

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
FEBRUARY 3, 2005
CITY COUNCIL CHAMBERS, 12th 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: *Continued from December 9, 2004:*

SOUTHGATE CONDO CONVERSION - PROJECT NO. 106415

City Council District: 4; Plan Area: Otay Mesa-Nestor

Staff: Will Zounes

Tentative Map to convert 188 existing residential units to condominiums on a 12.902 acre site at 850 Beyer Way in the RM-1-1 Zone. Exempt from environmental. Report No. PC-04-154.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-7: *Continued from December 9, 2004:*

***DEL CERRO HEIGHTS UPPER GATE - PROJECT NO. 5937**

City Council District: 7; Plan Area: Navajo

Staff: Bill Tripp

Request for a Planned Development Permit to amend PRD No. 15 to open an existing closed (locked) gate for controlled access by residents and emergency vehicles located on Caminito Estellado at Rancho Park Drive. Negative Declaration No. 5937. Report No. PC-04-194.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: **UTAH STREET TENTATIVE MAP - PROJECT NO. 24806**
City Council District: 3; Plan Area: Greater North Park

Staff: Firouzeh Tirandazi

A request for a Tentative Map to convert 6 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 4666 Utah Street in the MR-15 zone of the Mid-City Communities Planned District within the Grater North Park Community Plan area. Exempt from environmental. Report No. PC-05-026.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: **3555 FLORIDA TENTATIVE MAP - PROJECT NO. 40148**
City Council District: 3; Plan Area: Greater North Park

Staff: Firouzeh Tirandazi

Tentative Map to convert 9 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 3555 Florida Street in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. Exempt from environmental. Report No. PC-05-027.

TODAY'S ACTION IS:

Process 4. Approve or deny the permit.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: *It is anticipated that this item will be continued to February 24, 2005:*

***LOGAN HEIGHTS FAMILY HEALTH CENTER - PROJECT NO. 9811**
 City Council District: 8; Plan Area: Barrio Logan

Staff: Patricia Grabski

Planned Development Permit/Coastal Development Permit to demolish 9,871 square feet of the existing 20, 452 square foot medical office building and to construct 24,855 square feet of a new 3 story office medical building with a new total of 45,303 square feet, as well as an alley vacation. The existing Logan Heights Health Care Center is located at 1809 National Avenue. Mitigated Negative Declaration No. 9811. Report No. PC-05-028.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: **ARNOLD AVENUE TENTATIVE MAP - PROJECT NO. 41295**
 City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Request for a Tentative Map to convert 6 existing residential units to condominiums on a 0.23 acre site at 3736 Arnold Avenue in the MR-1750 zone of the Mid-City Communities Planned District. Exempt from environmental. Report No. PC-05-029.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: ***BAY VIEW VILLAS TENTATIVE MAP – PROJECT NO. 43591**
 City Council District: 2 Plan Area: Mission Beach

Staff: Vena Lewis

Convert four existing residential units to residential condominium units and one existing commercial unit to a business condominium unit on a 0.120 acre site at 3745 Mission Boulevard. The project site is located in the NC-N Zone of Mission Beach Planned District within the Mission Beach Community Plan, Coastal Overlay, Coastal Height Limitation Overlay, and Parking Impact Overlay Zones. Exempt from environmental. Report No. PC-05-030.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **INITIATION – COMMUNITY PLAN AMENDMENT 4883 & 4915**
CATOCTIN DRIVE – COLLEGE AREA
 City Council District: 7; Plan Area: College Area

Staff: Marlon Pangilinan

Initiation of a community Plan amendment to the Progress Guide and General Plan and College Area Community Plan to re-designate 2.09 acres from low residential (1 to 10du/ac) to low to medium residential (10 to 15 du/ac). Report No. PC-05-031.

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **SAMUEL FOX BUILDING TENTATIVE MAP - PROJECT NO. 36122**
City Council District: 2; Plan Area: Centre City

Staff: Pete Lynch

A Tentative Map to convert 21 existing residential, live/work lofts to condominiums at 531 Broadway, within the Gaslamp District of the Centre City Planned Area. Under the 1992 Master Environmental Impact Report and 1999 Final Subsequent Environmental Impact Report, all developments in the Centre City area are analyzed in order to evaluate the project's compliance with the Centre City Community Plan and Planned District Ordinance. As the proposed conversion of an existing building complies with all applicable land use regulations and residential condominiums are a permitted use in the Commercial Office District, no further environmental review is required.
Report No. PC-05-034.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: ***PENINSULA YMCA – PROJECT NO. 1606**
City Council District:2; Plan Area: Peninsula

Staff: P.J. Fitzgerald

A proposal to amend CUP 431-PC for the existing YMCA to remodel the existing 6,600 square foot building and facilities to add 19,655 square feet for a variety of recreational purposes and revise the facility grounds, located at 4390 Valeta Street within the Peninsula Community Plan Area. Mitigated Negative Declaration No. 1606. Report No. PC-05-032.

TODAY'S ACTION IS:

Process 4. Approve or deny the permit.

DEPARTMENT RECOMMENDATION:

Approve.