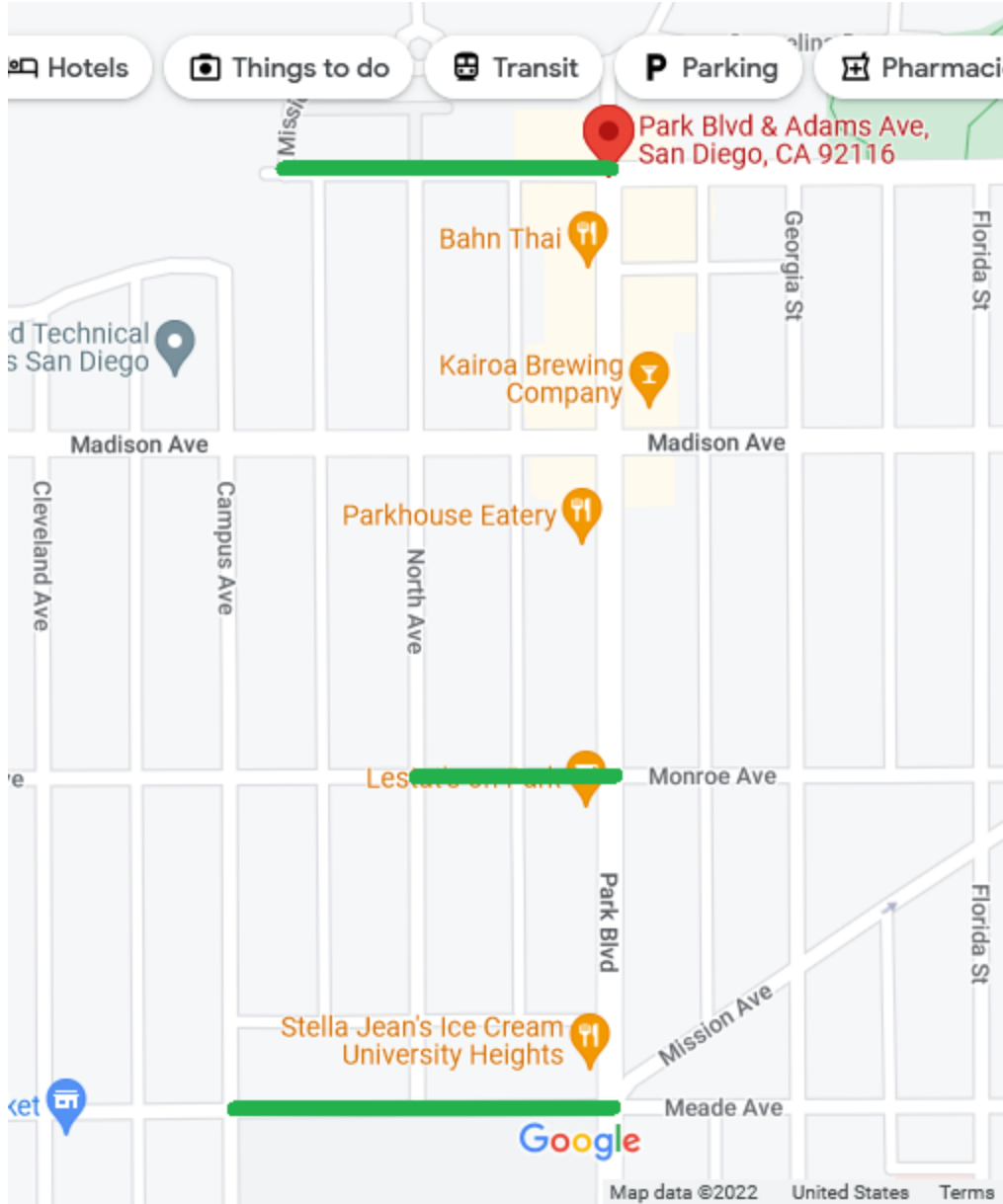
54

North Avenue

2

Campus Avenue





File	Comment Content	Reviewer	Group
Site Development Plans PRJ-1053621.pdf	<p>The project's geotechnical consultant must submit an addendum geotechnical report or update letter for the purpose of an environmental review that specifically addresses the proposed development plans and the following: The project's geotechnical consultant should provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the right of way.</p>	Kenneth Mills	Geology
	<p>With the next submittal, upload the requested geotechnical report or update letter with the "Geotechnical Investigation Report Addendum" PDF file option. Please note, geotechnical documents that are uploaded incorrectly are unacceptable as record documents. Please note, to avoid additional reviews, do not attempt to upload any additional document using the "Geotechnical Study" PDF file option as this will overwrite the previously submitted record geotechnical document for the project. Please note, storm water requirements for the proposed conceptual development will be evaluated by LDR-Engineering review. Priority Development Projects may require an investigation of storm water infiltration feasibility in accordance with the City's current Storm Water Standards. Check with your LDR-Engineering reviewer for requirements. LDR-Engineering may determine that an LDR-Geology review of the storm water infiltration evaluation is required.</p>	Kenneth Mills	Geology
Site Development Plans PRJ-1053621.pdf	<p>Please confirm location(s) of Fire Department Connections. Per CFC section 507.5.1.1, FDCs serving a standpipe system shall be located within 100' of a fire hydrant.</p>	Willard Larsor	Fire
Site Development Plans PRJ-1053621.pdf	<p>Fire will discuss location of Fire Command Center with Fire Marshal.</p>	Willard Larsor	Fire
	<p>DISCLAIMER-These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.</p>	Meghan Lithg	Transportation

Site Development Plans PRJ-1053621.pdf	<p>Informational Items:1. Water and sewer capacity charges will be due at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water and sewer capacity fees should be addressed to Information and Application Services (619-446-5000).2. All on-site water and sewer facilities are private and shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building plan permit check.3. If it is determined that the existing water and sewer services are not of adequate size to serve the proposed project, the applicant will be required to abandon (kill) any existing unused water and sewer services and install new service(s) and meter which must be located outside of any driveway or vehicular use area.4. All water services to the site, including domestic, irrigation and fire will require private, above ground back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required</p>	Meryl Jimene: PUD-Water and Sewer
Site Development Plans PRJ-1053621.pdf	<p>On the site plan or utility plan, show and label all existing sewer and water utilities, including size, material and reference drawing.</p>	Meryl Jimene: PUD-Water and Sewer
	<p>PROJECT DESCRIPTION-Project proposes a Process 2 Neighborhood Development Permit (NDP) for the demolition of existing structures and the construction of a 17-story mixed development consisting of 162 multi-family dwelling units, residential amenities, and 3-levels of sub-grade parking for 150 vehicles. Project is located at 301 Spruce Street in the CC-3-8 and RM-3-7 zones in a Parking Standards Transit Priority Area (TPA), Residential Tandem Parking Overlay Zone, CPIOZ-A, Transit Area Overlay Zone, and TPA within the Uptown Community Planning Area.</p>	Meghan lithg: Transportation
	<p>CLARIFICATION-The project description and Climate Action Plan Consistency Checklist refer to a commercial component to the project, but no commercial space is described or labeled on the title sheet. Please clarify whether the project proposes commercial land use, the type of commercial use, and its square footage on the development plans.</p>	Meghan lithg: Transportation
	<p>MOBILITY ZONE (ZONE 2: Residential Parking Standards Transit Priority Area)-The project is a residential development located within a Transit Priority Area, which is within Mobility Zone 2. Per SDMC Section 143.1102(g), the Mobility Choices regulations do not apply to the project if the project meets the Transportation Amenity (TA) requirements in SDMC Section 142.0528(c).</p>	Meghan lithg: Transportation

