

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
NOVEMBER 17, 2015
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 Development Services Center 619-321-1208 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: ***Continued from October 27, 2005:***
4181 FLORIDA TENTATIVE MAP – PROJECT NO.73296
City Council District: 3; Plan Area: Greater North Park

Staff: Patrick Hooper

Tentative Map to convert 9 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 0.17 acre site at **4181 Florida Street** in the MR-1250B Zone within the Mid City Communities Planned District within the Greater North Park Community Planning Area. Exempt from environmental. Report No. PC-05-277.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-7: **CHOLLAS CREEK VILLAS – PROJECT NO. 6896**
City Council District: 4; Plan Area: Encanto Neighborhoods

Staff: Diane Murbach

A request for a Site Development Permit, Tentative Map and Public Right of Way Vacation, including a request to waive the requirement to underground a portion of the existing overhead utilities. The project proposes construction of 31 detached residential condominiums. The 2.51 acre site is located **north of Nogal Street, west of 49th Street, and south of Castana Street** in the MF-2500 Zone of the Southeastern San Diego Planned district, within the Encanto Neighborhoods planning area of the Southeastern San Diego Community Plan. The project provides Affordable Housing in accordance with Council policy 600-27. Mitigated Negative Declaration No. 6896. Report No. PC-05-290

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Approval

ITEM-8: **INITIATION – COMMUNITY PLAN AMENDMENT- 22nd AND COMMERCIAL**

City Council District: 8; Plan Area: Southeastern

Staff: **Myles Pomeroy**

Initiation of an amendment to the Progress Guide and General Plan and the Southeastern San Diego Community Plan to allow for a mixed use transit oriented residential/commercial development. Report No. PC-05-318

TODAY'S ACTION IS:

Approve or deny the initiation

DEPARTMENT RECOMMENDATION:

Approve

ITEM-9: ***SIGSBEE ROW – PROJECT NO. 60907**

City Council District: 8; Plan Area: Barrio Logan

Staff: **Cory Wilkinson**

Coastal Development Permit (CDP), Site Development Permit (SDP), Planned Development Permit (PDP), and Tentative Map (TM) and grant a Waiver from the requirement to underground existing overhead utilities, to allow for the construction of 14 residential for-sale housing units (with one designated as Affordable) in the Redevelopment Subdistrict of the Barrio Logan Planned District on a 14,060 square foot (0.32 acre) site at **1702 and 1710 National Avenue** at **Sigsbee Street**. Mitigated Negative Declaration No. 60907. Report No. PC-05-305.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: **OLD MISSION DAM DREDGING – EXTENTION OF TIME
PROJECT NO. 78182**

City Council District: 7; Plan Area: Tierrasanta and Navajo

Staff: Bill Tripp

Extension of Time to Site Development Permit No. 4972 to accommodate the dredging of approximately 3.5-acres due to accumulated silt and the establishment of a regular maintenance program behind the Old Mission Dam located on the **San Diego River, north of Father Junipero Serra Trail Road, and west of Mission Gorge Road**. Mitigated Negative Declaration No. 2835. Report No. PC-05-322

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: **NEXUS UNIVERSITY SCIENCE CENTER – PROJECT NO. 5906**

City Council District: 1; Plan Area: University

Staff: Tim Daly

Site Development Permit and Rezone of property from RS-1-14 (residential) to IP-1-1 (industrial park) to construct three buildings on an undeveloped 9.6-acre site. Building 1 would be three stories, approximately 50 feet in height with 49,920 square feet gross floor area; Building 2 would be two stories, approximately 50 feet in height with 89,678 square feet gross floor area, and; Building 3 would be two stories, approximately 50 feet in height with 51,858 square feet gross floor area. Also, the proposed extension of Executive Drive eastward to new terminus at the project site located **east of Executive Drive and northwest of Interstate 805/La Jolla Village Drive interchange**. Mitigated Negative Declaration No. 5906. Report No. PC-05-321

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommend to approve.

ITEM-12: **3754 CHEROKEE TENTATIVE MAP - PROJECT NO. 77790**
City Council District: 3; Plan Area: City Heights

Staff: Will Zounes

Tentative Map to convert 7 existing residential units to condominiums and to waive the requirements to underground overhead utilities on a 0.16 acre site at **3754 Cherokee Avenue** in the RM-1-1 Zone of the Central Urbanized Planned District between Wightman Street and Landis Street.
Exempt from environmental. Report No. PC-05-333.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-13: **4329 ALABAMA TENTATIVE MAP - PROJECT NO. 79419**
City Council District: 3; Plan Area: Greater North Park

Staff: John Fisher

Tentative Map to convert 12 existing residential units to condominiums and to waive the requirement to underground existing utilities at **4329-4343&1/2 Alabama Street** in the Greater North Park Community Plan area.
Exempt from environmental. Report No. PC-05-332

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **4583 CAMPUS TENTATIVE MAP – PROJECT NO. 66445**
City Council District: 3; Plan Area: Uptown

Staff: Paul Godwin

Tentative Map (TM) to convert fifteen existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.32-acre site located at **4583-4593 Campus Avenue and 1601-1619 Madison Avenue**, at the southeast corner of Campus Avenue and Madison Avenue. The site is located within the MR-1500 Zone of the Mid-City Communities Planned District, in the Greater North Park Community Plan. Exempt from environmental. Report No. PC-05-311.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: **2175 WIGHTMAN TENTATIVE MAP – PROJECT NO. 72161**
City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Tentative Map (TM) to convert eight (8) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.15-acre site located at **2175 Wightman Street**, at the southwest corner of Wightman Street and Mississippi Street. The site is located within the MR-3000 zone of the Mid-City Communities Planned District, in the Greater North Park Community Plan. Exempt from environmental. Report No. PC-05-314

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **BILLBOARD LOFTS - PROJECT NO. 71341**
City Council District: 2; Plan Area: Centre City

Staff: Pete Lynch

Tentative Map to convert 24 existing residential units to condominiums on a 0.158 acre site located at 320 W. Ash Street between Union Street and State Street. Exempt from environmental. Report No. PC-05-338.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: **4367 IDAHO TENTATIVE MAP – PROJECT NO. 71001**
City Council District : 3; Plan Area: Greater North Park

Staff: Cherlyn Cac

Tentative Map to convert eight existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16-acre site located at **4367 Idaho Street**, between Meade Avenue and El Cajon Boulevard. The site is located within the MR-800B zone of the Mid-City Communities Planned District, in the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-05-309

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-18: **4018-4022 LOUISIANA TENTATIVE MAP - PROJECT NO. 66473**
City Council District: 3; Plan Area: Greater North Park

Staff: John Fisher

Tentative Map to convert 9 existing residential units to condominiums and waive the requirement to underground existing utilities on a 0.16 acre site located at **4018-4022 Louisiana Street** in the MR1250B zone of the Mid City Planned District within the Greater North Park Community Plan area at between Lincoln Avenue and Polk Avenue. Exempt from environmental. Report No. PC-05-329

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-19: **4585 OHIO TENTATIVE MAP - PROJECT NO. 68833**
City Council District: 3; Plan Area: Greater North Park

Staff: John Fisher

Tentative Map to convert 8 existing residential units to condominiums and to waive the requirement to underground existing utilities on a 0.16 acre site located at **4585 Ohio Street** in the MR-80B zone of the Mid City Planned District within the Greater North Park Community Plan area at between Madison Avenue and Monroe Avenue. Exempt from environmental. Report No. PC-05-328.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-20: **GENERAL PLAN HOUSING ELEMENT WORKSHOP.**
City Council District: Citywide; Plan Area: All

Staff: Bill Levin

Discussion of the State mandated General Plan Housing Element for 2005-2010. Issues include overall housing needs and supply, new housing production, preservation of affordable housing, and housing for people with special needs. Report No. PC-05-283