

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
SEPTEMBER 16, 2004  
CITY COUNCIL CHAMBERS, 12<sup>th</sup> FLOOR  
9:00 A.M.**

---

**NOTE:**

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Department at (619) 236-6596 at least five (5) working days prior to the meeting to insure availability. Those items with an asterisk (\*) will include consideration of the appropriate environmental document.*

*To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.*

*Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.*

- ITEM-1:     **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD. REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE COMMISSION SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE TIME PER SPEAKER.**
- ITEM-2:     **REQUESTS FOR CONTINUANCE.**
- ITEM-3:     **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.** The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with the Manager's recommendation as stated in the Report to Planning Commission.
- ITEM-4:     **DIRECTOR'S REPORT.**
- ITEM-5:     **COMMISSION COMMENT.**
- ITEM-6:     **APPROVAL OF THE MINUTES OF AUGUST 19, 2004 AND AUGUST 26, 2004.**

**ITEM-7: INITIATION – COMMUNITY PLAN AMENDMENT – UNIVERSITY**  
 City Council District: 1; Plan Area: University

**Staff: Dan Joyce**

Initiation of an Amendment to the Progress Guide and General Plan and the University Community Plan to modify the uses and the intensity of Subarea 76 of the Land Use and Development Intensity Table. The proposal would change the description of Subarea 76 which currently describes neighborhood commercial center and bank uses, to neighborhood commercial and residential uses. The site is currently development with approximately 20,000 square feet of retail and bank uses. Report No. PC-04-131.

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve.

**ITEM-8: \*A-1 STORAGE – PROJECT NO. 14953**  
 City Council District: 6; Plan Area: Mission Valley

**Staff: Bill Tripp**

Community Plan Amendment to allow self storage use in limited commercial areas and Conditional Use Permit for a 142,550 square foot self storage building on a vacant 1.92 acre site at 2231 Hotel Circle South in the MV-CO-CV Zone of the Mission Valley Planned District within the Mission Valley Community Plan, Campus Parking Impact. Date of initiation: June 12, 2003; Report No. P-03-108. Mitigated Negative Declaration No. 14953. Report No. PC-04-145.

**TODAY'S ACTION IS:**

Process 5. Recommend approval or denial to the City Council.

**DEPARTMENT RECOMMENDATION:**

Recommend Approval.

ITEM-9:       **\*SHARP HOSPITAL MODERNIZATION - PROJECT NO. 6839.**  
City Council District: 6; Plan Area: Serra Mesa

**Staff:           Bill Tripp**

Conditional Use Permit Amendment and Planned Development Permit to accommodate a phased modernization program to include: Phase 1) construction of a seven story 'North' tower, a maximum of 117'-9" in height to replace portions of an existing tower 117' in height that does not meet current seismic standards. A deviation in the height limit of the underlying zone is requested.

The new tower will include approximately 315,621 square feet and be located in the area of the existing North visitors parking lot on a four acre portion of the 41 acre campus. Said program to include an increase in patient beds from 290 to 302 with shell space to accommodate 32 additional beds for a total of 334 beds at build out.

Implementation of this phase will result in the elimination of 224 parking spaces. Required parking will be accommodated by the existing 626 space Frost Street Parking structure approved by CUP/PDP No. 41-0408.

Phase 2) demolition of the fourth through eighth floors of the existing north tower (resulting in a new increase/expansion of 271,516 square feet). Upon completion, a total of 2,652 off street parking spaces will be provided. The property is located at 7901 Frost Street in the CO-1-2 Zone. LDR No. 6839. Report No. PC-04-143.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-10: **HIGHLAND AVENUE TENTATIVE MAP – PROJECT NO. 19175**  
City Council District:3; Plan Area: City Heights Neighborhood of the Mid-City Communities Plan Area

**Staff: Michelle Sokolowski**

Tentative Map application to convert six existing residential units to condominiums, including a request to waive the undergrounding of the existing utilities on a 0.144 acre site at 3565 Highland Avenue in the RM-1-1 Zone of the Central Urbanized Planned District within the City Heights Neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-04-148.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-11: **\*SORORITY ROW – PROJECT NO. 19175.**  
City Council District:7; Plan Area: College

**Staff: Michelle Sokolowski**

Planned Development Permit, Site Development Permit, Conditional Use Permit, Tentative Map and Easement Vacation for the construction of 5 Sorority Chapter Houses, 50 Sorority Apartments, 15 Live-Out Apartments, a subterranean parking structure, pool and spa on a vacant, 1.56 acre site located on the west side of College Avenue between College Place and Cresita Drive in the RM-3-9 Zone, the core Subarea of the College Community Redevelopment Project, and the Parking Impact Overlay Zone within the College Community Plan area. Mitigated Negative Declaration No. 6036. Report No. PC-04-144.

**TODAY'S ACTION IS:**

Process 5. Recommend approval or denial to the City Council.

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-12: **MONARCH @ CARMEL VALLEY– PROJECT NO. 29071**  
City Council District: 1; Plan Area: Carmel Valley

**Staff: Farah Mahzari**

Tentative Map application to convert 225 residential units to condominiums on a 7.668 acre site. The site is located at 12356 Carmel Country Road in the MF-4 zone of Carmel Valley Planned District within the Carmel Valley Community Plan. Exempt from environmental. Report No. PC-04-159.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-13: *Continued from August 12, 2004*

**WORKSHOP – CEQA SIGNIFICANT DETERMINATION GUIDELINES**  
City Council District; Citywide Plan Area: Citywide

**Staff: Chris Zirkle**

Workshop to discuss revisions to the thresholds used by staff to determine significance of impacts during CEQA implementation. Referred by LU&H Committee. Report No. PC-04-123.

*The Planning Commission will recess for lunch to the Closed Session Room to discuss issues raised during their May, 2004 Retreat. The Commission will also discuss a University Community workshop. The public is invited but lunch will not be provided.*