<p>TRIP GENERATION-Additional information regarding whether the project proposes commercial land use is required to estimate the project's total trip generation. The minimum expected daily trip generation for the residential portion of the project is approximately 972 ADT with 78 AM (16 in, 62 out) peak hour trips and 87 PM (61 in, 26 out) peak hour trips. This is based on a rate of 6 daily trips/dwelling unit for the 162 dwelling units for Multiple Dwelling Units (Over 20 dwelling units/acre).</p>	<p>Meghan lithg Transportation</p>
<p>LOCAL MOBILITY ANALYSIS / VEHICLE MILES TRAVELED -A completed Project Information Form, Appendix A of the Transportation Study Manual (TSM) (dated September 2020), should be submitted for the project and Local Mobility Analysis / Vehicle Miles Traveled must be addressed.</p>	<p>Meghan lithg Transportation</p>
<p>DEDICATION AND IMPROVEMENT-Fourth Avenue is a 3-Lane Collector (one-way with one-lane dedicated for multi-modal) per the Uptown Community Plan. A minimum parkway width of 14 ft with non-contiguous sidewalk is required per current City standards. Please label the width of the proposed parkway and show dedication and improvement on the plans.</p>	<p>Meghan lithg Transportation</p>
<p>DEDICATION AND IMPROVEMENT-Third Avenue and Spruce Street are unclassified local streets per the Uptown Community Plan. A minimum parkway width of 14 f with non-contiguous sidewalk is required per current City standards. Please label the width of the proposed parkway and show the location of the sidewalk and landscaping on the plans.</p>	<p>Meghan lithg Transportation</p>
<p>CROSS-SECTION/FRONTAGE-The plans should clearly show and dimension all existing and proposed public improvements fronting the property and provide roadway cross sections of all fronting streets including centerline to property line distance, centerline to curb line distance, travel lane configuration and width, and location of sidewalk, in order to determine street dedication or improvement requirements.</p>	<p>Meghan lithg Transportation</p>
<p>DRIVEWAY- Per Land Development Code Section 142.0560 (j) and Table 142-05M, the current minimum required and maximum allowed, two-way driveway widths for the proposed residential development are 20 and 25 feet, respectively. Please label the width of the proposed driveway (excluding the curb flares) on Third Avenue on the architectural and civil plans to demonstrate it meets these requirements.</p>	<p>Meghan lithg Transportation</p>

ON-STREET PARKING-Existing and proposed curb utilization is shown on Sheet C0.08. On the existing curb utilization plan, there are angled lines shown where parallel spaces are labeled on Spruce Street; please revise and resubmit. Provide a table that identifies the number of parking spaces along Third Avenue, Spruce Street, and Fourth Avenue, and the net gain or loss of parking spaces on each frontage. Call out where all non-utilized curb cuts would be closed and replaced with curb, gutter, and sidewalk. Meghan lithg Transportation

PARKING-The Project is located within the Residential Parking Standards Transit Priority Area and there is no minimum parking requirement for this multi-family development. However the project will be required to provide Transportation Amenities as stated in LDC Section 142.0528(c) and Appendix Q of the LDC and the parking that is provided must be unbundled per LDC Section 142.0528(b)(1). A separate document submitted in this review cycle proposes the project will provide an On-Site Bicycle Repair Station (2 points), Delivery Support (1 point), and a Co-Working Space (2 points) for a total of 5 TA points, which will meet the project's minimum requirement of 4 TA points. These amenities should be shown and labeled on the plans. Meghan lithg Transportation

PARKING TABLE-Provide a parking summary table on Sheet A0.01 of the plans to show the minimum parking required and parking provided for automobile (including accessible, van accessible, carpool/zero emissions, etc.), bicycle, and motorcycle parking spaces. Meghan lithg Transportation

PARKING- The minimum parking stall dimensions and aisle widths of all newly created or restriped spaces should comply with SDMC Section 142.0560 and Table 142-05K. Parking spaces and drive aisles must be dimensioned on the plans. Compact spaces are not allowed. Meghan lithg Transportation

PARKING-The proposed project provides several accessible parking spaces. However, please note that one of these spaces must be designated, striped and signed, as van accessible with a minimum 8-foot loading zone on the passenger side of the parking stall. Please label and dimension this information on the plans. Meghan lithg Transportation

PARKING-Aisles that that do not provide through circulation shall provide a turnaround area per Section 142.0560(d)(3) of the SDMC. Please show and label a turnaround space on Parking Plan – Level on Sheet A1.00. Meghan lithg Transportation

PARKING-Parking Plan – There are 16 “stacker spaces” labeled on Level 1 on Sheet A1.01, but approximately 9 boxes with these spaces shown on the plans. Please clarify whether there are 18 stacker spaces proposed, and who would be using these specific parking spaces. Meghan lithg Transportation

<p>ELECTRIC VEHICLE PARKING-If residential parking is provided, 10% of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces per 2019 California Green Building Standards Code Section 4.106.4.2. Please show and call out these spaces on the plans.</p>	<p>Meghan lithg Transportation</p>
<p>MOTORCYCLE-For residential developments, motorcycle parking is required per Section 142.0525 and Table 142-05C of the SDMC. Please show and label these spaces in the parking summary table.</p>	<p>Meghan lithg Transportation</p>
<p>MOTORCYCLE-Please provide dimensions of the proposed motorcycle parking spaces to demonstrate they meet the minimum required dimensions of 3 ft by 8 ft stated in Section 142.0560(f) of the SDMC.</p>	<p>Meghan lithg Transportation</p>
<p>BICYCLE STORAGE-For residential developments, bicycle storage is required per Section 142.0525 and Table 142-05C of the SDMC. Provide information regarding the number of studio, 1-bdrm, 2-bdrm, etc. units to calculate the minimum required number of bicycle storage spaces. Also label the number of bicycle parking spaces that will be provided in the area labeled "Bike Storage" on Parking Plan Level 3 shown on Sheet A1.00.</p>	<p>Meghan lithg Transportation</p>
<p>LOADING ZONE-The project is required to provide a minimum of 1 loading zone per Section 142.1010 and Table 142-10B of the SDMC and proposes a waiver to construct 2 smaller loading spaces as shown on Sheet A1.01 and detailed on Sheet A5.00. Please label and dimension these two loading spaces and provide information regarding the maximum vehicle size that could be used for loading. Provide turning templates to demonstrate how loading vehicles would maneuver in and out of these two spaces.</p>	<p>Meghan lithg Transportation</p>
<p>RAMPS-Please provide the width and slope of all parking ramps shown on the plans.</p>	<p>Meghan lithg Transportation</p>
<p>TRASH-Please indicate how trash pick-up will be accomplished for the project site and where the trash receptacles would be located on the site plan.</p>	<p>Meghan lithg Transportation</p>
<p>DRIVEWAY GATES-Any proposed gates or garage doors should be clearly shown and called out on the plans. A minimum of 20-foot distance is typically required from back of the sidewalk to any gates to the parking area to prevent the entering vehicles blocking the public right-of-way. Label the distance of the proposed gate on Floor Plan – Level 1 on Sheet A1.01 to demonstrate it meets this requirement.</p>	<p>Meghan lithg Transportation</p>

<p>VISIBILITY TRIANGLES - Per San Diego Municipal Code Diagram 113-02SS, the visibility area at project driveways shall be shown on private property and extend 10 feet inward along the driveway and along the property line. Add a diagonal line that connects the two. Add a note that states: No obstruction including landscaping or solid walls in the visibility area shall exceed 36 inches in height.</p>	<p>Meghan lithg Transportation</p>
<p>TRANSIT-Provide a Vicinity Map on the plans that shows the nearby bus stop located on the northwest corner of Spruce Street and Fourth Avenue, as well as bus stops located on First Avenue and Fifth Avenue, and label the walking distance from the project site to each bus stop.</p>	<p>Meghan lithg Transportation</p>
<p>CAP CONSISTENCY CHECKLIST-The CAP Consistency Checklist references ground floor retail (commercial land use), but the development plans only include residential land use. Reconcile this issue and resubmit, as it effects several responses to Strategy 3 items.</p>	<p>Meghan lithg Transportation</p>
<p>CAP CHECKLIST- Strategy 3, Item 3 – Clearly label the EV Charging parking spaces on the plans.</p>	<p>Meghan lithg Transportation</p>
<p>CAP CHECKLIST- Strategy 3, Item 4 – Please refer to previous comment whether the project will provide commercial land use. If the project proposes both commercial and residential land use, please state the minimum required number of bicycle parking spaces for the commercial use, and how many the project will provide. Note that to comply with this strategy item, the project must provide more than the minimum required per the SDMC.</p>	<p>Meghan lithg Transportation</p>
<p>CAP CHECKLIST- Strategy 3, Item 5 – Please refer to previous comment whether the project will provide commercial land use and revise accordingly. If the project proposes commercial land uses and will have fewer than 10 employees, select the “Yes” checkbox and retain the existing text.</p>	<p>Meghan lithg Transportation</p>
<p>CAP CHECKLIST- Strategy 3, Item 6 – Please refer to previous comment whether the project will provide commercial land use and revise accordingly. (Note that even if the project has a commercial land use component, parking for this use would not be required as the project is located in a Parking Standards Transit Priority Area. Please revise the text accordingly.)</p>	<p>Meghan lithg Transportation</p>
<p>CAP CHECKLIST- Strategy 3, Item 7 – Please refer to previous comment whether the project will provide commercial land use and revise accordingly</p>	<p>Meghan lithg Transportation</p>
<p>ADDITIONAL COMMENTS (INFORMATION ONLY, NO ACTION REQUIRED)-Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation Development staff reserves the right to provide additional comments on subsequent review cycles.</p>	<p>Meghan lithg Transportation</p>

