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For Immediate Release
July 5, 2005

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Mission Hills Residents Offer Paseo Compromise!

San Diego, CA - Mission Hills Heritage, a residents association that was directed by the City Council at the conclusion of its fumbled appeal hearing in April to work on a compromise with developers of Paseo de Mission Hills, is revealing details of a compromise at the Uptown Planners meeting tonight at 6:00 P.M.

Mission Hills Heritage will present a compromise proposal to the planning group to get input and re-open dialogue to address community goals for the project despite some contention of this process from RSLawrence and CLB Partners, the development team, and city staff. Mission Hills Heritage has sought to meet with the development team to present their compromise proposal, however, to date; the development team has been non-responsive.

The proposal by Mission Hills Heritage addresses many of the concerns and goals raised by members of the community. Mission Hills Heritage seeks to extend an olive branch to the development team of the Paseo de Mission Hills project in hopes of resolving the current stalemate. As designed, the current project is out of favor by most residents as demonstrated by more than 1,800 petitions presented to city hall objecting to it.

The compromise proposal retains the 69 units as called for in the original plan and offers the development team alternatives that address the primary concerns voiced by members in the community. Details of the compromise proposal will be revealed at the Uptown Planner meeting tonight at 6:00 PM at the Joyce Beers Community Center and include the following:

- 1) **Lower the height of the new building to 50 feet maximum.** Replacing two-story townhouses on the ground level with one-story units, and lowering excessive commercial/retail ceiling heights, eliminates empty volume space. These changes will result in cost savings for the developer including savings through construction methods and decreasing the excavation expenses for the underground parking structure, which also make this a viable alternative. The number of units remains the same except there will be a loss of twelve bedrooms. Parking requirements also decrease with decreased bedroom counts. Thus, the project will still meet or exceed the required number of parking spaces.
- 2) **Set back the upper level mezzanines** not less than 15 feet from the building front—which de-emphasizes the height of the building and results in no lost square footage.
- 3) **Change to a “Spanish” style architecture**, which is more in keeping with the character of the community, matches the larger of the two buildings to be restored on Washington Street, and fits the “Paseo” theme of the project.
- 4) **Retain the rear wing of the “Funcheon Building”** and the two apartments above, with the existing Spanish archway to become the eastern walking entrance to the “Paseo.” Convert the ground floor “carriage house” area into retail space, adding 1,800 square feet of retail space to the project. A ramp

will be added from the sidewalk on Fort Stockton and the east side of the “Paseo” to the main elevator lobby, providing disabled access from the outdoors.

- 5) **Relocate the new parking garage entrance** under the new building, thereby losing approximately two new units, a loss offset by retaining the two apartment units above the rear wing of the Funcheon Building. One of the new ground floor units would be large enough for three bedrooms. Moving the driveway entrance to under the new building will help alleviate the traffic queuing problem at the corner of Falcon and Washington Street.

Mission Hills Heritage presented this proposal to members and supporters who were put off by the original proposal but responded favorably to this compromise. Although the development team has avoided attempts to meet with Mission Hills Heritage and the Uptown Planners meeting was a fixed date, Mission Hills Heritage representatives are hopeful that once the details of this compromise are fully considered that the result will prove to be a win/win situation. With acceptance of this compromise the development team can proceed with the project and the most significant community concerns will have been addressed. See www.MissionHillsHeritage.org for more information.

Mission Hills Heritage

Our Mission Statement: To preserve and protect the character, charm and historic resources of Mission Hills, assuring that development projects harmonize with the established community and provide for community input into these projects