

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
DECEMBER 1, 2016
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: *Appeal of the Hearing Officers Decision:*
***FOX CANYON NEIGHBORHOOD PARK– PROJECT NO. 70422**
City Council District: 3; Plan Area: Mid-City Communities

Staff: Patricia Grabski

Appeal of application for a Site Development Permit (SDP) to develop an approximately 1.9-acre passive park. The site is bounded by Landis Street and Sterling Court on the north and south and Altadena Avenue and Winona Avenue on the east and west within the City Heights Neighborhood of the Mid-City Communities Planning area. The project also proposes the development and realignment of an existing paper street (Ontario Avenue). Ontario Avenue will be constructed to be 24-foot wide curb-to-curb with a 5-foot wide sidewalk on the east side and a 5-foot wide meandering trail on the west side. A prefabricated vehicular bridge will be installed across Auburn Creek to connect Winona Avenue and Ontario Avenue. A 20-foot wide buffer would be installed on the east side of the creek adjacent to Ontario Avenue and on the north and south sides of the creek adjacent to Landis Street. A decomposed granite trail would be constructed on the east side portion of the creek adjacent to Ontario Avenue within the 20-foot buffer area. Landis Street (an existing paper street on the northern property boundary) would serve as the trail on the north side of the creek. Mitigated Negative Declaration No. 70422. Report No. PC-05-358

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-7: *Continued from November 17, 2005:*
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-8: ***CHILDREN’S HOSPITAL – PROJECT NO. 2784**
 City Council District: 6; Plan Area: Serra Mesa

Staff: Bill Tripp

Phased construction of a multi-level, approximately 333,000 square-foot parking structure, with a 35-room, 43,000 square-foot residential facility (Ronald McDonald House) including communal living, kitchen and recreational facilities. Said facilities located atop the parking structure at street grade with Berger Avenue. The project is located on an easterly three-acre portion of the 28-acre Children’s Hospital and Health Center Campus addressed as **8001 Frost Street and 3020 Children’s Way**, located between Kearny Villa Road and Birmingham Way, within the CQ- 2 (Commercial-Office) Zone, legally described as Portions of Lots 4 and 5 of Children’s Hospital and Health Center Map No. 12901 and a Portion of the Interstate 805 Right-of-Way. Mitigated Negative Declaration No. 2784. Report No. PC-05-236.

TODAY’S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: ***GREATER APOSTOLIC CHURCH – PROJECT NO. 20694**
 City Council District: 8; Plan Area: Southeastern San Diego

Staff: Will Zounes

Site Development, Planned Development Permit and Conditional Use Permit for two new parking lots and office building on three separate lots. The parking lots will be on an 11,690 square foot lot located at 2810 L Street and on a 2,000 square foot lot located at 118 28th Street. The office building will be built on a 6,000 square foot lot located at 2754 Imperial Ave. All uses are exclusively for the Greater Apostolic church located at **138 28th Street**, zoned MF-3300 & CSR-2. Negative Declaration No.20694 and LDR No. 422129. Report No. PC-05-308.

TODAY’S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: **4567 HAWLEY TENTATIVE MAP – PROJECT NO. 77262**
City Council District: 3; Plan Area: Mid-City

Staff: Paul Godwin

Tentative Map (TM) to convert nine (9) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.17-acre site located at **4567 Hawley Boulevard**, between Monroe Avenue and Madison Avenue. The site is located within the RM-1-2 zone of the Central Urbanized Planned District, in the Normal Heights neighborhood of the Mid-City Communities Plan. Exempt from environmental. Report No. PC-05-313

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: **4962 CAPE MAY TENTATIVE MAP - PROJECT NO. 70591**
City Council District: 2; Plan Area: Ocean Beach

Staff: Cory Wilkinson

Coastal Development Permit, Tentative Map, and Undergrounding Waiver, to convert eight existing residential units to condominiums on a 6,991 square foot site at **4962 Cape May Avenue** in the RM-2-4 Zone within the Ocean Beach Precise Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Ocean Beach Emerging Historic District, Airport Environs Overlay Zone, Airport Approach Overlay Zone, and Council District 2. Exempt from environmental. Report No. PC-05-317

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-12: **4956 CAPE MAY TENTATIVE MAP - PROJECT NO. 70587**

City Council District: 2; Plan Area: Ocean Beach

Staff: Cory Wilkinson

Coastal Development Permit, Tentative Map, and Undergrounding Waiver, to convert eight existing residential units to condominiums on a 6,991 square foot site at **4956 Cape May Avenue** in the RM-2-4 Zone within the Ocean Beach Precise Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Ocean Beach Emerging Historic District, Airport Environs Overlay Zone, Airport Approach Overlay Zone, and Council District 2. Exempt from environmental. Report No. PC-05-316

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **YOUNGE TENTATIVE MAP – PROJECT NO. 65710**

City Council District: 2; Plan Area: Ocean Beach

Staff: Cory Wilkinson

TentativeMap (TM) to convert thirteen (13) existing residential units to condominiums, on a 0.39-acre site located at **3710 -3720 Yonge Street**. The site is located within the RM-3-7 zone of the Peninsula Community Plan and Local Coastal Program Plan, Coastal Height Limit, Airport Approach, Airport Environs Overlay Zones. This site is not within the Coastal Overlay Zone. Exempt from environmental. Report No. PC-05-346.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **Anticipate that this item will be continued:**

***GASLAMP QUARTER PLANNED DISTRICT ORDINANCE (PDO)
AMENDMENTS AND DESIGN GUIDELINES.**

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; ATM's; 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 (Chapter 10, Article 3, Division 4 of the San Diego Municipal Code) and Design Guidelines.

TODAY'S ACTION IS :

Process 5. Recommend City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommend approval