SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
FEBRUARY 8, 2007
THE PLANNING COMMISSION WILL BREAK FOR LUNCH
FROM 12:30 TO 1:30 IN THE CLOSED SESSION ROOM

NOTE: *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are requiredplease contact the Planning 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 619-484-7711 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ITEM-2:   **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**

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 DECEMBER 14, 2006, JANUARY 11, 2007, AND JANUARY 18, 2007**

ITEM-7   *Appeal of a Hearing Officer Decision fromDecember 13, 2006:*

SYNERGY DANCE STUDIO - PROJECT NO. 106474
City Council District: 5; Plan Area: Mira Mesa

Staff: Tim Daly

Appeal on an application for Conditional Use Permit for a 4,065 square-foot dance studio in an existing 104,801 square-foot commercial building located at **7480 Miramar Road** in the CC-3-5, MCAS Miramar Airport Influence Area, and Airport Environs Overlay Zones within the Mira Mesa Community Plan area. Exempt from environmental. Report No. PC-07-036

TODAY'S ACTION IS:
Process 3. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:
Deny the appeal

ITEM-8:   *Continued from January 25, 2007:*

PLAZA LINDO PASEO– PROJECT NO. 88113
City Council District: 7Plan Area: College

Staff: Jeannette Temple

Planned Development Permit, Site Development Permit, Conditional Use Permit and Vesting Tentative Map, including a request to waive the requirement to underground existing overhead utilities, to demolish four single family residences and construct a five-story, 71,401-square foot, mixed-use residential-commercial building with a total of 47 residential condominium units with four commercial condominium units located on the ground floor. Of the 47 residential units, two would be sold as fraternity units. The 0.626 -acre site is located at **5649-5691 Lindo Paseo** between 55th Street and Campanile Drive in the RM-3-9 zone within the College Area Community Plan and Council District 7. Additionally, the project is located in the College Community Redevelopment Project Area. Mitigated Negative Declaration No. 88113. Report No.PC-07-014

TODAY'S ACTION IS:
Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:
Approve

ITEM-9:   *Continued from January 25, 2007:*

LAS PALMAS - PROJECT NO. 92178
City Council District: 8 Plan Area: San Ysidro

Staff: Will Zounes

Site Development Permit, Tentative Map for the removal of an existing single-family home and to construct 17 residential condominiums units, including a request to waive the requirement to underground existing overhead utilities, on a 1.15-acre site located at**122 Alverson Road** in the RM-1-1 Zone.   Negative Declaration No. 92178. Report No. PC-07-001

TODAY'S ACTION IS:
Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:
Approve.

ITEM-10:   ***STEBBINS RESIDENCE – PROJECT NO. 51076**
City Council District: 2; Plan Area: Ocean Beach

Staff: Laila Iskandar

CoastalDevelopment Permit (CDP) and Site Development Permit (SDP) for the demolition of an existing one-story duplex, and the construction of a new 1,749 square-foot, three-story single family residence above an 816 square-foot basement garage on a 2,500 square-foot site and to allow for deviation from the regulations for Special Flood Hazard Areas, to permit development of the residential structure at 7.1 feet below the Base Flood Elevation where two (2) feet above the Base Flood Elevation is required. The property is located at **5166 West Point Loma Boulevard** in the RM 2-4 Zone, Coastal Overlay Zone (appealable-area), Coastal Height Limit Overlay Zone, First Public Roadway, Beach Parking Impact Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, and the 100-year Flood-plain Overlay Zone, within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan (LCP). Mitigated Negative Declaration No. 51076. Report No. PC-07-010.

TODAY'S ACTION IS:
Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:
Approve.

ITEM-11:   ***OCEAN BEACH PEOPLES MARKET– PROJECT NO. 66068**
City Council District: 2; Plan Area: Ocean Beach Precise Plan

Staff: Cory Wilkinson

Planned Development Permit (PDP) and Coastal Development Permit (CDP) to amend Planned Commercial Development (PCD) and CDP 99-1254 to resolve a Notice of Violation (NOV) to allow a deviation for parking (35 spaces proposed whereas 38 spaces would be required, as reduced from 43 required spaces, through transportation demand management measures) to accommodate small group meetings in an existing second floor conference room (275 square feet) in an existing 12,942 square foot building on a 22,500 square foot site at **4765 Voltaire Street** in CC-4-2 Zone within the Ocean Beach Precise Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Environs Overlay Zone, Airport Approach Overlay Zone, Parking Impact Overlay Zone, Ocean Beach Historic District, Council District 2. Mitigated Negative Declaration No. 66068. Report No.PC-07-018

TODAY'S ACTION IS:
Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:
Approve

ITEM-12:   **2233 ULRIC STREET TENTATIVE MAP- PROJECT NO. 96590**
City Council District: 6 Plan Area: Linda Vista Community Plan

Staff: John Cruz

Tentative Map to convert 142 existing residential units to condominiums and a waiver of the requirements to underground overhead utilities on a 2.19 acre site at 2233 Ulric Street in the RM-3-9 Zone within the Linda Vista Community Plan in Council District 6. Exempt from environmental. Report No. PC-07-024

TODAY'S ACTION IS:
Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:
Approve.

It is anticipated that this item will be withdrawn

ITEM-13:   **4133 FLORIDA STREET TENTATIVE MAP – PROJECT NO. 89306**
City Council District: 3; Plan Area: Greater North Park

Staff: **Michelle Sokolowski**

Tentative Map to convert 7 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.172 acre site located at 4133 Florida Street in the MR-1250B Zone of the Mid-City Communities Planned District and the Transit Overlay Zone, within the Greater North Park Community Plan area.
Exempt from environmental. Report No.PC -07-025

TODAY'S ACTION IS:
Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:
Approve.

ITEM-14:   **SCRIPPS GATEWAY SOUTH – PROJECT NO. 115045**
City Council District: 5; Plan Area: Miramar Ranch North

Staff: **Dan Monroe**

Initiation of a community plan amendment to the Progress Guide and General Plan and the Miramar Ranch North Community Plan to change the land use designation of an approximately 30 acre parcel from Industrial/Business Park to Commercial and Industrial. The site is located at the southeast intersection of Interstate 15 and Scripps Poway Parkway within the Miramar Ranch North Community Plan area. Exempt from environmental.
Report No.PC-07-019

TODAY'S ACTION IS:
Approve or deny the initiation

DEPARTMENT RECOMMENDATION:
Approve the initiation