

UPTOWN PLANNERS

Project Pipeline: March 2017

4219 COSOY WAY/2621 PRESIDIO DRIVE TM (“COSOY TENTATIVE MAP”) – Process Three – Mission Hills – Tentative Map for the subdivision to create a third parcel from two existing parcels at 4219 Cosoy Way and 2521 Presidio Drive. The 0,635-acre site is in the RS-1-7 zone.

Distribution Form dated 21 Feb 2017; *Notice of Application* dated 7 March 2017

2810 INDIA STREET SDP (“STAY SDP”) – Process Three – Middletown – Site Development Permit to demolish existing shed and construct a 3-story hotel; with subterranean parking totaling 39,294 sq. ft. The 0.35-acre site is located at 2801 India Street. (*DRS, Feb 27, March 21, 2017; UP April 4, 2017*)

Distribution Form dated 7 Dec 2016; *Notice of Application* dated 21 Dec 2016

1035 SPRUCE STREET (“SPRUCE CANYON TM/SDP”) -- Process Three – Middletown – Site Development Permit and Tentative Map for a small lot subdivision of one existing lot into three parcels for the development of three single-family residences at 1035 Spruce Street. The 0.150-acre site is in the MR-1500 zone.

Distribution Sheet is dated 27 Feb 2017; *Notice of Application* dated 13 Mar 2017

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

MAPLE CANYON STORM DRAIN SDP – Process CIP-Two – Bankers Hill/Park West – Site Development Permit to replace 15 existing drain pipe approximately 23,147 LF, replacing/ installing inlet and cleanout, constructing new head wall, and repairing adjacent slope and disturbed habitat. The work is located within ESL for sensitive biology and wetlands, outside the MHPA and Coastal Overlay Zone, and located within OP-1-1 Zone. Council District Three Fund No. 400860.

Distribution Form dated 14 Oct 2016

MAPLE CANYON RESTORATION PHASE 1-SITE DEVELOPMENT PERMIT – Process CIP-Two – Bankers Hill/Park West – Site Development Permit to replace fifteen existing storm drain pipes approximately 3,147 linear feet, replacing/installing and cleanout, constructing new head wall, and repairing adjacent slope and disturbed habitat. The replacement activities will occur in portions of Maple Canyon and within portions of the city public right-of-way bounded generally by Upas Street to the north, Maple Street to the south, 5th Avenue to the east and Curlew Street to the west. Some areas of work are within Environmentally Sensitive Lands (ESL) within OP-1-1 zones.

Notice of Future Decision dated 31 Oct 2016;

Misc. Projects (May not be Subject to Uptown Planners Review)

ADAMS AVENUES DRAIN REPLACEMENT – Process CIP- Two – University Heights – Site Development Permit to replace approximately 190 linear feet of metal 12 inch pipe with 18 inch reinforced concrete pipe within an existing city easement. This work involves rebuilding and revegetation of the slope within lands containing sensitive biological resources. RS-1-1 Fund No. 400265.

Distribution Form dated 18 Apr 2016