

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
DECEMBER 16, 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 DECEMBER 2, 2004.**

ITEM-7: *Continued from October 7, 2004:*

Appeal of Hearing Officer Decision:

COLLEGE ARCO - PROJECT NO. 38488

City Council District: 7; Plan Area: College Area

Staff: Patrick Hooper

Appeal of the Hearing Officer decision to approve an alcohol Conditional Use Permit for the sale of beer and wine at an existing service station in the College Area Community. Exempt from Environmental. Report No. PC-04-167.

TODAY'S ACTION IS:

Process 3. Deny the appeal and approve the project, or approve the appeal and deny the permit.

DEPARTMENT RECOMMENDATION:

Deny the appeal and approve the permit.

ITEM-8: *Continued from December 2, 2004:*

DRAFT ORDINANCE REGULATING LARGE RETAIL DEVELOPMENT

City Council District: Citywide; Plan Area: Citywide

Staff: Patsy Chow

Consideration of a draft ordinance to regulate large single tenant retail development by applying specific size limitations, landscape regulations, and a discretionary review process with additional design regulations to this type of development. Report No. PC-04-138.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-9: *Continued from December 2, 2004:*

***RIVER VIEW VILLAGE RESIDENTIAL - PROJECT NO. 3938**

City Council District: 7; Plan Area: Navajo

Staff: Bill Tripp

Community Plan Amendment, Rezone, Tentative Map, Planned Development Permit and Site Development (ESL) for a proposed 16 unit, single dwelling unit development on a vacant 6.36 acre site located at the northerly terminus of Wembley Street in the AR-1-2 zone (rezone to RX-1-1). LDR No. 3938. Report No. PC-04-193.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-9A: *Trailed From December 9, 2004:*

APPROVAL OF THE MINUTES OF NOVEMBER 19, 2004

ITEM-9B: *Continued from December 9, 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-9C: *Continued from December 9, 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: **THIS ITEM WILL BE CONTINUED.**

INITIATION – COMMUNITY PLAN AMENDMENT – CARMEL VALLEY - PACIFIC HIGHLANDS RANCH

City Council District: 1; Plan Area: Carmel Valley & Pacific Highlands

Staff: Bernie Turgeon

Initiation of amendments to the Carmel Valley Neighborhood 7 Precise Plan, the Pacific Highlands Ranch Subarea Plan to change the location of the residentially designated portion of a 40-acre undeveloped property. Report No. PC-04-212.

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: **55TH STREET TENTATIVE MAP – PROJECT NO. 39295**
City Council District: 7; Plan Area: College

Staff: Jeannette Temple

Tentative Map to convert 25 existing residential units to condominiums on a 0.387 acre site at 4521 55th Street in the RM-3-8 zone within the College Community Plan area. Exempt from environmental. Report No. PC-04-213

TODAY'S ACTION IS:

Process 4. Approve or deny the permit.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **FIGHTERTOWN TENTATIVE MAP – PROJECT NO. 39175**
City Council District: 5; Plan Area: Mira Mesa

Staff: Michael VanBuskirk

Request for a tentative map to convert 88 existing residential units to condominiums on a 3.05 acre site located at 10068 Maya Linda Roads in the RM-2-5 zone. The site is located within the Mira Mesa Community Plan Area. Exempt from environmental. Report No. PC-04-214.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **THIS ITEM WILL BE CONTINUED.**

MONTECITO POINT TENTATIVE MAP – PROJECT NO. 10274

City Council District: 3; Plan Area: Uptown

Staff: Michelle Sokolowski

A Tentative Map to convert 72 residential units to condominiums including a request to waive the undergrounding of the existing utilities, on a 0.689 acre site located at 4179 3rd Avenue in the MR-800B zone of the Mid-City Communities Planned District within the Uptown Community Plan area. Exempt from environmental. Report No. PC-04-216.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **3RD AVENUE TENTATIVE MAP - PROJECT NO. 41736**

City Council District: 3; Plan Area: Uptown

Staff: Firouzeh Tirandazi

A request for a Tentative Map to convert 18 existing residential units to condominiums and to waive the requirements to underground existing overhead utilities. The project site is located at 3815 3rd Avenue in the MR-800B zone of the Mid-City Communities Planned District and Uptown Community Plan Area. Exempt from environmental. Report No. PC-04-217.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: **GRIM AVENUE TENTATIVE MAP – PROJECT NO. 30430**
City Council District: 3; Plan Area: Greater North Park

Staff: Michelle Sokolowski

A request for a Tentative Map to convert 5 existing residential units to condominiums, including a request to waive the undergrounding of the existing utilities, on a 0.143 acre site at 3376 Grim Avenue in the RS-1-7 zone within the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-04-218.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **ADELAIDE AVENUE TENTATIVE MAP – PROJECT NO. 16951**
City Council District: 7; Plan Area: Eastern Area Neighborhood of Mid-City Communities

Staff: Firouzeh Tirandazi

A request for a Tentative Map to convert 20 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 6101 Adelaide Avenue in the RS-1-7 zone within the Eastern Area Neighborhood of Mid-City Communities Plan area. Exempt from environmental. Report No. PC-04-219.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: **60th STREET TENTATIVE MAP – PROJECT NO. 39293**
City Council District: 4; Plan Area: Eastern Area

Staff: Will Zounes

Tentative Map to convert 23 existing residential units to condominiums on a 0.562 acre site at 4550 60th Street in the RM-1-3 Zone. Exempt from environmental. Report No. PC-04-234.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-18: **LAND DEVELOPMENT CODE AMENDMENT (MODIFY DEFINITION OF “APPLICANT”**
City Council District: 2,3,4,6,7,8; Plan Area: Barrio Logan, Center City, City Heights, Clairemont Mesa, College, Eastern Area, Kensington-Talmadge, Linda Vista, Midway, Mission Valley, Navajo, Normal Heights, North Park, Old Town, Peninsula, Southeast San Diego, San Ysidro, Uptown.

Staff: Jim LoBue

Proposed amendments to the Land Development Code to modify the definition of “Applicant” (LDC Section 113.0103) and “Application Process” (LCD Section 112.0102) to include any proposed redevelopment project with an approved development agreement; thereby allowing such projects to be able to submit to the City’s Development Services department for permit entitlement processing. Exempt from environmental. Report No. PC-04-235.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-19: **WORKSHOP – MIDWAY COMMUNITY PLAN AMENDMENT**
City Council District: 2; Plan Area: Midway

Staff: **Maxx Stalheim**

Informational workshop to introduce the Planning Commission to proposed amendments to the Midway Community Plan to achieve various City Council-directed objectives, and solicit input from the Commissioners regarding the scope of the proposed amendments. No action will be taken. Report No. PC-04-191.