

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
FEBRUARY 24, 2005  
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 THE MINUTES OF FEBRUARY 3, 2005 AND FEBRUARY 10, 2005.**

ITEM-7: *Continued from December 16, 2004:*

**INITIATION – COMMUNITY PLAN AMENDMENT – CARMEL VALLEY - PACIFIC HIGHLANDS RANCH**

City Council District: 1; Plan Area: Carmel Valley & Pacific Highlands

**Staff: Bernie Turgeon**

Initiation of amendments to the Carmel Valley Neighborhood 7 Precise Plan, the Pacific Highlands Ranch Subarea Plan to change the location of the residentially designated portion of a 40-acre undeveloped property. Report No. PC-05-094.

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-8: *Continued from February 3, 2005:*

**\*LOGAN HEIGHTS FAMILY HEALTH CENTER - PROJECT NO. 9811**

City Council District: 8; Plan Area: Barrio Logan

**Staff: Patricia Grabski**

Planned Development Permit/Coastal Development Permit to demolish 9,871 square feet of the existing 20,452 square foot medical office building and to construct 24,855 square feet of a new 3-story office medical building with a new total of 45,303 square feet, as well as an alley vacation. The existing Logan Heights Health Care Center is located at 1809 National Avenue. Mitigated Negative Declaration No. 9811. Report No. PC-05-028.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-9: **REED AVENUE TENTATIVE MAP - PROJECT NO. 46870**  
 City Council District: 2; Plan Area: Pacific Beach

**Staff: Robert Korch**

Tentative Map, wavier of undergrounding and a Coastal Development Permit to convert 20 existing residential apartments to condominium ownership at 1401 Reed Avenue within the RM-1-1 zone, Coastal Overlay Zone (non-appealable area), and Coastal Height Limit within the boundary of the Pacific Beach Community Plan area. Exempt from environmental. Report No. PC-05-049.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the permit.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-10: **SAMUEL FOX BUILDING TENTATIVE MAP – PROJECT NO. 36122**  
 City Council District: 2; Plan Area: Centre City

**Staff: Peter Lynch**

Tentative Map to convert 21 existing residential units, 3 commercial units and 1 commercial garage into condominiums at 531 Broadway, within the Gaslamp District of the Centre City Planned Area. This project is categorically exempt from the California Environmental Quality Act per Article 19, Section 15301(k), Existing Facilities. Report No. PC-05-034.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-11: **EUCLID AVENUE TENTATIVE MAP - PROJECT NO. 44699**  
City Council District: 3; Plan Area: Kensington/Talmadge

**Staff: Patrick Hooper**

Tentative Map to convert 18 existing residential units to condominiums, including a request to waive the requirements to underground existing overhead utilities on a 0.32 acre site at 4460 Euclid Avenue in the RM-2-5 Zone within the Kensington-Talmadge Neighborhood Element of the Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-05-044.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-12: **30<sup>TH</sup> STREET TENTATIVE MAP - PROJECT NO. 33753**  
City Council District: 3; Plan Area: Greater North Park

**Staff: Patrick Hooper**

Tentative Map to convert 8 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 0.160 acre site at 4618 30<sup>th</sup> Street in the CN-3 Zone of the Mid-City Communities Planned District. Exempt from environmental. Report No. PC-05-045.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-13: **4120 KANSAS STREET – PROJECT NO. 35939**  
City Council District: 3; Plan Area: Greater North Park

**Staff: Patrick Hooper**

Tentative Map to convert 20 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 0.36 acre site at 4120 Kansas Street in the MR-1250B Zone of the Mid-City Communities Planned District. Exempt from environmental. Report No. PC-05-046.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-14: **GARNET CONDO CONVERSION – PROJECT NO. 41145**  
City Council District: 2; Plan Area: Pacific Beach

**Staff: Bob Korch**

Tentative Map and waiver of undergrounding to convert 4 existing residential units and one commercial space to condominium ownership at 2138 Garnet Avenue within the CO-1-2 Zone within the boundary of the Pacific Beach Community Plan area. Exempt from environmental. Report No. PC-05-050.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

**ITEM-15: INITIATION – COMMUNITY PLAN AMENDMENT – RANCHO PENASQUITOS – CRESTA BELLA**

City Council District: 1; Plan Area: Rancho Penasquitos

**Staff: Sara Osborn**

Initiation of an amendment to the Rancho Penasquitos Community Plan and Progress Guide and General Plan to re-designate a 30.7 acre parcel from Low-medium (5-10 du/ac) density residential to Medium (10-22 du/ac) and Medium (22-45 du/ac) density residential for development of multi-family residential with a mixed use component. Report No. PC-05-051.

