

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
APRIL 7, 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 MARCH 10, 2005 AND MARCH 17, 2005.**

ITEM-7: *Continued from March 17, 2005:*  
**W. LEWIS STREET TENTATIVE MAP - PROJECT NO. 44043**  
City Council District: 2; Plan Area: Uptown

**Staff: Firouzeh Tirandazi**

A request for a Tentative Map with a request to waive the requirement to underground adjacent overhead utilities, to convert 16 existing residential units to condominiums. The project site is located at 720 W. Lewis Street in the MR-3000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. Exempt from environmental. Report No. PC-05-077.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the permit.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-8: *Continued from March 17, 2005:*  
**CASA DEL SOL TENTATIVE MAP – PROJECT NO.**  
City Council District: 4; Plan Area: Encanto Neighborhoods

**Staff: Will Zounes**

Tentative Map to convert 23 existing residential units to condominiums on a 0.61 acre site. The project site is located at 5021 Logan Avenue in the CT-2 Zone of Southeastern San Diego Planned District. Exempt from environmental. Report No. PC-05-078.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-9: *Appeal of the Hearing Officer Decision:***\*HEISEY RESIDENCES – PROJECT NO. 6574**

City Council District: 2; Plan Area: Uptown

**Staff: Michelle Sokolowski**

Appeal of the Hearing Officer's January 12, 2005 decision to approve a Site Development Permit to demolish two existing units and construct four apartment units with deviations to the Development Regulations. Negative Declaration No. 6574. Report No. PC-05-098.

**TODAY'S ACTION IS:**

Process 3. Grant the appeal and deny the project, or deny the appeal and approve the project.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal and approve the project.

ITEM-10: *Appeal of Hearing Officer's Decision:***\*SALK INSTITUTE GEOTECHNICAL INVESTIGATIONS – PROJECT NO. 54535.**

City Council District: 1; Plan Area: University

**Staff: Tim Daly**

Appeal of Hearing Officer's decision to approve an application for a Site Development Permit/Coastal Development Permit to conduct geotechnical investigations, including two trenches and three borings, for geologic information regarding fault location and slope stability of the existing 26.34 acre site located at 10010 North Torrey Pines Road. Mitigated Negative Declaration No. 54535. Report No. PC-05-139.

**TODAY'S ACTION IS:**

Process 3. Grant the appeal and deny the project, or deny the appeal and approve the project.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal and approve the project.

ITEM-11:       **\*SKYLINE HILLS CONDOMINIUMS - PROJECT NO. 6777**  
City Council District: 4; Plan Area: Skyline Paradise Hills

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

Community Plan Amendment, Easement Abandonment, Rezone from RS-1-7 to RM-1-1, Planned Development Permit, Tentative Map and Site Development Permit to construct 66 condominium units on a vacant 5.20 acre site on Meadowbrook Drive, east of S. Royal Oak Drive in the Skyline Paradise Hills Community Planning Area. Date of Initiation August 11, 2004; Report No. PC-04-125. Mitigated Negative Declaration No. 6777. Report No. PC-05-086.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approve.

ITEM-12:       **4840 W. MOUNTAIN VIEW DRIVE TENTATIVE MAP –**  
**PROJECT NO. 50989**  
City Council District: 3; Plan Area: Mid-City Communities

**Staff:**           **Paul Godwin**

A request for a Tentative Map to convert 10 existing residential units to condominiums on a 0.24 acre site, with a request to waive the requirement to underground adjacent overhead utilities. The project site is located at 4840 W. Mountain View Drive in the RM-2-5 Zone of the Central Urbanized Planned District in the Normal Heights Neighborhood of the Mid-City Communities Plan. Exempt from environmental. Report No. PC-05-087.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the permit.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-13: **PROPOSED GRANTVILLE REDEVELOPMENT PROJECT AREA**  
City Council District: 7; Plan Area: Navajo and Tierrasanta

**Staff: Tracy Reed**

Certify that the Draft Grantville Redevelopment Plan is in conformance with the General Plan and related communities plans and make a recommendation regarding the Redevelopment Plan to the City Council regarding the Grantville Redevelopment Project Area. Program Environmental Impact Report. Report No. PC-05-088.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-14: **BALBOA AVENUE TENTATIVE MAP - PROJECT NO. 42604**  
City Council District: 2; Plan Area: Pacific Beach

**Staff: Bob Korch**

Tentative Map, waiver of undergrounding and Coastal Development Permit to convert 12 existing residential units to condominiums on a 0.203 acre site at 2112 Balboa Avenue in the RM-2-5 zone and the Coastal Overlay Zone (non-appealable area) and Coastal Height Limit within the boundaries of the Pacific Beach Community Plan. Exempt from environmental. Report No. PC-05-072.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-15: **EDGEWARE ROAD TENTATIVE MAP - PROJECT NO. 66795.**  
 City Council District: 3; Plan Area: Kensington-Talmadge –Mid-City

**Staff: Derrick Johnson**

Tentative Map to convert 8 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities at 4680 Edgeware Road within the Kensington-Talmadge neighborhood of the Mid-City Community. Exempt from environmental. Report No. PC-05-090.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-16: **ADAMS AVENUE PARK TENTATIVE MAP – PROJECT NO. 48518**  
 City Council District: 3; Plan Area: Mid-City Communities Plan Area

**Staff: John Cruz**

Tentative Map to convert 14 existing residential units to condominiums including a request to waive the undergrounding of the existing utilities on a 0.321 acre site at 3449 Adams Avenue within the CU-3-3 Zone of the Central Urbanized Planned District within the Normal Heights neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-05-150.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-17: **COLLEGE VILLA TENTATIVE MAP – PROJECT NO. 58808**  
City Council District: 7; Plan Area: Mid-City (Eastern Area)

**Staff: Jeff Peterson**

Tentative Map to convert 16 existing residential units to condominiums, and a request to waive the requirement to underground existing overhead utilities, on a 0.37 acre site at 4504 60<sup>th</sup> Street in the RM-1-3 Zone of Central Urbanized Planned District within the Eastern Area neighborhood of the Mid-City Communities Planning Area. The proposed project will conform to the Council Policy 600-27(D) criteria for the Affordable/In-Fill Housing Expedite Program. Exempt from environmental. Report No. PC-05-125.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-18: **INCLUSIONARY HOUSING ORDINANCE**  
City Council District: Citywide; Plan Area: Citywide

**Staff: D. Todd Philips**

Per Council direction, this update to the Inclusionary Housing Ordinance has been initiated to modify the current ordinance. Council asked that this update be initiated at least one year after the current ordinance had taken effect (July 3, 2003). The update seeks to modify certain provisions within the ordinance to provide more opportunities for affordable units to be built within the City of San Diego. Exempt from environmental. Report No. PC-05-092.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.