

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
SEPTEMBER 1, 2005  
COUNCIL CHAMBERS, 12<sup>th</sup> FLOOR  
9:00 A.M.**

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**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 8/4/2005:*

***Appeal of Hearing Officer Decision:***

**FLAMING SKEWER - PROJECT NO. 59038**

City Council District: 3; Plan Area: Uptown

**Staff: Bill Tripp**

Appeal of Hearing Officer decision to conditionally approve a Conditional Use Permit to establish and maintain an Alcoholic Beverage Outlet to comprise a maximum 100 square foot liquor store/sales area, and an approximate 1,620 square foot restaurant within an approximate 2,000 square foot ground floor tenant improvement space/portion of an existing three story building.

The 0.36 acre (15,600 square foot) site is zoned CN-1A (Commercial-Node) and located within the Mid-City Communities Planned District, addressed at **3896-B Fifth Avenue**, located south of Fifth and University Avenues, east of Fourth and West of Sixth Avenue, legally described as Lots 29-32, Block 3, Nutt's Addition, Map No. 628. Exempt from environmental. Report No. PC-05-203.

**TODAY'S ACTION IS:**

Process 3. Deny the appeal and affirm the Hearing Officer's decision, or grant the appeal and modify the Hearing Officer's decision.

**DEPARTMENT RECOMMENDATION:**

Grant the appeal and modify the Hearing Officer's decision.

ITEM-7: **GASLAMP QUARTER PLANNED DISTRICT ORDINANCE AND DESIGN GUIDELINES REVISIONS**

City Council District: 2 Plan Area: CCDC

**Staff: Beverly Schroeder**

Changes to the documents include: Period of Significance; Building Height; General Guidelines for Rehabilitation of Designated Historic Structures; Maximum Ground Floor Area per use; Alcohol Sales; Signage; ATMs; Sidewalk Cafes, etc.

**TODAY'S ACTION IS:**

Process 5. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-8: **TERRAZZO BOUGAINVILLEA – PROJECT NO. 6023**  
City Council District: 1; Plan Area: Del Mar Mesa

**Staff: John Fisher**

Approve, conditional approve, or deny a Tentative Map, Planned Development Permit, Site Development Permit, Neighborhood Use Permit, Coastal Development Permit and a MHPA boundary Line Adjustment to allow the development of a 32.5 acre site at the northeast corner of **Rancho Toyon Place** and **Toyon Mesa Court** in the AR-1-2 zone of the Del Mar Mesa Specific Plan area for twenty-one single family lots, two homeowners association lots and three open space lots. Report No. PC-05-247

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-9: **3564 43<sup>RD</sup> STREET - PROJECT NO. 58760**  
City Council District: 3; Plan Area: Mid-City Communities

**Staff: Paul Godwin**

Approve, conditionally approve, or deny an application for Tentative Map™ to convert six (6) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16-acre site located at **3564 43<sup>rd</sup> Street**, between Myrtle Avenue and Dwight Street. The site is located within the CU-3-6 zone of the Central Urbanized Planned District, in the City Heights neighborhood of the Mid-City Communities Plan. Exempt from environmental. Report No. PC-05-260.

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Aprove