

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
JUNE 30, 2005  
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 JUNE 16, 2005.**

**SUPPLEMENTAL ITEM:**

***TRAILED TO JUNE 30, 2005 FOR A FULL COMMISSION:***

**ITEM-6a: COTTONWOOD ROAD TENTATIVE MAP – PROJECT NO. 35322**  
 City Council District: 8; Plan Area: San Ysidro

**Staff: Nilia Koering**

Tentative Map to convert 16 existing residential units to condominiums and the request to waive the undergrounding of the existing utilities on a 0.486 acre site at 311 Cottonwood Road in the RM-1-1 Zone within the SanYsidro Community Plan. Exempt from environmental. Report No. PC-05-174.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

**ITEM-7: *Appeal of Hearing Officer Decision:***

**FLAMING SKEWER – PROJECT NO. 59038**  
 City Council District: 3; Plan Area: Uptown

**Staff: Bill Tripp**

Appeal of the Hearing Officer’s decision to conditionally approve a Conditional Use Permit to establish and maintain an Alcoholic Beverage Outlet to comprise a maximum 100 square foot liquor store/sales area, and an approximate 1,620 square foot restaurant within an approximate 2,000 square foot ground floor tenant improvement space/portion of an existing three story building.

The 0.36 acre (15,660 square foot) site is zoned CN-1A (Commercial-Node) and located within the Mid-City Communities Planned District, addressed as 3896-B Fifth Avenue, located south of Fifth and University Avenues, east of Fourth and West of Sixth Avenue, legally described as Lots 29-32, Block 3, Nutt’s Addition, Map No. 628. Exempt from environmental. Report No. PC-05-203.

**TODAY'S ACTION IS:**

Process 3. Deny the appeal and affirm the Hearing Officer’s decision, or grant the appeal and modify the Hearing Officer’s decision.

**DEPARTMENT RECOMMENDATION:**

Grant the appeal and modify the Hearing Officer's decision.

ITEM-8: **LOUISIANA STREET – PROJECT NO. 50057**  
City Council District: 3; Plan Area: Greater North Park

**Staff: Bill Tripp**

Application for a Tentative Map to convert six existing residential dwelling units into condominiums, including a request to waive the under grounding of existing overhead utilities, on an existing approximate 4,879 square foot (0.112 acre) legal lot located at 4328 Louisiana Street. Exempt from environmental. Report No. PC-05-205.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-9: **4025 FLORIDA STREET TENTATIVE MAP - PROJECT NO. 66155.**  
City Council District: 3; Plan Area: Greater North Park

**Staff: Paul Godwin**

Application for Tentative Map to convert 14 existing residential units to condominiums, with a requested waiver of the requirement to under ground utility lines on a 0.26 acre site at 4025 Florida Street within the MR-1250B Zone of the Mid-City Communities Planned District. Exempt from environmental. Report No. PC-05-210.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-10: **REX AVENUE TENTATIVE MAP - PROJECT NO. 49222.**  
City Council District: 7; Plan Area: Mid-City Communities Plan Area

**Staff: John Cruz**

Application for Tentative Map to convert 14 existing residential units to condominiums including a request to waive the under grounding of existing overhead utilities, on a 0.304 acre site at 5350 Rex Avenue within the RM-1-2 Zone of the City Heights Neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-05-208.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-11: **4827 NIAGARA TENTATIVE MAP – PROJECT NO. 57762**  
City Council District: 2; Plan Area: Ocean Beach

**Staff: Cory Wilkinson**

Coastal Development Permit and Tentative Map to convert 9 existing residential units to condominiums and waive requirement to underground utilities on a 0.168 acre site at 4827 Niagara Avenue in the RM-2-4 Zone within the Ocean Beach Precise Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach, Airport Environs and Parking Impact. Exempt from environmental. Report No. PC-05-212.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-12:     **\*PROMONTORY POINT CONDOMINIUMS - PROJECT NO. 1612**  
City Council District: 3; Plan Area: Uptown

**Staff:**           **John Fisher**

Street Vacation, Tentative Map and Site Development Permit to allow development of a 15,225 square foot site with a twelve unit multi-family condominium project in a seven story building, two levels of which is the parking garage, and vacation of unused public right-of-way, site grading and landscape improvements. The project site is located at the northerly terminus of Sixth Avenue in the Mid-City Planned District within the Uptown Community Plan Area. Mitigated Negative Declaration No. 1612. Report No. PC-05-188.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.