Site Development Plans PRJ-1053621.pdf	Show all water appurtenances. Labels should indicate the service size, whether existing or proposed, and the type of service (Domestic, Irrigation, or Fire). For the existing water services, please indicate whether the service is to be remained or to be killed at the main.	Meryl Jimene: PUD-Water and Sewer
Site Development Plans PRJ-1053621.pdf	Show and label all existing sewer laterals to remain. Indicate that unused sewer laterals should be plugged at property line (if applicable).	Meryl Jimene: PUD-Water and Sewer
Site Development Plans PRJ-1053621.pdf	Show the proposed sewer laterals from the subject property to the point of connection to the existing sewer main.	Meryl Jimene: PUD-Water and Sewer
Site Development Plans PRJ-1053621.pdf	The Developer will be required to prepare a potable water study to indicate what water improvements and what pressure zones are required to meet the current Public Utilities Department standards for domestic, fire and irrigation demands for the project.	Meryl Jimene: PUD-Water and Sewer
Site Development Plans PRJ-1053621.pdf	The Developer is required to provide an accepted sewer study, satisfactory to the Director of Public Utilities and in accordance with the City of San Diego's current Sewer Design Guide, to show that the existing public sewer facilities will have adequate capacity and cleansing velocities necessary to serve this development and the drainage basin in which it lies.	Meryl Jimene: PUD-Water and Sewer
Site Development Plans PRJ-1053621.pdf	The Developer is required to install all facilities, as required by the accepted water and sewer studies, necessary to serve this development.	Meryl Jimene: PUD-Water and Sewer
Site Development Plans PRJ-1053621.pdf	Proposed WUR's will be need to be reviewed and accepted by PUD. Applicants need to follow up by providing an exhibit containing the following info:• Dimensions of proposed Wet Utility Room (WUR)• Show all water services from main to WUR• Proposed location of backflows (Fire service/Domestic & Irrigation)• Proposed location of water meters within the room.• Call out the WUR per City of San Diego drawing standards (no number needed).	Meryl Jimene: PUD-Water and Sewer
Site Development Plans PRJ-1053621.pdf	Sewer lateral connections shall be made in accordance with Table 2-6 of the Sewer Design Guide.	Meryl Jimene: PUD-Water and Sewer

Site Development Plans PRJ-1053621.pdf	Remove all references to specific Standard Drawing Numbers for water and sewer items.	Meryl Jimene: PUD-Water and Sewer
Site Development Plans PRJ-1053621.pdf	Show and call out proposed meters.	Meryl Jimene: PUD-Water and Sewer
	<p>Proposed project is located within AIA 2. The proposed project is not located within a noise contour or safety zone. Maximum height of the proposed project is approximately 367 feet above mean sea level, which requires FAA notification. Applicant has provided a 'Determination of No Hazard to Air Navigation' letter from the FAA to meet this requirement.</p>	Nathen Causn Plan-Airport
	<p>Scope of Work (INFORMATION ONLY, NO ACTION REQUIRED) The project proposes a Neighborhood Development Permit (NDP) for a new 17-story building totaling 160,643 square feet (sf) consisting of commercial space and 162 residential units as proposed Complete Communities and below grade parking, on a 0.46-acre site. The project also proposes to demolish two existing commercial structures and to add a pool.</p>	Rhonda Benal Environmental
	<p>The project site is located at 301 Spruce Street, 3149-51 3rd Avenue and 3170 4th Avenue (APN 452-621-2100 and 452-621-0900) is in the RM-3-7 and CC-3-8 Zones of the Uptown Community Plan, Community Plan Implementation Overlay Zone (CPIOZ) A, Parking Standards Transit Priority Area, Transit Priority Area, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone,</p>	Rhonda Benal Environmental
	<p>(Continued)Brush Management, Very High Fire Hazard Severity Zones, Bankers Hills Potential Historic District, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA) and NAS North Island, Review Area 2), and the Federal Aviation Administration Part 77 Notification (SDIA) area.</p>	Rhonda Benal Environmental
	<p>Project Issues A Final Environmental Impact Report for Complete Communities: Housing Solutions and Mobility Choices, San Diego, CA, SCH No. 2019060003," was prepared, May 2020.</p>	Rhonda Benal Environmental
	<p>The project has been reviewed in accordance with the California Environmental Quality Act (CEQA). The Environmental Analysis Section (EAS) is not able to make a determination at this time pending submittal of additional information and resolution of the other reviewing disciplines' (DSD-Planning, DSD-Engineering, DSD-Transportation, DSD-Geology, Fire Plan review, Water and Sewer, Facilities Financing and DSD-Landscaping) issues.</p>	Rhonda Benal Environmental

<p>INFORMATIONAL: In order to stay in compliance with construction best practices on job sites, we need to emphasize the following requirement: Owners and Contractors: Please see the new COVID 19 requirements for all construction sites for everyone's safety. Non-compliance can result in failed inspections or stop work orders for job locations.https://www.sandiego.gov/sites/default/files/2020-04-24_covid-19_inspection_protocols.pdf</p>	<p>Rhonda Benal Environmental</p>
<p>DISCRETIONARY PROJECTS: These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.</p>	<p>Rhonda Benal Environmental</p>
<p>AB 52 Notification (Tribal Cultural Resources):Based on the information provided in this submittal the project proposes ground disturbance. Please note the project may require AB 52 Notification to Tribal Representatives.</p>	<p>Rhonda Benal Environmental</p>
<p>Historical Resources (Archaeology) EAS is consulting with qualified City staff if further archaeological analysis will be required on this project.</p>	<p>Rhonda Benal Environmental</p>
<p>Greenhouse Gas (GHG) Emissions EAS received a CAP Checklist in this submittal and the following revisions are required;</p>	<p>Rhonda Benal Environmental</p>
<p>Page 3: Add the assigned City's PRJ no. 1053621 to the application information.</p>	<p>Rhonda Benal Environmental</p>
<p>Page 3, question no. 4: State the project proposes a mixed-use development, the square-footage and what amenities or improvements are proposed on the site, as well as what would be demolished.</p>	<p>Rhonda Benal Environmental</p>
<p>Step 1, Land Use Consistency: This question is marked "yes." Also provide a statement to address Item A.</p>	<p>Rhonda Benal Environmental</p>
<p>Step 2, question no. 1: The project is a mixed-use development. State which land use types you are referring to in Attachment A and mark your response in this attachment.</p>	<p>Rhonda Benal Environmental</p>
<p>Step 2, question no. 2: State what the project is. The response is incomplete. Also address the non-residential development. Revise your response to address the mixed-use development.</p>	<p>Rhonda Benal Environmental</p>

Step 2, question nos. 3 through 7: EAS is consulting with LDR-Transportation on the responses for these questions.	Rhonda Benal Environmental
Submit the revised checklist to the project manager in the next submittal.	Rhonda Benal Environmental
Historical (Architectural) The project proposes the demolition of two existing buildings. EAS is consulting with the City's Plan-Historic staff (PHS) if the project needs to be reviewed by PHS.	Rhonda Benal Environmental
Waste Management Plan:A Waste Management Plan (WMP) was provided in this submittal. The WMP will need to be reviewed by the City's Environmental Services Department (ESD). Until the WMP has been addressed to the satisfaction of ESD this issue cannot be cleared. EAS defers to ESD for the review and acceptance of this plan.	Rhonda Benal Environmental
Noise:Based on the information provided in this submittal it looks like there are sensitive receptors in close proximity. The City of San Diego's CEQA Significance Determination Thresholds states if a project would generate noise levels at the property line which exceed the City's Noise Ordinance Standards is considered potentially significant.	Rhonda Benal Environmental
(Continued) A noise report is required and shall be prepared in accordance with the City of San Diego's Acoustical Report Guidelines. Please provide an analysis that addresses construction noise, and if there are potential noise impacts to sensitive receptors, and if mitigation would or would not be required. Please also address Table NE-3 of the City's General Plan, and the City's Noise Ordinance.	Rhonda Benal Environmental
OtherPlease note additional environmental issues may arise as the review progresses. Should the project be redesigned or changed in project scope then EAS would need to review the project.	Rhonda Benal Environmental
Grading/Excavation/Paleontology:According to the Geotechnical Report the site is located within the undocumented fill, Very Old Paralic Deposits and the San Diego Formation. Very Old Paralic Deposits is moderately sensitive, and San Diego Formation is considered highly sensitive for paleontological resources. According to the grading quantities on Sheet C0.02, the project proposes 28,400 cubic yards (cy) at a maximum depth of cut of 36 feet, zero cy of fill, and the export of 28,400 cy. Based on the excavation quantities the project meets the CEQA Thresholds for potential impacts to paleontological resources. Monitoring will be required on this project.	Rhonda Benal Environmental

