

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
DECEMBER 2, 2004  
CITY COUNCIL CHAMBERS, 12<sup>th</sup> FLOOR  
9:00 A.M.**

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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) 236-6596 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:     **APPROVAL OF MINUTES OF NOVEMBER 4, 2004.**

ITEM-7: **DRAFT ORDINANCE REGULATING LARGE RETAIL DEVELOPMENT**  
City Council District: Citywide; Plan Area: Citywide

**Staff: Patsy Chow**

Consideration of a draft ordinance to regulate large retail development by applying specific size limitation, landscape regulations, and a discretionary review process with additional design regulations to this type of development. Report No. PC-04-138.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-8: *Continued from November 4, 2004:*

**\*UNIVERSITY OF SAN DIEGO - SCHOOL OF EDUCATION -  
PROJECT NO. 6242**

City Council District: 6; Plan Area: Linda Vista

**Staff: Bill Tripp**

Conditional Use and Site Development Permit amending the University of San Diego Master Plan, Conditional Use and Resource Protection Ordinance Permit No. 92-0568 to construct an 83,900 square foot building for the School of Education building and a 7,350 square foot Child Care Center, addressed at 5530 Marian Way in the RM-3-7, RM-4-10 and CC-1-3 zones of the Linda Vista Community Plan Area, Campus Parking Impact Overlay Zone. Addendum to EIR No. 92-0568. Report No. PC-04-181.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-9:        **\*MESA COMMONS – PROJECT NO. 33812**  
City Council District: 7; Plan Area: College Area

**Staff:           Patrick Hooper**

The application is requesting a Community Plan amendment, Site Development and Planned Development Permit, Tentative Map, Easement Abandonment and Rezone from RS-1-7 to RM-1-1 to construct 52 residential condominium units and 2,833 square foot of retail space on a 2.12 acre site at 6456 El Cajon Boulevard in the CU-2-3 zone of the Central Urbanized Planned District within the College Community Plan. LDR No 33812. Report No. PC-04-183.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-10:       **\*RIVER VIEW VILLAGE RESIDENTIAL - PROJECT NO. 3938**  
City Council District: 7; Plan Area: Navajo

**Staff:           Bill Tripp**

Community Plan Amendment, Rezone, Tentative Map, Planned Development Permit and Site Development (ESL) for a proposed 16 unit, single dwelling unit development on a vacant 6.36 acre site located at the northerly terminus of Wembley Street in the AR-1-2 zone (rezone to RX-1-1). LDR No. 3938. Report No. PC-04-193.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-11: **SARANAC STREET TENTATIVE MAP – PROJECT NO. 31652**  
City Council District: 7; Plan Area: College

**Staff: Firouzeh Tirandazi**

A request for a Tentative Map to convert 18 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 7003 Saranac Street in the RM-1-1 Zone and Central Urbanized Planned District and College Community Plan area. Exempt from environmental. Report No. PC-04-202.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-12: **CAMPUS AVENUE TENTATIVE MAP – PROJECT NO. 31999**  
City Council District: 3; Plan Area: Uptown

**Staff: Firouzeh Tirandazi**

A request for a Tentative Map to convert 7 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 4136 Campus Avenue in the MR-1000 Zone of the Mid-City Communities Plan District and Uptown Community Plan Area. Exempt from environmental. Report No. PC-04-203.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-13:     **\*JUST RITE DEVELOPMENT – PROJECT NO. 5751**  
City Council District: 8; Plan Area: Otay Mesa

**Staff:**           **Nilia Koering**

Tentative Map to create 12 parcels from one existing 38.68 acre lot, located at the northeast corner of Siempre Viva Road and Britannia Boulevard. Negative Declaration No. 5751. Report No. PC-04-208.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-14:     **ROLLING STONE ARTIST STUDIO – PROJECT NO. 40729**  
City Council District: 8; Plan Area: Southeastern

**Staff:**           **Sandra Teasley**

A Planned Development Permit and Site Development Permit to move on 720 square foot artist studio on a property currently developed with a residence in the I-1 zone (industrial) of the Southeastern San Diego Planned District Ordinance. The PDP has also been requested for deviations to the off-setting planes requirements for the proposed artist studio. Exempt from environmental. Report No. PC-04-223.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

