

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
JULY 21, 2005
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: **APPROVAL OF THE MINUTES OF JULY 14, 2005.**

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

THAXTON PROPERTY – PROJECT NO. 10379

City Council District: 2; Plan Area: Pacific Beach

Staff: Vena Lewis

Appeal of the Hearing Officer decision for a variance to reduce the minimum lot dimensions for a future lot consolidation map to create four parcels from five existing lots at 4830 Noyes Street in the RS-1-7 zone of the Pacific Beach Community Plan. Exempt from environmental. Report No. PC-05-199.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Deny the appeal and uphold the Hearing Officer's decision to deny the project.

ITEM-8: **4503 HAMILTON TENTATIVE MAP – PROJECT NO. 59959**

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

Staff: John Fisher

Tentative Map to convert 18 existing residential units to condominiums including a request to waive the requirement to underground existing overhead utilities on a 0.32 acre site at 4503 Hamilton Street in the MR-1750 Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan. Exempt from environmental. Report No. PC-05-230.

TODAY'S ACTION IS:

Process 4. Approve or deny the permit.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: **WATERFRONT TENTATIVE MAP – PROJECT NO. 61067**
City Council District: 2; Plan Area: Centre City

Staff: Derrick Johnson

Tentative Map application to convert 37 existing residential units and 4 commercial units to condominiums on a 0.80 acre site. The project is located at 949 W. Hawthorne Street in Area D of the Centre City Planned District. Exempt from Environmental. Report No. PC-05-216.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: **TITAN TENTATIVE MAP – PROJECT NO. 61943**
City Council District: 2; Plan Area: Centre City

Staff: Derrick Johnson

Tentative Map application to convert 22 existing residential units to condominiums on a 0.20 acre site. The project is located at 1944 State Street in Area C of the Centre City Planned District. Exempt from Environmental. Report No. PC-05-217.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: **LUSSO TENTATIVE MAP - PROJECT NO. 61065**
City Council District: 2; Plan Area: Centre City

Staff: Derrick Johnson

Tentative Map application to convert 31 existing residential units to condominiums on a 0.46 acre site. The project is located at 1601 Kettner Boulevard in Area C of the Centre City Planned District. Exempt from Environmental. Report No. PC-05-218.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **MISSIONS AT RIO VISTA TENTATIVE MAP - PROJECT NO. 60569**
City Council District: 6; Plan Area: Mission Valley

Staff: Jeannette Temple

Tentative Map to convert 464 existing residential units to condominiums on a 17.71 acre site at 2182 Gill Village Way in the MV-M/SP Zone of the Mission Valley Planned District within the Mission Valley Community Plan area. Exempt from environmental. Report No. PC-05-224.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **FLORIDA TOWNHOMES TENTATIVE MAP – PROJECT NO. 43670**
City Council District: 3; Plan Area: Greater North Park

Staff: Firouzeh Tirandazi

A request for a Tentative Map to convert 16 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 4525 Florida Street in the MR-2500 Zone of the Mid-City Communities Planned District within the Grater North Park community Plan Area. Exempt from environmental. Report No. PC-05-225.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **2161 SAIPAN TENTATIVE MAP – PROJECT NO. 65496**
City Council District: 4; Plan Area: Skyline Paradise Hills

Staff: Will Zounes

A request for a Tentative Map to convert 85 existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities. The project site is located at 2161-2245 Saipan Drive and 6330-6370 Potomac Street in the CN-1-2 zone. Exempt from environmental. Report No. PC-05-228.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: ***SORRENTO PUBLIC STORAGE - PROJECT NO. 37118**
City Council District: 1; Plan Area: Torrey Pines

Staff: **Cherlyn Cac**

A Coastal Development and Planned Development Permit for the demolition of four existing storage buildings; remodel one existing storage and office building; and construct a three-story storage building with parking and landscaping on a 2.43 acre site located at 11303 Sorrento Valley Road within the Torrey Pines Community Plan area. Mitigated Negative Declaration No. 37118. Report No. PC-05-231.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **MOTO VILLAS TENTATIVE MAP - PROJECT NO. 61947**
City Council District: 2; Plan Area: Centre City

Staff: **Cherlyn Cac**

Tentative Map to convert 35 existing residential units and one existing commercial unit to condominiums on a 0.44 acre site. The project site is located north of G Street between 9th Avenue and 10th Avenue in the CCPD-C zone within the Centre City Planned District. Exempt from environmental. Report No. PC-05-237.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: **ANGOVE TENTATIVE MAP – PROJECT NO. 61939.**
City Council District: 2; Plan Area: Centre City

Staff: Cherlyn Cac

Tentative Map to convert 10 existing residential units and one existing commercial unit on a 0.11 acre site to condominiums. The project site is located at 981-985 Island Avenue in the CCPD-C zone within the Centre City Planned District. Exempt from environmental. Report No. PC-05-238.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-18: **UPDATE TO CITY COUNCIL POLICY 600-23 (OPEN SPACE)**
City Council District: Citywide; Plan Area: Citywide

Staff: Bernie Turgeon

Information item for the update to CPD 600-23 (Open Space Preservation and Maintenance) to reflect current open space conversation initiatives, including directives and restrictions for the disposition of City-owned parcels and easements. Report No. PC-05-214.

TODAY'S ACTION IS:

Information item for Commission Comment.