

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
MARCH 17, 2005
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 THE MINUTES OF MARCH 3, 2005.**

ITEM-7: *Continued from March 3, 2005:*

***PENINSULA YMCA – PROJECT NO. 1606**

City Council District: 2; Plan Area: Peninsula

Staff: P.J. Fitzgerald

A proposal to amend CUP 431-PC for the existing YMCA to remodel the existing 6,600 square foot building and facilities to add 19,655 square feet for a variety of recreational purposes and revise the facility grounds, located at 4390 Valeta Street within the Peninsula Community Plan Area. Mitigated Negative Declaration No. 1606. Report No. PC-05-032.

TODAY'S ACTION IS:

Process 4. Approve or deny the permit.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: *Appeal of Staff decision (Substantial Conformance Review):*

NTC MARKETPLACE – PROJECT NO. 49417

City Council District: 2; Plan Area: Peninsula

Staff: P. J. Fitzgerald

Appeal of a Process 2 decision to approve a Substantial Conformance Review to approved permits MPDP/CDP No. 99-1076 and SDP No. 57640 for modifications to Building Nos. 27, 28, 29, 30, 158, 159, 207 and 208 for the proposed NTC MarketPlace project.

Modifications to existing buildings would add approximately 13,766 square feet to an area currently totaling 146,436 square feet in gross floor area, for a total of approximately 160,202 square feet of gross floor area. The project is located on Truxton Road between Womble Road and Roosevelt Road within the Mixed Use and Educational Subareas, within the NTC Historic District of the NTC Precise Plan and Local Coastal Program within the CR-1-1 zone, Airport Environs and Coastal Overlay zones, and within the Peninsula Community Plan area. Project found to be in conformance with previously certified MND 99-1076 and MND 9735. Report No. PC-05-122.

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: **VILLA DE ORO TENTATIVE MAP - PROJECT NO. 47059**
City Council District: 8; Plan Area: Golden Hill

Staff: Will Zounes

Tentative Map to convert 52 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 1.3 acre site at 2728 B Street in the GH-1500 Zone of Golden Hill Planned District. Exempt from environmental. Report No. PC-05-075.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: **HOLLYWOOD PARK TENTATIVE MAP – PROJECT NO. 38810**
City Council District: 3; Plan Area: City Heights Neighborhood of the Mid-City Communities Plan Area.

Staff: Firouzeh Tirandazi

A request for a Tentative Map to convert 32 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 2404 – 2412 Fairmont Avenue in the RS-1-7 Zone, within the City Heights Neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-05-076.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: **W. LEWIS STREET TENTATIVE MAP - PROJECT NO. 44043**
City Council District: 2; Plan Area: Uptown

Staff: Firouzeh Tirandazi

A request for a Tentative Map with a request to waive the requirement to underground adjacent overhead utilities, to convert 16 existing residential units to condominiums. The project site is located at 720 W. Lewis Street in the MR-3000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. Exempt from environmental. Report No. PC-05-077.

TODAY'S ACTION IS:

Process 4. Approve or deny the permit.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **CASA DEL SOL TENTATIVE MAP – PROJECT NO.**
City Council District: 4; Plan Area: Encanto Neighborhoods

Staff: Will Zounes

Tentative Map to convert 23 existing residential units to condominiums on a 0.61 acre site. The project site is located at 5021 Logan Avenue in the CT-2 Zone of Southeastern San Diego Planned District. Exempt from environmental. Report No. PC-05-078.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **45th STREET TENTATIVE MAP - PROJECT NO. 50725**
City Council District: 3; Plan Area: Mid-City Communities

Staff: Paul Godwin

Tentative Map to convert 16 existing residential units to condominiums, including a request to waive the requirements to underground existing overhead utilities on a 0.286 acre site at 4067 45th Street. The site is located within the RM-1-1 zone of the Central Urbanized Planned District in the City Heights Neighborhood of the Mid-City Communities Plan. Exempt from environmental. Report No. PC-05-080.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **UPAS STREET TENTATIVE MAP - PROJECT NO. 29174.**
City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Tentative Map to convert 41 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 0.80 acre site at 1830 Upas Street in the MR-1000 Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. Exempt from environmental. Report No. PC-05-081.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: YACHT CLUB TENTATIVE MAP AND COASTAL DEVELOPMENT PERMIT – PROJECT NO. 45316

City Council District: 2; Plan Area: Peninsula

Staff: Cory Wilkinson

Coastal Development Permit and Tentative Map to convert 123 existing residential units to condominiums, and a request to waive the requirement to underground existing overhead utilities, on a 1.681 acre site at 1021 Scott Street with 141 parking spaces in the RM-3-9 zone within the Peninsula Community Plan, Coastal Overlay (appealable), Coastal Height Limit and Parking Impact Overlay Zone. Exempt from environmental. Report No. PC-05-048.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: DETERMINATION OF RENTAL VACANCY RATES

City Council District: Citywide; Plan Area: Citywide

Staff: Bill Levin

Discussion of current rental vacancy rate for purpose of determining whether relocation assistance will be paid to lower income tenants displaced by condominium conversions. Report No. PC-05-123.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-17: **WORKSHOP - DENSITY BONUS REGULATIONS**
City Council District: Citywide; Plan Area: Citywide

Staff: **Bill Levin**

Consideration of revisions to the City's density bonus regulations. Report No. PC-05-124.