<p>Health and Safety:The project is located in the Airport Land Use Compatibility Overlay Zone, Airport Influence Area (San Diego International Airport (SDIA) and NAS North Island, Review Area 2), and the Federal Aviation Administration Part 77 Notification (SDIA) area.</p>	<p>Rhonda Benal Environmental</p>
<p>FAA Notification: EAS received eight letters, “FAA Determination of No Hazard” by the Federal Aviation Administration, dated March 9, 2022.</p>	<p>Rhonda Benal Environmental</p>
<p>Consistency Determination:EAS defers to Plan-Airport if a consistency determination is required on the project.</p>	<p>Rhonda Benal Environmental</p>
<p>Biological Resources: Based on review of City’s GIS map layer the project is located on a developed site therefore no sensitive resources would be impacted by the project. A biology report will not be required on this project.</p>	<p>Rhonda Benal Environmental</p>
<p>CONDITIONS:Paleontological Resources1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents in “verbatim” as referenced in the City of San Diego Land Development Manual for Paleontological Resources.</p>	<p>Rhonda Benal Environmental</p>
<p>2. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC)/Environmental Designee (ED) identifying the Principal Investigator (PI), Monitors, and all persons for the project and the names of all persons involved in the paleontological monitoring program, as identified in City of San Diego Land Development Manual for Paleontological Resources.</p>	<p>Rhonda Benal Environmental</p>
<p>3. MMC/ED will provide a letter to the applicant confirming the qualifications of the PI, Monitors, and all persons involved in the paleontological monitoring of the project. Professional Qualifications shall meet the following standards:</p>	<p>Rhonda Benal Environmental</p>
<p>The Principal Investigator (PI) should have a Ph.D. or M.S. in a field related to paleontology, such as geology or biology with an emphasis in paleobiology. Four cumulative years of full-time professional field, research, and museum experience in working with the geological formations of Southern California is required. Two of the four years must be in a supervisory capacity (crew chief or above).</p>	<p>Rhonda Benal Environmental</p>

Paleontological Monitors should have a B.S. in a field related to paleontology, such as geology or biology with an emphasis in paleobiology. Two cumulative years of full-time professional field, research, and museum experience in working with the geological formations of Southern California is required. Rhonda Benal Environmental

4. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program. Rhonda Benal Environmental

Site Development Plans
PRJ-1053621.pdf

COMPLETE COMMUNITIES HOUSING SOLUTIONS - DEVELOPMENT IMPACT FEE (DIF) SCALING: For development utilizing the Complete Communities Housing Solutions regulations in Chapter 14, Article 3, Division 10, the DIF for the residential component will be scaled in accordance with Table 142-06A based upon the dwelling unit size. COMPLETE COMMUNITIES HOUSING SOLUTIONS - DEVELOPMENT IMPACT FEE (DIF) WAIVERS: Developments utilizing the Complete Communities Housing Solutions regulations in Chapter 14, Article 3, Division 10, are entitled to the waiver of DIFs for all covenant-restricted affordable dwelling units and all dwelling units that do not exceed 500 square feet per SDMC Section 143.1010(g). DEVELOPMENT IMPACT FEE (DIF): This development project may be subject to development impact fees during the building permit review process. The current estimated Uptown DIF rate for residential component of the development is \$12,206 per multi-dwelling unit. Please note: When submitting the project for ministerial review, provide a matrix that groups the proposed residential units by their size (SF), applicable housing type (SDU, MDU, ADU, or Senior Housing), affordability level (market rate, at or below 80% AMI, 81-120% AMI), and applicable incentive program. Incentives programs include (1) LEED Platinum or Living

Paola Boylan Facilities
Financing

The Engineering Review Section has reviewed the subject development and have the following comments that have to be addressed prior to public hearing. Hoss Florezab Engineering

With your next submittal, please provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed. Hoss Florezab Engineering

This project is to comply with Order NO. R9-2013-0001, NPDES No. CAS0109266 and adhere to City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. Hoss Florezab Engineering

Based on provided DS-560, this is a priority project and applicant must provide documents as how pollutant removal/control and hydromodification requirements are met. Hoss Florezab Engineering

Please note this is a Entitlement/ Discretionary Review and not a construction/Ministerial Review , therefore all construction details/notes are not relevant. Please revise accordingly. Hoss Florezab Engineering

Provide a Conceptual grading plan or revise the grading plan to clearly show/call out extent of encroachment(both above and below ground)within right of way consistent with building sections and elevations and label P.L. on elevation plans.	Hoss Florezab Engineering
Provide a section to show underground parking structure and required vertical clearance as required by code.	Hoss Florezab Engineering
Provide a street section for all adjacent street and dimension the improvements.	Hoss Florezab Engineering
Please note the project will be conditioned to obtain shoring/right of way / improvement permit .	Hoss Florezab Engineering
Please note Municipal Code 142.0610(a) requires all public improvements /dedications adjacent to the site to be up to current City standards prior to issuance of building permit . Revise plans to show directional (dual) curb ramps at the corners per current City Standards.	Hoss Florezab Engineering
SWQMP -- Please remove worksheet B.5-1 from the report (not relevant) and include DCV calculations in the report.	Hoss Florezab Engineering
SWQMP - Include manufacturer's spec in the report for selection of proper model .	Hoss Florezab Engineering
Please note no infiltration category must be EITHER establish by Simple feasibility Criteria per C.1 followed by Infiltration Feasibility Letter letter per C1.1from Appendix C OR test result must be reviewed and approved by LDR- Geology for compliance with Appendix D . If Simple feasibility Criteria is chosen the sign/stamped letter must be included in the report.	Hoss Florezab Engineering
Please note doors can not swing into PRW (Sheet C0.05) , revise to correct.	Hoss Florezab Engineering
Add/show visibility triangles for the corners and driveway per San Diego Municipal Code Diagram 113-02SS and add a note and add a note “ no obstruction including solid walls within visibility area shall shall be taller than 3' .	Hoss Florezab Engineering
Please provide a written detail response to all comments regardless you agree or not and in case of disagreement express your reasoning.	Hoss Florezab Engineering
Transportation:The project has been reviewed by LDR-Transportation. EAS defers to LDR-Transportation for additional studies and VMT analysis.	Rhonda Benal Engineering

Site Development Plans PRJ-1053621.pdf	These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Project Info: UPTOWN (Process 2) Neighborhood Development Permit for a new 17-story building totaling 160,643 square feet and consisting of commercial space and 162 residential units as proposed Complete Communities, at two parcels, APN 452-621-2100 and 452-621-0900, located at 301 Spruce Street, 3149-51 3rd Avenue and 3170 4th Avenue. Demo two existing commercial structures and add pool and below grade parking. The 0.46-acre site is in Base Zones RM-3-7 and CC-3-8 within the Uptown Community Planning area. Council District 3, CPIOZ-A. [Info Only - No Response Required]	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Applicability: This project is subject to the Uptown Community Plan, Complete Communities Supplemental Development Regulations, and the following Landscape Regulations: SDMC §142.0403 – §142.0405, §142.0409, §142.0412, & §142.0413. [Info Only] • Landscape Regulations (SDMC): https://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art02Division04.pdf • Complete Communities Supplemental Development Regulations: https://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art03Division10.pdf [Info Only - No Response Required]	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Landscape Development Features, Planting Plan – Provide consistency between the landscape plan, site-plan, and grading plan by providing the same scale and labeling all site development features and use areas, such as retaining walls, planting areas, contoured slopes, streets, buildings, sidewalks, planting in the public right-of-way, easements, etc. See link below for the Land Development Manual: Project Submittal Requirements – Section 2. See Item No's 9.0 – 9.2.4 for your use/reference: https://www.sandiego.gov/sites/default/files/dsdpsm_sec_02.pdf	Kris Rios	LDSC

