

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
MAY 18, 2006
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 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 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: *Trailed from May 11, 2006, lack of a quorum:*
APPROVAL OF THE MINUTES FOR MARCH 6, MARCH 30, 2006,

ITEM-7 *Trailed from May 11, 2006 for a lack of a quorum:*

***MISSION BREWERY VILLAS - PROJECT NO. 52078**

City Council District: 2; Plan Area: Midway/Pacific Highway Corridor
Community Plan area.

Staff: Cory Wilkinson

Mixed-use, transit-oriented condominium development at the site of the Washington Street Trolley Station consisting of 89 for-sale residential and 8 commercial units located at **1815-1875 Hancock Street** on a 3.12 acre site, and vacation of the adjoining Sutherland Street right-of-way, within the Midway/Pacific Highway Corridor Community Planning Area and North Bay Redevelopment Project Area within the CC-4-2 zone. Discretionary actions to be considered for recommendation to City Council: Mitigated Negative Declaration, Amendment to Progress Guide and General Plan, Amendment to the Midway/Pacific Highway Corridor Community Plan, Right-of-Way Vacation, Planned Development Permit, Tentative Map.
Report No. PC-06-115.

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommend approval to City Council

ITEM-8: *Continued from March 30, 2006:*

4469 OHIO STREET - PROJECT NO. 73427

City Council District: 3; Plan Area: Greater North Park

Staff: Renee Mezo

Tentative Map to convert 31 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 1.37 acre site. The property is located at **4469 Ohio Street** between Meade Avenue and Madison Avenue, in the MR-800B 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-06-050.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-9: *Continued from May 11, 2006:*

***CHABAD ERUV – PROJECT NO. 48457**
 City Council District: 5 Plan Area: University

Staff: Robert Tucker

Public Right-of-Way Use Permit to install an ERUV line of demarcation for Congregation Chabad. The Eruv would consist of an inert, clear monofilament line attached atop city-owned utility poles within the public right-of-way. It would be located at the following four locations: Governor Drive at Interstate 805 South; Genesee Avenue near University City High School; Genesee Avenue at State Route 52 West; and Regents Road at State Route 52 West. Mitigated Negative Declaration No. 48457. Report No. PC-06-116

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

DEPARTMENT RECOMMENDATION:
 Approve

ITEM-10: *Continued from May 11, 2006:*

This item will be continued to May 25, 2006:

4447 49TH STREET TENTATIVE MAP - PROJECT NO. 81200
 City Council District: 3; Plan Area: Kensington-Talmadge Neighborhood of the Mid-City Communities Plan Area.

Staff: Renee Mezo

Tentative Map to convert 7 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.13 acre site. The property is located at **4447 49th Street** between El Cajon Avenue and Montezuma Road, in the RM-1-2 Zone of the Central Urbanized Planned District within the Kensington-Talmadge Neighborhood of the Mid-City Communities Plan Area. Report No. PC-06-128

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

DEPARTMENT RECOMMENDATION:
 Approve

ITEM-11: *Continued from May 11, 2006:*

3654 42ND STREET TENTATIVE MAP - PROJECT NO. 86204
City Council District: 3; Plan Area: City Heights Community Plan Area

Staff: Renee Mezo

Tentative Map to convert 14 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.241 acre site. The property is located at **3654 42ND Street** between Landis Street and Dwight Street, in the RM-1-1 Zone of the Central Urbanized Planned District within the City Heights Neighborhood of Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-06-138

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-12: *Continued from May 11, 2006:*

3265 C STREET VESTING TENTATIVE MAP- PROJECT NO. 79596
City Council District: 8; Plan Area: Greater Golden Hills

Staff: Will Zounes

Vesting Tentative Map to convert 62 existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.97 acre site at **3265 C Street** in the GH-1500 Zone of Golden Hill Planned District. Exempt from environmental. Report No. PC-06-122.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: *Appeal of the Hearing Officer decision:*

