

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
OCTOBER 21, 2004
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: **APPROVAL OF MINUTES OF SEPTEMBER 30, 2004 AND OCTOBER 7, 2004.**
- ITEM-7: **APPROVAL OF THE SCHEDULE OF MEETINGS FOR THE PLANNING COMMISSION FOR THE PERIOD JANUARY 1, 2005 THROUGH DECEMBER 31, 2005.**

ITEM-8: *Appeal of Staff Decision:****CINGULAR – ST. DAVID’S - PROJECT NO. 19148**

City Council District: 6; Plan Area: Clairemont

Staff: Karen Lynch-Ashcraft

Appeal of staff decision to approve a wireless communication facility consisting of three panel antennas concealed within a new 30 foot high monument structure located adjacent to the existing library. Associated equipment is proposed to be located within an approximate 160 square foot enclosure adjacent to the existing sanctuary. Negative Declaration No. 19148. Report No. PC-04-173.

TODAY'S ACTION IS:

Process 2. Deny the appeal and approve the project, or approve the appeal and deny the project.

DEPARTMENT RECOMMENDATION:

Deny the appeal and approve the project.

ITEM-9: **NEIL GOOD DAY CENTER CONDITIONAL USE PERMIT**

City Council District: 2; Plan Area: Centre City

Staff: Brad Richter

Proposed amendment to an existing Conditional Use Permit allowing for the operation of a day center for the homeless (Neil Good Day Center) at 299 17th Street in the East village District of the Centre City Community Planning Area (located on the east side of 17th Street between J and K Streets).

The proposed amendment would renew the CUP to allow the Center to continue operating at this location subject to specific conditions under which it currently operates. The site is currently leased by the City of San Diego from the State of California for the purpose of operating a day center for the homeless. The City contacts with the Alpha Project to operate the Center for the city. Exempt from environmental.

TODAY'S ACTION IS:

Process 4. Approve or deny the permit.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: ***OYSTER SHELL – PROJECT NO. 5397 & 34691**
City Council District: 1; Plan Area: La Jolla

Staff: Glenn Gargas

Coastal Development Permit, Site Development Permit, Planned Development Permit, Tentative Map and a Sewer Easement Abandonment to demolish two existing single family residences and an existing commercial building and construct a 14,300 square-foot, three-story, six-unit condominium building with subterranean garage. The project also includes the abandonment of an existing sewer easement that crosses the subject property. The project site is located at 430, 432, and 440 Pearl Street, in Zones 4 and 5 of the La Jolla Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, and within the La Jolla Community Planning Area. Mitigated Negative Declaration No. 5397. Report No. PC-04-169.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-11: **DIAMOND STREET CONDO TM – PROJECT NO. 38974**
City Council District: 2; Plan Area: Pacific Beach

Staff: Bob Korch

Request for a Tentative Map to convert a 41 unit residential apartment located at 1633 Diamond Street to condominium ownership on a 0.72 acre site zoned RM-1-1 and within the Coastal Height Limit in the boundaries of the Pacific Beach Community Plan. Exempt from environmental. Report No. PC-04-168.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: ***DIAMOND VIEW TOWER COMPREHENSIVE SIGN PLAN 2004-33**
City Council District: 2; Plan Area: Centre City

Staff: **Brad Richter, CCDC**

Consideration of a comprehensive sign plan for building identification signs for the Diamond View Tower project located on the block bounded by J and K Streets, 9th and 10th Avenues. A Mitigated Negative Declaration was certified by the City Council for the East Village Square Master Plan which included the proposed office building.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **WORKSHOP - UNDERGROUNDING**
City Council District: Citywide; Plan Area: Citywide

Staff: **Don Weston**

The Municipal Code requires the underground conversion (undergrounding) of overhead utilities for all new subdivisions, including condominium conversions, unless the requirement is waived in accordance with Council Policy 600-25. This workshop will include a discussion of waiver criteria and possible revisions to Council Policy 600-25 to address Planning Commission concerns. The Planning Commission often considers condominium conversion projects that include a request to waive the undergrounding requirements. Report No. PC-04-206. No action will be taken.