Site Development Plans PRJ-1053621.pdf	Landscape Calculation & Diagram - Landscape Calculation & Diagram – Provide the City of San Diego’s Landscape Calculations Worksheet directly on plans to demonstrate area and plant point requirements for Street Yard, and Remaining Yard calculations. Include a Landscape Area Diagram, directly on the landscape plans, which identifies the plan areas used for calculation. Indicate the square footages of all planting areas within to determine this requirement has been met. Provide hatch patterns graphically delineating Street Yard & Remaining Yard within Landscape Area Diagram. Note, project is not subject to VUA (Vehicular Use Area) calculations. Proposed parking is covered and not open to the sky. Form DS-6: https://www.sandiego.gov/sites/default/files/ds006.pdf For your reference below: Street Yard & Remaining Yard /Common Open Space: [§142.0405] When new structures are subject to this section in accordance with Table 142.04A, the planting area required and the plants necessary to achieve the number of plant points required in Table 142-04C shall be provided. -Street Yard: 50% of planting area is required at a rate of 0.05 points per square foot of total street yard area. -Remaining Yard/Common Open Space: Residential development with five dwelling units or more shall be subject to one or more of the following	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Net Canopy Tree Gain, Plant Legend - Please include a line of information on planting plans quantifying existing trees to be protected, trees to be removed, new canopy trees associated with project including street trees (in parkway). Net canopy tree gain will be documented in keeping with the City’s Climate Action Plan initiative in mitigating heat retention. Sheet L0.02.	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Street Tree, Species – Street tree species shall be consistent with the Uptown Community Plan. See link below for reference. -3rd Ave, Species – See Table 4-3: Street Tree Plan Residential, Key 9a – 3rd Ave. for parkways > 6-10’. Primary Tree shall be, Chinese Elm. Secondary shall be a Flame Tree species. - 4th Ave, Species – See Key, K-1, Segment 6’-10’ Parkway. Primary species is California Sycamore, Secondary Tree, Olive tree *fruitless variety only.- See Community Plan for Spruce St. below. https://www.sandiego.gov/sites/default/files/uptown_cpu_book_11.18.19.pdf	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Street Tree, Multi-Trunk – [§142.0403(b)(10)] *Note, proposed street trees shall be self-supporting, woody plants with at least one well defined trunk and attain a mature height and spread of at least 15-ft. Multi-trunk is not allowed in parkway.	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Street Tree, Quantity – [§142.1025(a)(2)] The Complete Communities Supplemental Development Regulations requires for at least one 24-inch box canopy form single-trunk species for each 20 feet of street frontage. The street frontage excludes curb cuts and required clearance for designated bus stops.	Kris Rios	LDSC

Site Development Plans PRJ-1053621.pdf	Street Trees, Quantity, Continued - [§142.1025(a)(2)] Street trees are required to be placed on each side of the sidewalk where feasible. The trees shall be placed on each side of the sidewalk where feasible. The installed tree spacing, and location may be varied to accommodate site conditions or design considerations to meet this requirement. Clearly dimension street frontage (including PL) on planting plan for Level 1 for staff to confirm this requirement has been met. Parkway should clearly delineated, dimensioned, and labeled.	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Minimum Root Zone: [§142.0403(b)(6)] A minimum root zone of 40 square foot feet shall be required for all trees. The minimum dimension for this area shall be 5-feet, graphically show root zones to confirm dimensions meet minimum critical root zone requirements.	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Utilities – Show all existing/proposed water and sewer laterals on planting sheet serving property to demonstrate conformance with SDMC Minimum Tree Separation Distance Table 142-04E.	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Minimum Tree Separation Distance – Include the following note on the plan per section 142.0409, table 142-04E of the Landscape Regulations: MINIMUM TREE SEPARATION DISTANCE Improvement/ Minimum Distance to Tree Traffic signals (stop sign) - 20 feet Underground utility lines - 5 feet (10 feet for sewer) Above ground utility structures - 10 feet Driveway (entries) - 10 feet (5 feet on residential streets rated at 25 mph or lower) Intersections (intersecting curb lines of two streets) - 25 feet	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Water Calculations & Hydrozone: Projects proposing >500sf of new landscape area are subject to include Water Budget Calculations and hydrozone diagram directly on the Irrigation Plans. MAWA & ETWU calculations are required to show compliance under SDMC 142.0413. See Appendix E of the SD Landscape Standards for reference. See link below for your reference. https://www.sandiego.gov/sites/default/files/dsldlc_landscapestandards_2016-04-05.pdf	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Irrigation Plans – Remove irrigation details. An irrigation plan and details will be required during the building phase. For current Land Development Submittal, please retain and/or provide proposed methods and types of irrigation system, including dedicated irrigation meter or sub-meter. See link, Item: 11.1.5. https://www.sandiego.gov/sites/default/files/dsdpsm_sec_04.pdf	Kris Rios	LDSC

Site Development Plans PRJ-1053621.pdf	Gravel or Rock –Organic mulch is more effective at moderating heat gain and water loss than inorganic mulch or gravel. Please limit use of inorganic mulch and rock to more than 50% of the landscape area where rock mulch is to be used, it should be of sufficient angularity and size to avoid migrating onto adjacent paved surfaces and walkways. Rock no smaller than 3-in shall be used. Please note, rocks/gravel within 2’ adjacent to the right-of-way will not be permitted due to potential tripping hazards. Understory planting is encouraged for permeability and horticultural purposes and plant health.	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Additional comments may apply pending landscape revisions and/or addition provided information. [Info Only - No Response Required]	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Provide the following note on the Landscape Plan: “All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.”	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Tree Root Barrier –Provide the following note on the Landscape Plan: “Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball.”	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Provide the following note on the Landscape Plan, Irrigation:“An automatic, electrically controlled irrigation system shall be provided as required by LDC §142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.”	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Provide the following note on Landscape Sheets:“If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.”	Kris Rios	LDSC

Site Development Plans PRJ-1053621.pdf	Long-term Maintenance – Provide the following note on all planting plans (sht. L3.0 & L3.1): “All required landscape areas as shown on these plans, including in the right-of-way, shall be maintained by [Please specify; i.e. Owner, Project Association, other]. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced within 30 days and prior to final landscape inspection.”	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	A Brush Management Plan is required for BDR-Landscape to perform a comprehensive review. Brush Management – [§142.0412] Due to proximity to highly flammable, native/naturalized vegetation, a Brush Management Plan and Program shall be required in accordance with SDMC §142.0412. Zone 1 shall be least flammable and shall typically consist of pavement and permanently irrigated ornamental planting. Zone 2 consists of thinned, native or naturalized non-irrigated vegetation. [Info-Only]	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Plot Brush Management Template and show entire site directly on template or on separate sheet (depending on space and legibility). Brush management site-plan is required to be accurately dimensions to verify brush zones. Please see link below for your use. https://www.sandiego.gov/sites/default/files/brushmgmtnotes-d_sheet.pdf	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Brush Management Zones – Standard Brush Management Zones consist of a 35-ft Zone One and a 65-ft Zone Two. For the project at hand fuel load is located on the southeast. Zone One will be measured south of the proposed structure (rear façade) towards top of slope (proposed wall) with a remaining balance of Zone Two extending towards rear property line. Full BM depth/dimensions shall total 100-ft. label & dimension on BM Plan.	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Structures in Zone One – [§142.0412(g)(2)] Zone One shall be made of noncombustible, one-hour fire-rated, or Type IV heavy timber construction as defined in the California Building Code.	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Site Context – Please identify and label toe of slope and existing/proposed fence.	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Irrigation Information – Graphically identify and label the extents of irrigation system in the Zone One area. If an existing and functional system is to remain, note on the plan and show location of controller and valves. In lieu of a full irrigation system, hose-bibs within 50-ft of all Zone One areas shall be acceptable for this small scale, single-dwelling unit development. Identify all location of hose-bibs on the Brush Management plan.	Kris Rios	LDSC

Site Development Plans PRJ-1053621.pdf	Photo Documentation – Plot 5-6 photos, directly on the Brush Management Plan, that demonstrate the existing conditions of the rear yard as well as the condition of the vegetation onsite, with emphasis on the south & southeastern portion of the site. Provide a photo key map that identifies the photos’ location.	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	Off-site Brush Management on Adjacent Properties – Provide the following note on the Site Plan to address fuel loads on adjacent properties: “Brush Management on adjacent properties shall be the responsibility of the adjacent property owner. For maintenance issues, contact the Fire-Rescue Department’s Fire Hazard Advisor - Brush/Weed complaint line at: (619) 533-4444.”	Kris Rios	LDSC
Site Development Plans PRJ-1053621.pdf	The proposed project is a Process Two Neighborhood Development Permit to construct a multiple dwelling unit structure over 95 feet in height using the Complete Communities Regulations. The site is located at 3151 3rd Ave and 3170 4th Ave within the Uptown Community Plan. The Sites are zoned RM-3-7 and CC-3-8 with overlay zones including Airport Land Use Compatibility Overlay Zone (NAS North Island and San Diego International Airport), Airport Influence Area (SDIA and NAS North Island Review Area 2), FAA Part 77 Notification Area, Community Plan Implementation Overlay Zone (Type A), Parking Standards Transit Priority Area, Transit Area Overlay Zone, and Transit Priority Area. The purpose of the residential zones is to provide for areas of residential development at various specified densities throughout the City. The residential zones are intended to accommodate a variety of housing types and to encourage the provision of housing for all citizens of San Diego. It is also intended that the residential zones reflect desired development patterns in existing neighborhoods while accommodating the need for future growth. The purpose of the RM zones is to provide for multiple dwelling unit development at varying densities. The RM zones individually accommodate developments with similar densities and characteristics. Each of the RM zones is	Kyle Goossen: Planning	
Site Development Plans PRJ-1053621.pdf	The Neighborhood Development Permit will be decided in accordance with Process Two. The decision may be appealed to the Planning Commission. A Neighborhood Development Permit may be approved or conditionally approved only if the decision-maker makes all of the findings applicable to the proposed development. Findings for all Neighborhood Development Permits(1) The proposed development will not adversely affect the applicable land use plan;(2) The proposed development will not be detrimental to the public health, safety, and welfare; and(3) The proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code. Provide Draft Findings at resubmittal.	Kyle Goossen: Planning	

