

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
NOVEMBER 4, 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 OCTOBER 21, 2004.**

ITEM-7: *Appeal of Hearing Officer Decision:****OLSEN RESIDENCE - PROJECT NO. 6199**

City Council District: 1; Plan Area: La Jolla

Staff: Robert Korch

Appeal of the Hearing Officer's decision for a Coastal Development Permit to demolish an existing split level one and two story single family residence and accessory buildings and the construction of a new split level two and three story residence containing 4,943 square feet with a 1,820 square foot basement and attached 616 square foot garage. Abandonment and relocation of a segment of a storm drain pipe that lies below the footprint of the existing and new residence with the new alignment designed to traverse the site from an existing inlet along the east side property line to an existing curb inlet in the street.

The project site is addressed as 348 Vista de la Playa west of Monte Vista Avenue in the RS-1-7 zone. Coastal Overlay zone (appealable area), Coastal Height Limit and Beach Parking Impact area within the La Jolla Community Plan area. LDR No. 6199. Report No. PC-04-178.

TODAY'S ACTION IS:

Process 3. 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-8: **INITIATION – COMMUNITY PLAN AMENDMENT - CLAIREMONT MESA COMMUNITY PLAN – MADERA**

City Council District: 6; Plan Area: Clairemont Mesa

Staff: Cecilia Williams

Initiation of an amendment to the Clairemont Mesa Community Plan and the Progress Guide and General Plan to redesignate a 3.7 acre site from Community Center Commercial to Medium Residential (15-30 du/ac). Report No. PC-04-180.

TODAY'S ACTION IS:

Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: ***WELLMAN-PECK BUILDING (TR PRODUCE) SITE DEVELOPMENT PERMIT #2004-31**

City Council District: 2; Plan Area: Center City

Staff: Beverly Schroeder

Project includes restoring the existing Wellman-Peck Building (TR Produce), a historical structure and the addition of a two story steel structure above the warehouse. Located on a 20,000 square foot site between 8th and 9th Avenues and north of J Street. Final Environmental Secondary Study.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: ***UNIVERSITY OF SAN DIEGO - SCHOOL OF EDUCATION - PROJECT NO. 6242**

City Council District: 6; Plan Area: Linda Vista

Staff: Bill Tripp

Amendment to Master Conditional Use and Resource Protection Ordinance Permit No. 92-0568 and Site Development Permit to construct two educational buildings with 43,310 and 28,120 square foot and a 6,880 square foot child care center addressed at 5530 Marian Way in the RM-3-7, RM-4-10 and CC-1-3 zones of the Linda Vista Community Plan, Campus Parking Impact Overlay Zone. Addendum to EIR No. 92-0568. Report No. PC-04-181.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

TEM-11: ***SEA BREEZE – PROJECT NO. 4449**
City Council District: 1; Plan Area: Carmel Valley Neighborhood 8

Staff: Patricia Grabski

Site Development Permit, Carmel Valley Neighborhood 8 Precise Plan/Progress Guide and General Plan Amendment, Rezone, Coastal Development Permit, Planned Development Permit with height deviation and Multi-Habitat Planning Area (MHPA) boundary adjustment to allow development of 2 office buildings totaling 125,000 square feet and a below-grade parking structure on a 5.4-acre site at the southwest corner of Shaw Ridge Road and Carmel Creek Road. Portions of the site would be redesignated from Low Density Residential and Open Space to Neighborhood Commercial and Open Space by the proposed plan amendment and offsite exchange of MHPA habitat. The proposed land use plan amendment and rezone also constitutes amendments to City of San Diego Local Coastal Program.

Mitigated Negative Declaration No. 4449. Report No. PC-04-177.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-12: **ALABAMA STREET TENTATIVE MAP – PROJECT NO. 25873**
City Council District: 3; Plan Area: Greater North Park

Staff: Michelle Sokolowski

Tentative Map application to convert 6 existing residential units to condominiums including a request to waive the undergrounding of the existing utilities on a 0.145 acre site at 4485 Alabama Street in the MR-2500 zone of the Mid-City Communities Planned District within the Grater North Park Community Plan area. Exempt from environmental. Report No. PC-04-184.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **MEADE AVENUE TENTATIVE MAP – PROJECT NO. 26084**
City Council District: 3; Plan Area: Uptown

Staff: Michelle Sokolowski

Tentative Map application to convert 7 existing residential units to condominiums including a request to waive the undergrounding of the existing utilities on a 0.161 acre site at 1636 Meade Avenue in the MR-1500 zone of Mid-City Communities Planned District within the Uptown Community Plan area. Exempt from environmental. Report No. PC-04-185.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: ***NTC RESORT HOTEL – PROJECT NO. 19139**
City Council District: 2; Plan Area: Peninsula

Staff: P.J. Fitzgerald

Planned Development Permit to construct a 350 room resort hotel development within the Unit 7 Visitor Hotel area of the NTC Precise Plan within the CV-1-1 zone in the Peninsula Community Plan, Airport Environs Overlay, Coastal Overlay, State Coastal jurisdiction. Addendum to EIR No. 19139. Report No. PC-04-158.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: *Continued from October 28, 2004:*

***MISSION BOULEVARD MIXED USE – PROJECT NO. 9522**
City Council District: 2; Plan Area: Pacific Beach

Staff: Dan Stricker

Planned Development Permit, Coastal Development Permit and Map Waiver to construct 8 residential condominium units and 1,400 square foot of commercial. Mitigated Negative Declaration No. 9522. Report No. PC-04-179.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: *Continued from October 28, 2004:*

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.