

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
DECEMBER 8, 2016
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 Development Services Department at (619) 321-3208 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 October 13 and 27, 2005:*

HOLLYWOOD PARK TENTATIVE MAP- PROJECT NO. 38810

City Council District: 3; Plan Area: Mid-City Communities

Staff: Paul Godwin

A request for a Tentative Map to convert 32 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at **2404- 2412 Fairmont Avenue** in the RSI- 7 Zone, within the City Heights Neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-05-076

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-7: *Continued from November 10, 2005:*

Appeal of the Hearing Officer Decision:

4404 CLEVELAND – PROJECT NO. 61175

City Council District: 3; Plan Area: Uptown

Staff: Michelle Sokolowski

Map Waiver application to waive the requirements for a Tentative Map to convert 2 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 the northwest corner of Cleveland and Meade Avenues, addressed as **4404 Cleveland Avenue and 4426 Meade Avenue**, in the MR-1500 Zone of the Mid-City Communities Planned District within the Uptown Community Plan. Exempt from environmental. Report No. PC-05-291.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve the project, deny the appeal

ITEM-8: *Continued from November 10, 2005:*

***CONSIDERATION OF PROPOSED COMMUNITY PLAN, EIR, PLANNED DISTRICT ORDINANCE AMENDMENT, AND REDEVELOPMENT PLAN AMENDMENT ASSOCIATED WITH DOWNTOWN COMMUNITY PLAN UPDATE.**

City Council District: 2 & 8; Plan Area: Centre City

Staff: Alexandra Elias

Recommend approval of a draft Community Plan and associated documents, including an Environmental Impact Report (EIR), and amendment to the Centre City Planned District Ordinance, and an amendment to the Redevelopment plan for the Centre City Redevelopment Project to the Redevelopment Agency/City Council.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-9: *Continued from November 10, 2005:*

4352 SWIFT TENTATIVE MAP – PROJECT NO. 68098

City Council District: 3; Plan Area: Mid-City Communities

Staff: Paul Godwin

Tentative Map (TM) to convert twelve (12) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.24-acre site located at **4352-58 Swift Avenue, between Meade Avenue and El Cajon Boulevard**. The site is located within the RM-2-5 zone of the Central Urbanized Planned District, in the Normal Heights neighborhood of the Mid-City Communities Plan. Exempt from environmental. Report No. PC-05-297.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: *Continued from November 10, 2005:*

DELTA STREET TENTATIVE MAP – PROJECT NO. 59157

City Council District: 4; Plan Area: Southeastern San Diego

Staff: Nilia Koering

Tentative Map to convert 34 residential units into condominiums and to waive the requirement for undergrounding of the above ground utilities. The property is located at **4398, 4402, and 4404 Delta Street** in the MF-1500 zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan area. Exempt from environmental. Report No. PC-05-307.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: *Continued from November 10, 2005:*

POINT LOMA TOWERS TENTATIVE MAP - PROJECT NO. 71539

City Council District: 2; Plan Area: Peninsula

Staff: Pete Lynch

Tentative Map to allow the conversion of 195 residential units into condominiums and waive the requirement to underground existing overhead utilities on a site located at **3801, 3803 and 3811 Marquette Place**, north of Poinsettia Drive within the Peninsula Community Plan Area. Exempt from environmental. Report No. PC-05-289.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: *Continued from November 10, 2005:*

4075 IDAHO TENTATIVE MAP – PROJECT NO. 70445

City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Tentative Map (TM) 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 **4075 Idaho Street, between Lincoln Avenue and Polk Avenue**. The site is located within the MR-1250B zone of the Mid-City Communities Planned District, in the Greater North Park Community Plan. Exempt from environmental. Report No. PC-05-310.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **INITIATION – COMMUNITY PLAN AMENDMENT**

LOS VIENTOS – PROJECT NO. 81487

City Council District: 8; Plan Area: Barrio Logan

Staff: Theresa Millette

An Initiation of a General and Community Plan Amendment to the Progress Guide and General Plan and the Barrio Logan Community Plan to redesignate approximately two acres from Light Industry/Commercial to High Density Residential with a density range of 45-74 dwelling units to the acre. Report No. PC-05-336.

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Deny the initiation.

ITEM-14: **4625 62nd STREET - PROJECT NO. 77837.**
City Council District: 7; Plan Area: Eastern Area Neighborhood of Mid City
Communities Plan Area

Staff: Helene Deisher

Tentative Map to convert six existing apartment units to condominium ownership and a waiver from the requirement to underground existing overhead utilities. The project is located on an 0.14 acre site at **4625 62nd Street** between Stanly Avenue and Acorn Street, in the RM- 3 zone within the Central Urbanized Planned District and the Mid-Cities Community Plan Area. Exempt from environmental. Report No. PC-05-326

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: **5540 LINDO PASEO TENTATIVE MAP – PROJECT NO. 74866**
City Council District: 7; Plan Area: College

Staff: Helene Deisher

Tentative Map to convert 21 existing residential units to condominiums on a 0.27 acre site and to waive the requirement to underground existing overhead utilities. The property is located **at 5540 Lindo Paseo** in the RM-3-9 Zone within the College Community Plan. Exempt from environmental. Report No. PC -05-248

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **4479 MARLBOROUGH TENTATIVE MAP – PROJECT NO. 75920**
City Council District: 3; Plan Area: Mid-City Communities

Staff: John Cruz

Tentative Map to convert eight existing residential units to condominiums on a 5,520 square-foot site. The property is located at **4479 Marlborough Avenue** in the RM-1-1 zone of the Central Urbanized Planning District within the Kensington-Talmadge Neighborhood in the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-05-348.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: **4140 MISSISSIPPI TENTATIVE MAP – PROJECT NO. 76934**
City Council District: 3; Plan Area: Greater North Park

Staff: Vena Lewis

Tentative Map for the conversion of eight (8) existing residential units to condominium ownership and to waive the requirement to underground existing overhead utilities. The project site is located at **4140 Mississippi Street** between Howard Avenue and Polk Avenue. Exempt from environmental. Report No. PC-05-361

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-18: **4554 MARLBOROUGH TENTATIVE MAP – PROJECT NO. 76152**
City Council District: 3; Plan Area: Mid-City Communities

Staff: Patricia Grabski

Tentative Map to convert seven existing residential units to condominiums on a 6,000 square-foot site. The property is located at **4554 Marlborough Drive** in the RSI- 7 Zone of the Central Urbanized Planning District within the Kensington-Talmadge Neighborhood in the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-05-349.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.