Site Development Plans PRJ-1053621.pdf	<p>The purpose of Complete Communities regulations is to provide a floor area ratio based density bonus incentive program for development within Transit Priority Areas that provides housing for very low income, low income, or moderate income households and provides neighborhood-serving infrastructure amenities. These regulations are intended to materially assist in providing adequate housing for all economic segments of the community; to provide a balance of housing opportunities within the City of San Diego with an emphasis on housing near transit; and to encourage use of mobility alternatives through the construction of neighborhood-serving infrastructure amenities. Investment in neighborhood-serving infrastructure that creates destinations and encourages walking, biking and use of transit, particularly within Transit Priority Areas, is critical to the City's Climate Action Plan goal to reduce greenhouse gas emissions.</p>	Kyle Goossen: Planning
Site Development Plans PRJ-1053621.pdf	<p>The project site is located within the Bankers Hill/Park West neighborhood of the Uptown Community Plan. The Uptown Community Plan identifies the land use as Residential-High (45-73 du/ac) and Community Commercial (0-109 du/ac). The proposed project meets the density requirements of the area and does not conflict with the land use and density of the area. Uptown Community Identified Issue: Providing a wide variety of housing types for all age, income and social groups. The Complete Communities Regulations will assist in providing housing for different ages, social groups and income levels.</p>	Kyle Goossen: Planning
Site Development Plans PRJ-1053621.pdf	<p>Uptown Residential Land Use Policy 2.1 Provide a diverse mix of housing types consistent with allowable densities. Proposed project meets this policy by providing housing within the allowable density of the area. Uptown Residential Land Use Policy 2.2 Enable rental and ownership opportunities in all types of housing including alternative housing units such as companion units, live/work studios, and shopkeeper units. Proposed project is providing rental opportunities for current and future residents. Even though the project does not propose ADU's (companion units), shopkeeper units or live/work studios, the project and zone will still allow the future residential opportunities in the future and will adhere to this policy. Uptown Residential Land Use Policy 2.3 Develop adequate housing for those with special needs such as the elderly, disabled persons, low income, and those who need nursing care. Consideration should be given to accessibility and proximity to transit stops, public facilities, public spaces, and safe and pedestrian-oriented streets. Proposed project will adhere to this policy by providing low income dwelling units and accessible dwelling units to an area that is planned to have improved public transit. Uptown Residential Land Use Policy 2.4 Preserve existing single-family homes as a distinct housing choice as well as for their contribution to the</p>	Kyle Goossen: Planning

Site Development Plans PRJ-1053621.pdf	<p>Uptown Urban Design Policy 4.1 Vary and articulate building massing and façades to contribute to a fine-grained, pedestrian scale environment at the street level through the use of such features as notched setbacks, projecting bays, balconies, recessed storefront entrances, sidewalk cafes, window bays, and pedestrian passages to create visual interest. Proposed project adheres to this policy by providing an articulated structure that includes arches, projecting balconies, and an open first floor to reduce the appearance of a monolithic structure.</p> <p>Uptown Urban Design Policy 4.2 Employ the use of vertical volumes and changes in height to break up long façades, provide focal features, and identify key locations such as, building entrances, entry to a paseo, and street corners. Proposed project adheres to this policy by providing a changes in height and articulation to break up the building façade.</p> <p>Uptown Urban Design Policy 4.3 Avoid repeating the same wall surface design horizontally. Proposed project adheres to this policy by providing varying designs throughout the horizontal façade of the structure.</p> <p>Uptown Urban Design Policy 4.5 Incorporate façade articulation through the use of balconies, terraces and/or upper story setbacks on high-rise buildings west side of Sixth Avenue to minimize view obstructions to Balboa Park. The project adheres to</p>	Kyle Goossen: Planning
Site Development Plans PRJ-1053621.pdf	<p>Present this project to the Uptown Community Planning Group. Provide comments, concerns, and/or recommendations upon resubmittal. Be aware that further comments may be added due to public comment (not strictly comments from the CPG).</p>	Kyle Goossen: Planning
Site Development Plans PRJ-1053621.pdf	<p>FAR Tier 2 means any premises where any portion of the premises is located in a regional or subregional employment area, as identified in the General Plan Economic Prosperity Element, or within a one-mile radius of any university campus that includes a medical center and is within a Transit Priority Area that is located in a community planning area within Mobility Zone 3. As a portion of the site is located within this Tier, the maximum Floor Area Ratio of the site will be 8.0</p>	Kyle Goossen: Planning
Site Development Plans PRJ-1053621.pdf	<p>Identify the deviations being proposed for the project, including all waivers and incentives. Incentives are a deviation to a development regulation, with the exception of any regulations or requirements of Complete Communities. Waivers are a request by an applicant to waive or reduce a development standard that physically precludes construction of development meeting the criteria of Complete Communities. Provide the Incentives and Waivers Report at resubmittal.</p>	Kyle Goossen: Planning
Site Development Plans PRJ-1053621.pdf	<p>Per SDMC 143.1010 , projects utilizing Complete Communities are granted Waiver of the maximum permitted residential density of the land use designation(s) in the applicable land use plan. Density shall be limited by the allowable floor area ratio and the requirements of the California Building Code as adopted and amended by the City of San Diego. The project density will be subject to the maximum floor area ratio of the premises.</p>	Kyle Goossen: Planning

Site Development Plans PRJ-1053621.pdf	Per SDMC 143.1010(c)(1), the maximum structure height of the zone is waived when utilizing Complete Communities regulations. Keep in mind that if the FAA deems the project a potential hazard, it will trigger a Process Five Site Development Permit OR the structure height will need to be decreased.	Kyle Goossen: Planning
Site Development Plans PRJ-1053621.pdf	SDMC 143.1010(c)(4) Waives the maximum lot coverage. The project will not be subject to the maximum lot coverage of the RM-3-7 base zone.	Kyle Goossen: Planning
Site Development Plans PRJ-1053621.pdf	SDMC 143.1010(d)(3) waives the requirement to obtain a Site Development Permit in areas mapped as CPIOZ Type A or CPIOZ Type B, if the development complies with the development standards or criteria in the applicable community plan. Staff opines that the development standards of the community plan are being met through the proposed project.	Kyle Goossen: Planning
Site Development Plans PRJ-1053621.pdf	SDMC 143.1010(3) waives the private exterior open space requirement in Section 131.0455 for all dwelling units in the development if at least 10 percent of the total dwelling units in the development are at least three bedroom dwelling units. Provide a bedroom to unit count on the plans OR identify the private exterior open space on the plans.	Kyle Goossen: Planning
Site Development Plans PRJ-1053621.pdf	Show conformance to SDMC 143.1025(c) The minimum height of the street wall shall be 30 feet.	Kyle Goossen: Planning
Site Development Plans PRJ-1053621.pdf	Show conformance to SDMC 143.1025(c)(4) A street wall shall be provided for 70 percent of the building frontage along the public right-of-way, with the following exceptions, which may be subtracted from the length of the frontage:(A) Publicly or privately-owned plazas or promenades;(B) Courtyard entrances up to 30 feet wide for residential uses;(C) Recessed entrances up to a maximum of 25 feet in width and a maximum of 15 feet in depth;(D) Entries into interior or auto courts, or auto drop-offs may be allowed behind the required street wall; and(E) Areas where the existing grade of the public right-of-way differs from the building pad by more than two feet.	Kyle Goossen: Planning
Site Development Plans PRJ-1053621.pdf	Per SDMC 131.0540(b) Residential development is permitted only when a commercial structure exists on the premises or is a part of the proposed development. Show the location of a commercial use on the plans or an incentive/waiver will be required to deviate from this requirement.	Kyle Goossen: Planning

Site Development Plans
PRJ-1053621.pdf

Show conformance to SDMC 131.0552 Where transparency is required, a minimum of 50 percent of street wall area between 3 and 10 feet above the sidewalk shall be transparent, with clear glass visible into a commercial or residential use. Windows or other transparent materials that provide visibility into a garage or similar area do not count toward the required transparency.

Kyle Goossen: Planning

The proposed project is located within the Uptown Community Planning Area. The Uptown Community Planning Group is the officially recognized community group for the area to provide recommendations to the City. If you have not already done so, please contact Mat Wahlstrom, Chairperson of the Uptown Community Planning Group at 619-295-9213 or by email at chair@uptownplannersd.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to Bryan Hudson, Development Project Manager. Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" (available at <https://www.sandiego.gov/development-services>), provides additional information about the advisory role of the Community Planning Groups. Council Policy 600-24 provides guidance to the Community Planning Groups and is available at https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

Community
Planning Group

To: Lawrence Howard Complete Communities & Inclusionary Housing Conditions: PRJ-1053621; 301 Spruce Street; San Diego, CA 92103 This project is subject to the Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13. The applicant requests a floor area ratio (FAR)-based density bonus pursuant to the Complete Communities Housing Solutions Regulations of San Diego Municipal Code Chapter 14, Article 3, Division 10. The underlying zoning of the property allows for the development of 27 units. ? The applicant proposes to meet the affordability requirements of the Complete Communities Housing Solutions Regulations by providing the following affordable units for a period of 55 years: o 15% of the project (27 units x 15% = 4.05 rounded to 5 units) will be affordable to very low-income households with rents at 30% of 50% of Area Median Income (AMI) o 10% of the project (27 units x 10% = 2.7 rounded to 3 units) will be affordable to low-income households with rents at 30% of 60% of AMI 15% of the project (27 units x 15% = 4.05 rounded to 5 units) will be affordable to moderate-income households with rents at 30% of 120% of AMI By providing those affordable units, the project will meet the requirements of San Diego Municipal Code Section 143.1015(a) which provides for a FAR-based

Housing
Commission

To: Balboa Park Exhibitors and Tenants

February 1,2023

Balboa Park

San Diego, CA 92101

To whom it may concern,

This letter is to inform you that on Saturday March 11,2023 the following streets will be subject to closure for regular traffic from 4:00am until 3:00pm for the 41st St. Patrick's Day Parade and Festival.

The street closures include; Balboa Drive from Juniper to Upas, 5th Ave and 6th Ave, from Hawthorne to Upas.

After the parade concludes (approximately 1:00pm) the following streets will be reopened: 5th Ave, 6th Ave from Hawthorne to Laurel and from Quince to Upas. All area streets will be reopened by 6:30pm. 6th Avenue from Laurel to Quince will remain closed until 6:00pm

All street openings will be at the discretion and direction of the SDPD Traffic Controllers to insure a safe environment for all.

For further information about our event please see our website: stpatparade.org

We are sorry for any inconvenience this may cause. Please feel free to contact us regarding any questions. We do seek to be good guests of Balboa Park so please let us know how we do.

Respectfully,

Tony Mande

Chairman, Board of Directors

Irish Congress of Southern California

Phone: 858-205-9140

E-Mail parade2012@yahoo.com / irishcongress317@gmail.com

Attachment1: Parking flyer

The Irish Congress of Southern California
415 Laurel, PMB #113, San Diego, CA 92101
Irishcongress317@gmail.com www.stpatsparade.org

Come join us for the 41st Saint Patrick's Day Parade and Irish Festival which will be held **Saturday, March 11, 2023**. This event will limit your ability to park on the street on the day of the event. We apologize for the inconvenience that day and hope you will join us at the festivities.

BALBOA PARK IS A NO SMOKING ZONE

The following streets will be posted with signs that read:

“No Parking – Tow Away 4 AM”

Hawthorne, Ivy, Juniper, Kalmia, Laurel, Maple, Nutmeg, Olive, Palm, Quince, Redwood, Spruce, Thorn, Upas between 4th and 6th Avenues;
Balboa Drive and Quince; 5th and 6th Avenues from Grape to Upas.

IF TOWED CALL Vehicle Recovery at 619-527-4392

The following streets will be closed to traffic during the event from 6 am to 3 pm:

Hawthorne, Ivy, Juniper, Kalmia, Laurel, Maple, Nutmeg, Olive, Palm, Quince, Redwood, Spruce, Thorn and Upas between 5th and 6th Avenues;
5th and 6th Avenues between Grape and Upas and Balboa Drive.

The following streets will be closed to traffic during the event from 6 am to 6 pm:

6th Avenue from Laurel to Quince.
There will be limited driveway access between these times.

The Parade will start at 10:30 am at 5th and Laurel, proceed North on 5th Avenue to Upas, East on Upas to 6th Avenue, South on 6th Avenue to Laurel where it will turn into the Balboa Park and disband.

An Irish Festival will be held in Balboa Park between Laurel and Quince until 6 pm. There are Food Booths, Craft Booths, Beer Garden with Live Entertainment and a Kids Zone located in the main festival area along Balboa Drive & El Prado. **Entry to the Festival is free for children with a nominal ENTRY FEE for Adults**

JOIN US FOR A FULL DAY OF ACTIVITIES

FREE TRAM SERVICE provided by Old Town Trolley, will run every 15 minutes from 8 am to 6 pm from specially designated Tram stops on Park Blvd. near the Prado & War Memorial Center parking lots to the Festival area at Balboa Drive and El Prado.

