

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., MARCH 13, 2008
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR**

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) 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.

When it is determined that the Planning Commission will adjourn for lunch; the Planning Commission will adjourn @ 12:30 and reconvene @ 1:30, to Conference Room A, located on the 12th floor, next to the Council Chambers.

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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.

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.

Workshop is scheduled for 9:00am

ITEM-6: WORKSHOP ON THE OTAY MESA COMMUNITY PLAN UPDATE

Staff: Theresa Millette

Workshop to update the planning commission on the Otay Mesa Community Plan Update(OMCPU), and to discuss the draft scenarios and other pertinent issues related to the OMCPU. PC-07-170

TODAY'S ACTION IS:

No Action needed

All other item will be heard in the afternoon starting at 1:30pm.

ITEM-7: INFORMATION ITEM – SAN DIEGO AFFORDABLE HOUSING FUND ANNUAL REPORT.

Staff: Peter Armstrong

This information item pertains to the San Diego Housing Commission's annual report on activities undertaken with funds from the Affordable Housing Fund, which includes funds generated from both the Inclusionary Housing Ordinance as well as the Housing Trust Fund Ordinance. The City of San Diego's Affordable Housing Fund is a permanent, annually renewable source of funds used to help meet the housing needs of the City's very low, low, and median-income households. Exempt from Environmental. Report No. PC-08-045

ITEM-8: *Appeal of the Hearing Officer decision of January 9, 2008
Continued from March 6, 2008*
5115 63rd STREET TENTATIVE MAP-PROJECT NO. 122152
City Council District: 7; Plan Area: College

Staff: Edith Gutierrez

Map Waiver and Waiver of Undergrounding for the subdivision of a 0.35 acre site to two parcels with an existing single family residence. The site is located at **5115 63rd Street** in the RS-1-7 Zone and the Parking Impact Overlay Zone within the College Area Community Plan. Exempt from Environmental. Report No.PC-08-24

TODAY'S ACTION IS:

Process 3; Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-9: *Anticipate to be continued to March 20, 2008*
SUNRISE SENIOR LIVING – PROJECT NO. 132808
City Council District: 5; Plan Area: Sabre Springs

Staff: Helene Deisher

Amendment to Planned Development Permit No. 95020 to construct an approximately 70,000 square foot, 83-room residential care facility that would provide approximately 100 beds and underground parking. The vacant 2.38-acre site is located at **12515 Springhurst Drive** on the southeastern corner of Poway Road and Springhurst Drive, within the Sabre Springs Community Plan area. Mitigated Negative Declaration No. 132808. Report No. PC-08-025.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-10: *Anticipate to be continued to April 3, 2008*
BILLINGSLEY RESIDENCE – PROJECT NO. 62130
City Council District: 3; Plan Area: Uptown

Staff: Patrick Hooper

Vacate a portion of the public right-of-way on Goldfinch Street and a Neighborhood Development Permit for Environmentally Sensitive Lands to construct a 2,439 square-foot single family residence on a vacant 0.13-acre site at **4285 Goldfinch Street** in the RS-1-1 Zone within the Uptown Community Plan area. Mitigated Negative Declaration No. 62130. Report No. PC-08-035

TODAY’S ACTION IS:

Process 5. Recommendation to the City Council to approve or deny the project

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-11: **THE Q – WEST - PROJECT NO. 2007-38**
City Council District: 2; Plan Area: Centre City Planned District

Staff: Sachin Kalbag

The Q mixed-use project is a 4-and 6 story (77-foot-high) mixed –use development with one level of below grade parking located on a 9,980 square-foot lot along the north side of West Fir Street between India Street and Kettner Avenue in Little Italy. The project includes one two-story residential unit (7,446 square feet) over 26,700 square feet of office space, and 11, 300 square feet of retail space. Exempt from Environmental. Report No. PC-08-026

TODAY’S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-12: **3727 GRIM TENTATIVE MAP- PROJECT NO. 88579**

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

Staff: Michelle Sokolowski

Tentative Map to convert 14 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.29-acre site located at 3727 Grim Avenue in the MR-1750 Zone of the Mid-City Communities Planned District and the Transit Area Overlay Zone, within the Greater North Park Community Plan Area. Exempt from Environmental. Report No. PC-08-031.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

Anticipate to be continued to April 3, 2008

ITEM-13: **4052 32ND STREET TENTATIVE MAP- PROJECT NO. 139502**

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

Staff: Michelle Sokolowski

Tentative Map to create six (6) residential condominiums (under construction), including a request to waive the requirement to underground existing overhead utilities, on a 0.16-acre site located at 4052 32nd Street in the MR-1250B Zone of the Mid-City Communities Planned District, FAA Part 77 Overlay Zone, and the Transit Area Overlay Zone, within the Greater North Park Community Plan area. Exempt from Environmental. Report No .PC-08-032

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENATION:

Approve

ITEM-14: *Anticipate to be continued to March 20, 2008*
1610 UPAS STREET MAP WAIVER- PROJECT NO.128321
City Council District: 3; Plan Area: Uptown

Staff: Derrick Johnson

Site Development Permit and a Map Waiver to waive the requirements of a Tentative Map for the conversion of four existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, and to maintain three-off street parking spaces where the San Diego Municipal Code requires four-off street parking spaces on a 0.22-acre site located at 1610-1614 Upas Street on the north side of Upas Street between Herbert Street and Park Boulevard, in the RS-1-7 Zone, the Residential Tandem Parking Overlay Zone and the Transit Area Overlay Zone, within the Uptown Community Plan Area.
Exempt from Environmental. Report No PC-08-038

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve