

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
APRIL 28, 2005
CITY 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) 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: ***TRAILED FROM APRIL 21, 2005:***

SAN DIEGO HEALTH & FAITH ALLIANCE – PROJECT NO. 29545
City Council District: 4; Plan Area: Encanto Neighborhood/Southeastern

Staff: Sandra Teasley

A Conditional Use Permit and a Site Development Permit to convert a portion of an existing building located at the St. Rita's Church site for use as a social service facility to provide health care services as part of a clinical training program. The site is located at 5202 Santa Margarita Street. Exempt from Environmental Report No. PC-04-166.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-7: ***MURRAY CANYON APARTMENTS – PROJECT NO. 5700**
City Council District: 6; Plan Area: Mission Valley

Staff: Patricia Grabski

Planned Development Permit/Site Development Permit to construct 268 multi family units on 15.35 acres located at 5745 Mission Center Road in the Mission Valley Community Plan area and Mission Valley Planned District. Mitigated Negative Declaration No. 5700. Report No. PC-05-111.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: **NORTHBLOCK LOFTS TENTATIVE MAP - PROJECT NO. 56071**
City Council District: 2; Plan Area: Centre City

Staff: Peter Lynch

Tentative map to convert 103 existing residential apartments and one commercial unit into condominiums at 777 Sixth Avenue within the Centre City Planned Area. Exempt from environmental. Report No. PC-05-117.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: **PORTA D'ITALIA TENTATIVE MAP – PROJECT NO. 50713.**
City Council District: 2; Plan Area: Centre City

Staff: Peter Lynch

Tentative map to convert 184 existing residential units and two commercial units into condominiums at 1970 and 2040 Columbia Street within the Centre City Planned Area. Exempt from environmental. Report No. PC-05-128.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: **INITIATION – COMMUNITY PLAN AMENDMENT- SOUTHEASTERN
SAN DIEGO COMMUNITY PLAN (ENCANTO NEIGHBORHOODS) –
502 62ND STREET**

City Council District: 4; Plan Area: Southeastern San Diego

Staff: Patsy Chow

Initiation of an amendment to the Progress Guide and General Plan and the Southeastern San Diego Community Plan to re-designate a one acre site as follows: 1) 0.5 acres from residential-low density (5-10 du/ac) to residential-medium-high density (15-30 du/ac); and, 2) 0.52 acres from residential-low medium density (10-15 du/ac) to residential-medium high density (15-30 du/ac). This initiation will enable staff to begin an in-depth analysis of this request to change land use designations for the subject site. Report No. PC-05-112.

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: **SWIFT AVENUE TENTATIVE MAP - PROJECT NO. 36460**
City Council District: 3; Plan Area: Mid-City Communities/City Heights

Staff: Patrick Hooper

Tentative Map to convert 7 existing residential units to condominiums including a request to waive the requirement to underground existing overhead utilities on a 0.14 acre site at 4241 Swift Avenue in the RM-1-3 zone. Exempt from environmental. Report No. PC-05-116.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **CPI 3511 TENTATIVE MAP – PROJECT NO. 40146**
City Council District: 3; Plan Area: Uptown

Staff: Patrick Hooper

Tentative Map to convert 18 existing residential units to condominiums including a request to waive the requirement to underground existing overhead utilities on a 0.282 acre site at 3511 6th Avenue in the MR-800B Zone of the Mid-City Communities Planned District. Exempt from environmental. Report No. PC-05-115.

TODAY'S ACTION IS:

Process 4. Approve or deny the permit.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **3060 SUNCREST TENTATIVE MAP – PROJECT NO. 59589**
City Council District: 3; Plan Area: Greater North Park

Staff: Patrick Hooper

Tentative Map to convert 22 existing residential units to condominiums including a request to waive the requirement to underground existing overhead utilities on a 0.688 acre site at 3060 Suncrest Drive in the MR-3000 Zone of the Mid-City Communities Planned District. Exempt from environmental. Report No. PC-05-114.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **SAPPHIRE STREET TENTATIVE MAP - PROJECT NO. 40628**
 City Council District: 2; Plan Area: Pacific Beach

Staff: Robert Korch

Tentative Map, request to waive the requirement to underground existing utilities, and a Coastal Development Permit to convert 7 existing residential units to condominiums on a 0.143 acre site at 839 Sapphire Street in the RM-1-1 zone Coastal Overlay Zone (non-appealable area), Coastal Height Limit and within the boundaries of the Pacific Beach Community Plan. Exempt from environmental. Report No. PC-05-113.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: **4975 DEL MONTE (COCO PALMS) TENTATIVE MAP – PROJECT NO. 7765.**
 City Council District: 2; Plan Area: Ocean Beach

Staff: Cory Wilkinson

Coastal Development Permit, Tentative Map and undergrounding waiver to convert 48 existing residential units to condominiums and waive underground requirements on a 0.627 acre site at 4975 Del Monte Avenue in the RM-2-4 zone within the Ocean Beach Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach Overlay Zone, Airport Environs Overlay Zone, Beach Parking Impact Zone, Residential Tandem Parking Overlay Zone and Ocean Beach Emerging Historic District. Exempt from environmental. Report No. PC-05-129.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **4940 DEL MONTE (DEL MONTE PALMS) TENTATIVE MAP –
PROJECT NO. 57766**

City Council District: 2; Plan Area: Ocean Beach

Staff: Cory Wilkinson

Coastal Development Permit, Tentative Map and undergrounding waiver to convert 18 existing residential units to condominiums and waive underground requirements on a 0.321 acre site at 4940 Del Monte Avenue in the RM-2-4 zone within the Ocean Beach Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach Overlay Zone, Airport Environs Overlay Zone, Beach Parking Impact Zone, Residential Tandem Parking Overlay Zone and Ocean Beach Emerging Historic District. Exempt from environmental. Report No. PC-05-131.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: **TEXAS STREET TENTATIVE MAP – PROJECT NO. 48480**

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

Staff: Paul Godwin

Tentative Map to convert 8 existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities. The project is located at 3937 Texas Street in the MR-800B zone of the Mid-City communities Planned District within the Greater North Park Community Plan Area. Exempt from environmental. Report No. PC-05-134.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-18: *It is anticipated that this item will be continued:*

McCLINTOCK STREET TENTATIVE MAP – PROJECT NO. 51330
 City Council District: 3; Plan Area: Mid-City Communities

Staff: Paul Godwin

Tentative Map application to convert 3 existing residential units to condominiums on a 0.10 acre site at 4371 McClintock Street in the RM-2-5 zone within the Normal Heights neighborhood of the Mid-City Community Plan. The project also includes a request to waive the requirement to underground existing overhead utilities. Exempt from Environmental. Report No. PC-05-135.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-19: **BURROUGHS TENTATIVE MAP – PROJECT NO. 61428**
 City Council District: 6; Plan Area: Linda Vista

Staff: Jeannette Temple

An application to convert twenty (20) existing residential units to condominium ownership and a request to waive the requirement to underground existing overhead utilities. The project is located on a 0.37 acre site at 2217 Burroughs Street between Ulric Street and Tait Street, in the RM-3-7 zone within the Linda Vista Community Planning area. Exempt from environmental. Report No. PC-05-176.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-20: **REX AVENUE TENTATIVE MAP – PROJECT NO. 46928**
City Council District: 7; Plan Area: City Heights Neighborhood of the Mid-City Communities Plan Area

Staff: Firouzeh Tirandazi

A request for a Tentative Map to convert 8 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 5310 Rex Avenue in the RM-1-2 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-05-106.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-21: **INDIA STREET LOFT TENTATIVE MAP – PROJECT NO. 53122**
City Council District: 2; Plan Area: Uptown

Staff: Firouzeh Tirandazi

Tentative Map to convert 10 existing residential units currently under construction into condominiums on a 0.34 acre site, and a request to waive the requirement to underground existing overhead utilities. The project is located at 3033 India Street in the CL-6 Zone of the Mid-City communities Planned District within the Uptown Community Plan Area. Exempt from environmental. Report No. PC-05-110.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-22: **WORKSHOP – PROPOSED DOWNTOWN COMMUNITY PLAN**
City Council Districts: 2 and 8; Plan Area: Centre City

Staff: **Alexandra Elias, CCDC**

Information and preliminary discussion of a proposed draft Community Plan, proposed Centre City Planned District Ordinance, and associated amendments to the Redevelopment Plan for the Centre City Project Area. A preliminary assessment of impacts to be included in Environmental Impact Report will also be presented.