

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
DECEMBER 9, 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 NOVEMBER 18, 2004.**

ITEM-7: *Continued from September 30, 2004:*

SOUTHGATE CONDO CONVERSION - PROJECT NO. 106415

City Council District: 4; Plan Area: Otay Mesa-Nestor

Staff: Will Zounes

Tentative Map to convert 188 existing residential units to condominiums on a 12.902 acre site at 850 Beyer Way in the RM-1-1 Zone. Exempt from environmental. Report No. PC-04-154.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: *Continued from October 21, 2004:*

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-9: *Continued from November 4, 2004:*

***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-10: ***ALPHA STREET INDUSTRIAL VILLAGE – PROJECT NO. 4805**

City Council District: 8; Plan Area: Southeastern San Diego

Staff: Sandra Teasley

Alley Vacation, Public Utility Easement Vacation, Site development Permit, Planned Development Permit to vacate unimproved alley, vacate existing public utility easement; demolish existing buildings and construct 4 industrial buildings with deviations. Negative Declaration No. 4805. Report No. PC-04-165.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-11: ***DEL CERRO HEIGHTS UPPER GATE - PROJECT NO. 5937**
City Council District: 7; Plan Area: Navajo

Staff: **Bill Tripp**

Request for a Planned Development Permit to amend PRD No. 15 to open an existing closed (locked) gate located on Caminito Estellado at Rancho Park Drive. Negative Declaration No. 5937. Report No. PC-04-194.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **44th STREET TENTATIVE MAP – PROJECT NO. 34798**
City Council District: 3; Plan Area: Kensington/Talmadge

Staff: **Patrick Hooper**

A request for a Tentative Map to convert 18 existing residential units to condominiums on a 0.234 acre site at 4471 44th Street in the RM-1-1 zone within the Kensington-Talmadge community Plan. Exempt from environmental. Report No. PC-04-195.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **OHIO STREET TENTATIVE MAP – PROJECT NO. 30056**
City Council District: 3; Plan Area: Greater North Park

Staff: Patrick Hooper

A request for a Tentative Map to convert 9 existing residential units to condominiums on a 0.16 acre site at 4438 Ohio Street in the MR-800Z Zone of Mid-City Communities Planed District. Exempt from environmental. Report No. PC-04-196.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **ALABAMA STREET TENTATIVE MAP – PROJECT NO. 31993**
City Council District: 3; Plan Area: Greater North Park

Staff: Patrick Hooper

Tentative Map to convert 9 existing residential units to condominiums on a 0.16 acre site at 4165 Alabama Street in the MR-1250B Zone of Mid City Communities Planed District. Exempt from environmental. Report No. PC-04-197.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: **GRAMERCY DRIVE TENTATIVE MAP - PROJECT NO. 38912**
 City Council District: 6; Plan Area: Serra Mesa

Staff: Helene Deisher

Convert 183 existing residential units to condominiums on a 5.918 acre site at 9054 Gramercy Drive. The project is located in the RM-3-7 zone with in the Serra Mesa Community Plan area. Exempt from environmental. Report No. PC-04-210.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **QUALCOMM BUILDING "O" - PROJECT NO. 38450**
 City Council District: 5; Plan Area: Mira Mesa

Staff: Michael VanBuskirk

Conditional Use Permit to amend CUP 94-0276 to extend the allowed use of 5 satellite antenna dishes for an additional 10 years. The site is located at 5565 Morehouse Drive, north of Mira Mesa Boulevard and west of Lusk Boulevard in the IL-2-1 Zone and Airport Environs Overlay Zone within the Mira Mesa Community Plan. Exempt from environmental. Report No. PC-04-211.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: ***OYSTER SHELL - PROJECT NO. 5397**
 City Council District: 1; Plan Area: La Jolla

Staff: Glenn Gargas

CDP, SDP (for LJPD), TM and Rezone to demo 3 existing single dwelling units and construct a new 6 unit condo building (3 stories above underground parking), on a 0.23 acre site. The rezone proposes to change the eastern half of the site from Zone 4 to Zone 5 resulting in the entire property to be within Zone 5. The project site is located at 430, 432 and 444 Pearl Street in Zone 4 and 5, LJ PD, Coastal Zone (non-appealable), Coastal Height Limit, La Jolla Community Plan. Mitigated Negative Declaration No. 5397. Report No. PC-04-233.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-18: **INITIATION – COMMUNITY PLAN AMENDMENT – SERRA MESA – QUARRY FALLS**
 City Council District: 6; Plan Area: Serra Mesa

Staff: Lesley Henegar

Initiation of an amendment to the Serra Mesa Community Plan and the Progress Guide and General Plan to amend the Circulation Element to add a connection between Phyllis Place and Friars Road. Report No. PC-04-209.

TODAY'S ACTION IS:

Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.