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve.

**ITEM-16: PENASQUITOS WEST - PROJECT NO. 2266**

City Council District: 1; Plan Area: Torrey Highlands

**Staff: Patricia Grabski**

The request is for a rezoned from A1-10 to R-1-5000 (RS-1-14) and to subdivide a 30.1 acre site into 108 single family homes (market rate) and 21 multi family (on-side affordable) units for a total of 129 dwelling units. Mitigated Negative Declaration 2266. Report No. PC-05-052.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-17: **OLIVER AVENUE TENTATIVE MAP - PROJECT NO. 48853**  
City Council District: 2; Plan Area: Pacific Beach

**Staff: Bob Korch**

Tentative Map, Wavier of undergrounding and a Coastal Development Permit to convert 12 existing residential apartments to condominium ownership at 2017 Oliver Avenue within the RM-1-1 zone, Coastal Overlay Zone (non-appealable area), and Coastal Height Limit within the boundary of the Pacific Beach Community Plan area. Environmental Impact Report No. 6098. Report No. PC-05-053.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-18: **CADIZ STREET TENTATIVE MAP - PROJECT NO. 53073**  
City Council District: 2; Plan Area: Midway/Pacific Highway

**Staff: Cory Wilkinson**

Tentative Map and undergrounding wavier to convert 10 existing one-bedroom residential units (600 square feet each) to residential condominiums on a 0.149 acre site at 2833 Cadiz Street between Rosecrans Place and St. Charles Street in the CN-1-2 Zone within the Midway/Pacific Highway Community Plan, Coastal Height Limit, Airport Environs Overlay Zone, Airport Approach Overlay Zone, North Bay Redevelopment Project Area. This action includes a request to waive the requirements to underground utilities. Exempt from Environmental. Report No. PC-05-055.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-19: **\*GATEWAY FAMILY APARTMENTS - PROJECT NO. 28813**  
 City Council District: 8; Plan Area: Barrio Logan

**Staff: P.J. Fitzgerald**

Planned Development Permit, Coastal Development Permit and Site Development Permit to allow construction of a 4 story apartment building with underground parking providing 42 affordable housing rental units on a 0.80 acre site at 1603 Logan Avenue in the Barrio Logan Planned District within the Barrio Logan Community Plan. Addendum to EIR No. 90-0133. Report No. PC-05-085.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-20: **ANDALUCIA TENTATIVE MAP - PROJECT NO. 52273**  
 City Council District: 1; Plan Area: Carmel Valley

**Staff: John Fisher**

A Tentative Map to convert 181 existing residential units to condominiums on a 6.13 acre site at 3702 Mykonos Lane in the MF-4 zone of Carmel Valley Planned District within the Carmel Valley Community Plan. Exempt from environmental. Report No. PC-05-043.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-21:     **\*VILLA PARAISO - PROJECT NO. 3637**  
City Council District: 1; Plan Area: NCFUA

**Staff:**           **John Fisher**

Progress Guide and General Plan Amendment, a Re-Zone from AR-1-1 (agricultural) to CO-1-1 (Commercial Office) and to OC-1-1 (Open Space-Conservation) and a Planned Development Permit and Site Development Permit to further develop and construct two one-story buildings; one to be a 9,450 square foot office building and the second to be a 1,130 storage building, parking, landscaping and improvements in the public right-of-way at a 2.25 acre site known as the Villa Paraiso project located at 3840 Via le la Valle in the NCFUA. Negative Declaration No. 3637. Report No. PC-05-054. Date of initiation: November 15, 2001; Report No. P-01-222.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.