

**SAN DIEGO PLANNING COMMISSION**  
**DOCKET FOR PLANNING COMMISSION MEETING**  
**9:00 A.M., JULY 12, 2007**  
**CITY ADMINISTRATION BUILDING**  
**202 C STREET, 12<sup>TH</sup> FLOOR**

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**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) 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.*

*When it is determined that the Planning Commission will adjourn for lunch; the Planning Commission will adjourn @ 12:30 and reconvene @ 1:30, to Conference Room A, located on the 12<sup>th</sup> floor, next to the Council Chambers.*

**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**ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: *It is anticipated that this item will be continued to September 6, 2007:  
Continued from May 31, 2007:*

**4255 WINONA AVENUE TENTATIVE MAP – PROJECT NO. 87147**  
City Council District: 3; Plan Area: City Heights Neighborhood of the Mid-City  
Communities Plan

**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 0.143 acre site located at **4255 Winona Avenue** in the RM-1-1 Zone of the Central Urbanized Planned District, the Transit Overlay Zone, and the Residential Tandem Parking Overlay Zone, within the City Heights neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-07-062

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

ITEM-7: *City Council remanded back to Planning Commission on  
September 25, 2006:  
Continued from May 10, 2007:*

**\*ARMSTRONG RESIDENCE – PROJECT NO. 3511**  
City Council District: 1; Plan Area: La Jolla

**Staff: Laura Black**

Remand to Planning Commission, from City Council hearing on September 25, 2006, for an application of a Coastal Development Permit to construct a two-story, 3,366-square-foot single family residence with Variances for walls over 6 feet in the side yard set back, and encroachments within the 45 degree angle on a 7,812 square-foot vacant lot within the RS-1-5 zone of the La Jolla Community Plan Area, Coastal Overlay (non-appealable) and Coastal Height Limit Overlay Zone.

The Notice of Decision (NOD) of the project was issued by staff on November 17, 2005. The project was appealed to Planning Commission and heard by Planning Commission on March 16, 2006 (Report No. PC-06-051). The Planning Commission voted to deny the project appeal by a vote of 5-0. On March 29, 2006, the La Jolla Community Planning Group appealed the environmental determination to City Council. Negative Declaration No. 3511. Report No. PC-07-078

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-8:       **HAZARD CENTER REDEVELOPMENT  
COMMUNITY PLAN INITIATION - PROJECT NO. 119384**  
City Council District: 6 Plan Area: Mission Valley

Staff:           Brian Schoenfisch

Initiate an amendment to the First San Diego River Improvement Project (FSDRIP) Specific Plan, the Mission Valley Community Plan and the Progress Guide and General Plan to revise language which would allow for an increase in density, specifically replacing the entire chapter in the FSDRIP Specific Plan regarding Hazard Center and any references and exhibits with new text and exhibits allowing up to 473 additional dwelling units, as well as language in the Community Plan revising the Existing Zoning and text within the Residential Design Guidelines. Located at **7510-7610 and 7676 Hazard Center Drive, and 1370 Frazee Road** within the Mission Valley Community Planning Area. Exempt from Environmental. Report No. PC-07-110

**TODAY'S ACTION IS:**  
Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**  
Approve the initiation.

ITEM-9:       *It is anticipated that this item will be continued to August 30, 2007:*

**SAPPHIRE STREET TENTATIVE MAP– PROJECT NO. 84320**  
City Council District: 2 Plan Areas : Pacific Beach

Staff:           Helene Deisher

Coastal Development Permit, Tentative Map and waiver from undergrounding existing utilities to convert ten existing apartments to condominiums at a 0.18 acre site located at **901 Sapphire Street** between Mission Boulevard and Bayard Street in Pacific Beach Community Plan area. Exempt from environmental. PC-07-096

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

**DEPARTMENT RECOMMENDATION:**  
Approve the project

ITEM-10: *It is anticipated that this item will be continued to August 30, 2007:*

**835 THOMAS AVENUE TENTATIVE MAP - PROJECT NO. 84312**

City Council District: 2 Plan Area: Pacific Beach

Staff: Glenn Gargas

Coastal Development Permit and Tentative Map (Process 4) including a request to waive the requirement to underground the existing utilities and to convert an existing, 11 residential dwelling unit apartment complex into 11 residential condominium units on a 6,250-square-foot property. The project site is located at **835 Thomas Avenue**, in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone and within the Pacific Beach Community Plan Area.

Exempt from environmental. PC -07-095

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM-11: *It is anticipated that this item will be continued to August 30, 2007:*

**1244 OLIVER TENTATIVE MAP - PROJECT NO. 81316**

City Council District: 2 Plan Area: Pacific Beach

Staff: Glenn Gargas

Coastal Development Permit and Tentative Map (Process 4) including a request to waive the requirement to underground the existing utilities and to convert an existing, 9 residential dwelling unit apartment complex into 9 residential condominium units on a 0.143 acre site. The property is located at **1244 Oliver Avenue**, in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone and within the Pacific Beach Community Plan Area. Exempt from environmental. PC-07-094

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Deny.

ITEM-12: *It is anticipated that this item will be continued to August 9, 2007:*

**NETTA TERRACE SUBDIVISION – PROJECT NO. 2250**

City Council District: 4 Plan Area: Southeastern San Diego

Staff: Sandra Teasley

Street Vacation, Tentative Map, Planned Development Permit and a Site Development for the creation of seven (7) residential lots from one (1) existing lot, with deviations to the lot standards, hardscape requirements and for wetland deviations. No development is proposed at this time. The vacant, 1.96-acre site is located on the north side of Cervantes Avenue, just west of South 58<sup>th</sup> Street (unimproved) and immediately south of an existing subdivision located on Radio Court, in the SF-10,000 Zone of the Southeastern San Diego Plan District in the Southeastern San Diego Community Plan. The decisions to approve, conditionally approve, modify or deny the above referenced project will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing. Mitigated Negative Declaration No. 2250. PC-07-085

**TODAY'S ACTION IS:**

Process 5. Recommendation to City Council to approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve the project