RAIN or SHINE

**NO PARKING
STREETS ARE
MARKED AS:**

XXXXX

Saint Patrick's Day

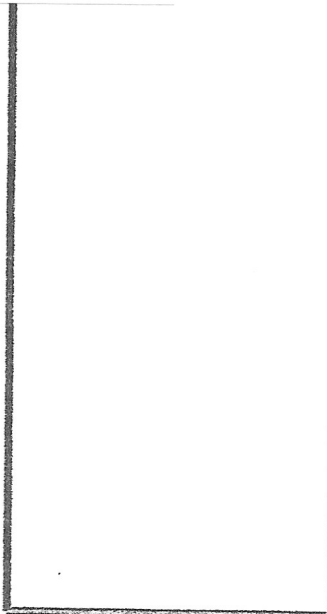
Parade & Festival

March 11, 2023

Irish Congress

of So. California

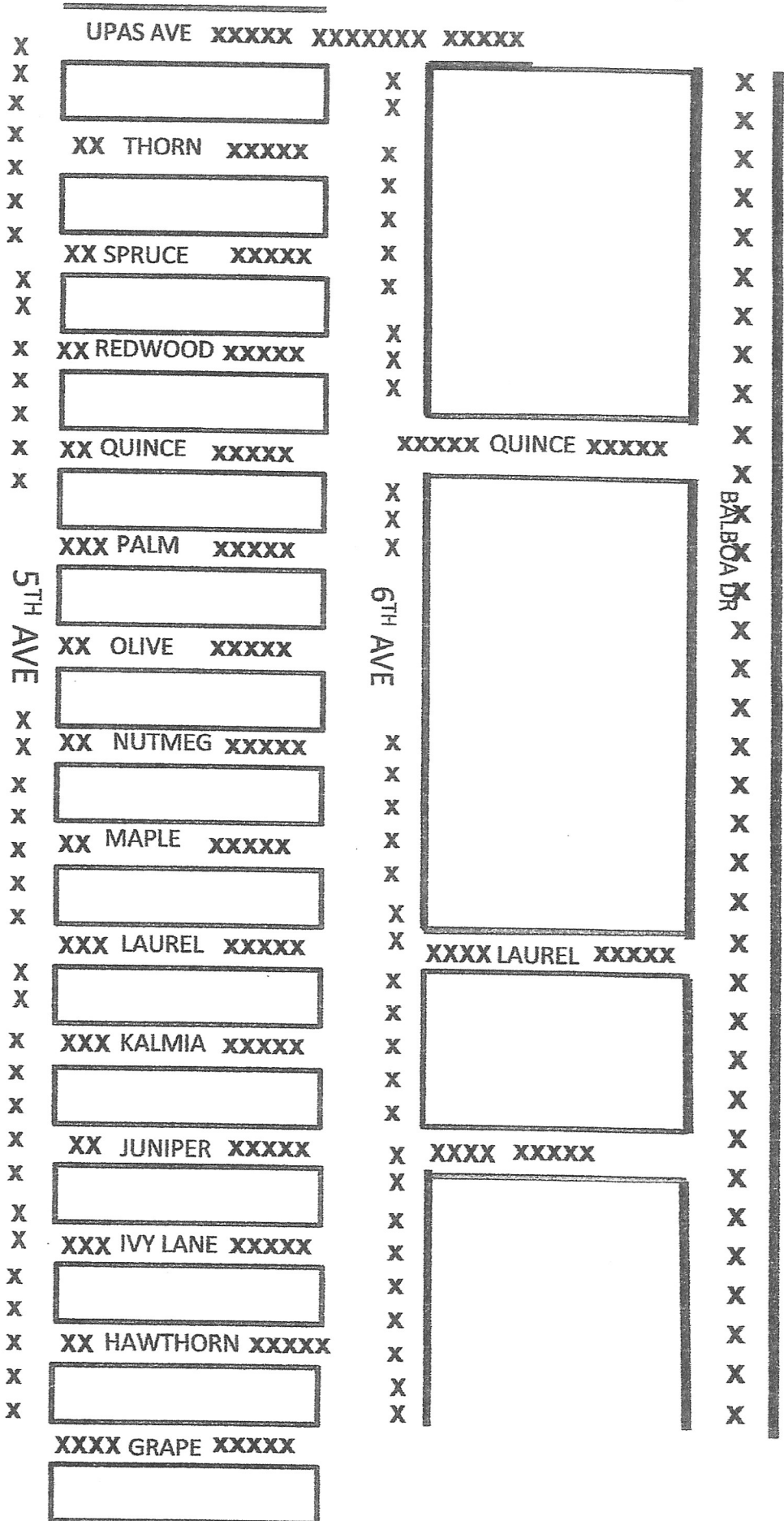
4TH AVE



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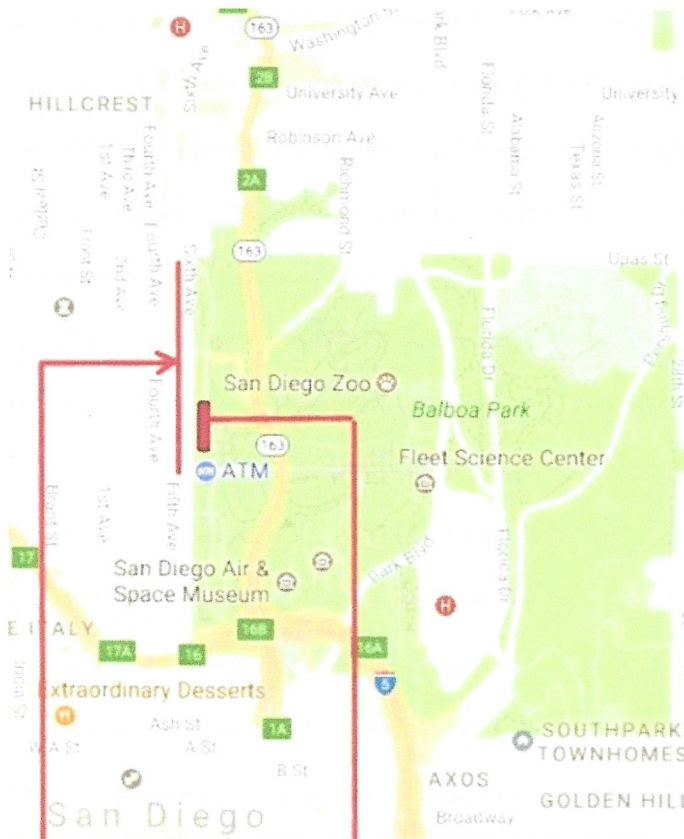
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Volunteers Needed - See Web Page at stpatparade.org

**Irish Congress of Southern California
Parade Route**

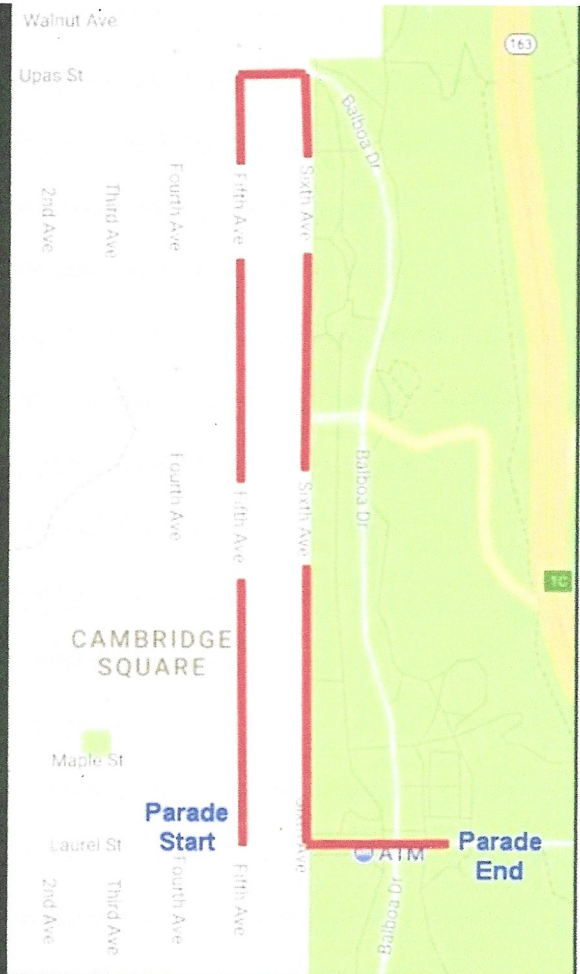
Saint Patrick's Day Parade & Festival Saturday March 11, 2023



Parade travels North on Fifth Ave and South on Sixth Ave between Laurel and Upas Streets.

Festival is in Balboa Park along Sixth Ave between Laurel and Nutmeg Streets,

Parade and Festival Location



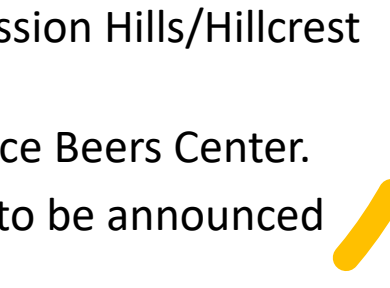
Parade Start

Parade End

Parade Route



- **TENTATIVE 2023 UPTOWN PLANNERS ELECTION TIMELINE
(Election Committee Report, 11/1/2022)**

- November 1, 2023: UP Approval of Election Committee Plan
 - Feb. 7, 2023: Deadline for candidate applications.
 - Feb. 7, 2023: Deadline for candidates to submit written or video candidate statements.
 - *All polling dates/times/locations are tentative (Knox cannot be scheduled until 3 months before the event.)*
 - March 2, 2023. 3:00 pm-6:00 pm. (Maybe earlier hours?) at Joyce Beers Community Center
 - March 6, 2023. 5:00 pm-8:00 pm. Live Voting at Mission Hills/Hillcrest Library
 - March 7, 2023: 3:00pm–6:00 pm. Live voting at Joyce Beers Center.
 - 6:10 pm – All vote counting begins. Results to be announced upon completion.
- 



Uptown Community Planning Group
2023 Board Membership Application
(Candidate Application Form)

NAME

STREET ADDRESS

ZIP CODE

PHONE NUMBER

EMAIL ADDRESS

1. To qualify as a candidate for the Board of Uptown Planners, you must provide proof* (scan and email with this form) that you (please check one or more):

- are a resident within the Uptown Planning area (Homeowner or Renter)
- are an owner of real property within the Uptown Planning area, or their designee
- are an owner or operator of a non-profit at a non-residential address within the Uptown Planning area, or their designee
- are an owner of a business at a non-residential address within the Uptown Planning area, or their designee

2. To qualify to become a candidate, an individual must:

(A) Submit this application and supporting documents* by 11:59 p.m., February 01, 2023 to the Election Committee by email to: elections@uptownplannersd.org.

*Attach copy of photo ID (black out personal information such as license number and date of birth). If your photo ID does not show your current address, please provide in addition a copy of a rental agreement or utility bill which shows your current address.

*If you are a designee as listed above, please provide a signed and dated letter of designation.

(B) Attend at least two Uptown Planners Board meetings in the twelve months prior to the March 14, 2023 election. That period is from 2/1/2022 to 2/7/2023. Dates attended: _____ and _____

(C) Submit your written or video Candidate Statement by 11:59 p.m., February 07, 2023, to the Election Committee by email to: elections@uptownplannersd.org.

Signature

Date