6th AND UPAS MAP WAIVER - PROJECT NO. 73941

City Council District: 3 Plan Area: Uptown

Staff: Paul Godwin

Appeal of the Hearing Officer's decision to approve an application for a Map Waiver to create 14 residential condominium units, in a building currently under construction, on a 10,258-acre site located at **3415 6th Avenue**, located at the northeast corner of Upas Street and 6th Avenue, in the MR-400 zone of the Mid-City Communities Planned District and the Transit Area Overlay Zone, within the Uptown Community Plan area. Exempt from environmental. Report No. PC-06-158

TODAY'S ACTION IS:

Process 3. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-14: **RUSSELL MIXED USE - PROJECT NO. 70676**
City Council District: 2; Plan Area: Pacific Beach

Staff: Robert Korch

Coastal Development Permit and a Planned Development Permit to (for a number of deviations) to remodel an existing 2,200 square foot, one-story commercial building and to construct two new apartments (one 2-bedroom and one 3-bedroom) above the commercial building for a total floor area of 5,469 square feet on a 6,250 square-foot site at **853 Grand Avenue** in the CV-1-2 Zone within the Pacific Beach Community Plan, Coastal Overlay Zone (non-appealable area), and Coastal Height Limit. Exempt from Environmental. Report No. PC-06-155.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM 15: **ARCHSTONE LA JOLLA TENTATIVE MAP – PROJECT NO. 53594**
City Council District: 1 Plan Area: University

Staff: Laura Black

Tentative Map (TM) to convert 296 existing residential units to condominiums on a 10.85 acre site located at **8506 Villa La Jolla Drive**, at the northeast corner of Gilman Drive and Villa La Jolla Drive. The site is located within the RM-3-7 Zone within the University Plan area, Community Plan Implementation Overlay (Area B), and Coastal Height Limit Overlay Zones. Exempt from environmental. Report No. PC-06-113

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-16: **PARKVIEW – PROJECT NO. 71242**

City Council District: 8 Plan Area: Otay Mesa- Nestor

Staff: Will Zounes

Public Right of Way Vacation to vacate a portion of Yodel Lane, Tentative Map to create 11 residential lots, and Planned Development Permit to allow the deviation from minimum lot standards for the development of 11 single family homes on a 1.57 acre site located at **1229 Saturn Blvd** in the RS-1-7 zone within the Otay Mesa-Nestor Community Plan. Transit Area, Coastal Height Limit, Residential Tandem Parking. Exempt from environmental. Report No. PC-06-145

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommend approval to City Council

ITEM-17: **2605 HIGHLAND TENTATIVE MAP - PROJECT NO. 87008**
 City Council District: 3; Plan Area: City Heights Neighborhood of Mid-City
 Communities Plan Area.

Staff: Paul Godwin

Tentative Map to convert 10 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16 acre site. The property is located at **2605 Highland Avenue** between Olive Street and Maple Street, in the RM-1-1 Zone of the Central Urbanized Planned District within the City Heights neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-06-110

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

DEPARTMENT RECOMMENDATION:
 Approve

ITEM-18: **3812 KEATING TENTATIVE MAP – PROJECT NO. 76069**
 City Council District: 3; Plan Area: Greater North Park neighborhood of the
 Mid-city Community Plan area.

Staff: Michelle Sokolowski

Tentative Map to convert 13 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.46-acre site located at **3812 Keating Street** in the MR-1500 Zone of Mid City Communities Planned District within the Uptown Community Plan Area . Exempt from environmental. Report No. PC-06-072

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

DEPARTMENT RECOMMENDATION:
 Approve.

ITEM-19: **4658 E. MOUNTAIN VIEW TENTATIVE MAP - PROJECT NO. 78317**
 City Council District: 3 Plan Area: Normal Heights Neighborhood of the Mid-City Communities Plan Area.

Staff: Michelle Sokolowski

Tentative Map to convert 10 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.19-acre site located at **4658 East Mountain View Drive** in the RM-1-1 and CT-3-3 Zones of the Central Urbanized Planned District within the Normal Heights neighborhood of Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-06-142.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-20: **6704 TAIT STREET TENTATIVE MAP - PROJECT NO. 68875**
 City Council District: 6; Plan Area: Linda Vista

Staff: John Cruz

Tentative Map to convert sixteen (16) existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.65 acre site at **6704 Tait Street** in the RM-3-7 Zone within the Linda Vista Community Plan. Exempt from environmental. Report No. PC-06-150

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve