

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
SEPTEMBER 29, 2005
COUNCIL CHAMBERS, 12th FLOOR
9:00 A.M.**

****REVISED**
ITEM # 15**

NOTE: *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Development Services Department at (619) 321-3208 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 619-484-771 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 FOR AUGUST 25, 2005; MINUTES TRAILED TO SEPTEMBER 29, 2005 FOR CORRECTION ON ITEM NO. 18**
- APPROVAL OF MINUTES FOR SEPTEMBER 12, 2005 AND SEPTEMBER 15, 2005.**

ITEM-7: *Continued from September 1, 2005:*

***AMENDMENTS TO GASLAMP QUARTER PLANNED DISTRICT
ORDINANCE AND GASLAMP QUARTER PLANNED DISTRICT
GUIDLINES**

City Council District: 2; Plan Area: Centre City

Staff: Beverly Schroeder

Amendments to the Gaslamp Quarter Planned District Ordinance (GQPDO) and Design Guidelines to include: Period of Significance; Building Height; General Guidelines for Rehabilitation of Designated Historic Structures; Permitted Uses; Maximum Ground Floor Area per use; Alcohol Sales; Signage; ATMs; Sidewalk Cafes, etc. Located in the Gaslamp Quarter Sub Area of the Centre City Redevelopment Project. Final Addendum to the Master Environmental Impact Report for the Centre City Redevelopment Project was prepared for the proposed amendments to the GQPDO and Design Guidelines.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Approval

ITEM-8: *Appeal of the Hearing Officer Decision:*

MADISON RESIDENCE – PROJECT NO. 51096

City Council District: 2; Plan Area: Peninsula

Staff: Laila Iskandar

Appeal of the Hearing Officer Decision on July 20, 2005, which denied a portion of a Variance request to allow for the architectural encroachment of a bay window at 6 feet from the property line where 11 feet is required. The property is located at **2007 Guizot Street**, on the northeast corner of Saratoga Avenue and Guizot Street within the RS-1-7 Zone, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, and Coastal Parking Impact Overlay Zone within Ocean Beach highlands neighborhood of the Peninsula Community Plan and Local Coastal Program Land Use Plan Area. Exempt from environmental. Report No. PC-05-285

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: **LORING STREET NEIGHBORHOOD – PROJECT NO. 11319**
City Council District: 2; Plan Area: Pacific Beach

Staff: Robert Korch

A Coastal Development Permit and Public Right-of-Way Vacation to vacate an excess 33-foot wide portion of dedicated public right-of way on the north side of **Loring Street from Cass Street to Foothill Boulevard** within the Coastal Overlay Zone (non-appealable area), Coastal Height Limit and Beach Parking Impact Overlay Zone all within the boundaries of the Pacific Beach Community Plan area. Exempt from environmental. Report No. PC-05-244

TODAY'S ACTION IS:

Process 5. Recommend approval or denial to the City Council

DEPARTMENT RECOMMENDATION:

Approval

ITEM-10: **OHIO STREET TENTATIVE MAP – PROJECT NO. 60051**
City Council District: 3; Plan Area: Greater North Park

Staff: Nilia Koering

Tentative Map to convert 18 residential units to condominiums and to waive the requirement for undergrounding of the above ground utilities. The property is located at **4616 Ohio Street** in the MR800 B zone of the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-05-270.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM 11: **4544 HAMILTON TENTATIVE MAP – PROJECT NO. 61734**
City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

A request for a Tentative Map to convert 14 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at **4544-4554 Hamilton Street** in the MR-1500 Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. Exempt from environmental. Report No. PC-05-260

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **ARCHSTONE MISSION VALLEY TENTATIVE MAP**
PROJECT NO. 60359
City Council District: 6; Plan Area: Mission Valley

Staff: Jeannette Temple

Tentative Map with Easement Vacation to convert 736 existing residential units to condominiums on a 29.45 acre site at **2116-246 Fenton Parkway** in the CC-3-5 Zone within the Mission Valley Community Plan Area and the Mission City Specific Plan. Exempt from environmental. Report No. PC-05-286

TODAY'S ACTION IS:

Process 5. Approval or denial to the City Council.

DEPARTMENT RECOMMENDATION:

Approval

ITEM-13: **THE PARK AT LITTLE ITALY – PROJECT NO. 34800**
City Council District: 2; Plan Area: Centre City

Staff: Pete Lynch

Extension of Time for Tentative Map No. 40-0518, which allows the conversion of 160 residential units and three commercial units into condominiums. The project is located at **1670 Kettner Boulevard**, between Cedar Street and Date Street and lies within the Little Italy Neighborhood, Commercial/Office District and CCPD-A Zone of the Centre City Planned District. Exempt from environmental.
Report No. PC-05-266

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: ***MONARCH AT SCRIPPS RANCH – PROJECT NO. 6285**
City Council District: 5; Plan Area: Scripps Miramar Ranch

Staff: Tim Daly

Planned Development Permit and Vesting Tentative Map to create a mixed-use commercial and residential development by subdividing the existing 15.621 acre site into three (3) parcels to convert 262 existing residential units to condominiums, convert an existing office building to 30 commercial condominiums and construct a new building for 30 commercial condominiums with a two-story parking structure at **10776 Scripps Ranch Boulevard** between Mira Mesa Boulevard and Hibert Street within the Scripps Miramar Ranch Community Plan area. Mitigated Negative Declaration No. 6285. Report No. PC-05-221.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

****REVISED DESCRIPTION****

ITEM-15: ***SABRE SPRINGS – PROJECT NO. 17749**
City Council District: 5; Plan Area: Scripps Miramar Ranch

Staff: Robert Tucker

Community Plan Amendment; Rezone of Parcel 16, Lot 3 from CC-13 (formerly CA) to RM-2-5, and of Parcel 31 from RM-1-1 to CC-1-2; Map Waiver application to waive the requirements for a Tentative Map for the development of 42 new residential condominiums on Parcel 16 located on **Poway Road between Savannah Creek Drive and Creekview Drive**; Planned Development Permit for development on Parcel 31 located at the southeastern corner of Poway Road and Springhurst Drive. Mitigated Negative Declaration No. 17749.
Report No. PC-05-262

TODAY'S ACTION IS:

Process 5. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.