

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
JULY 28, 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: *Continued from June 16, 2005:*

1657 BACON STREET TENTATIVE MAP - PROJECT NO. 57931

City Council District: 2; Plan Area: Ocean Beach

Staff: Laila Iskandar

Coastal Development Permit and Tentative Map to convert 6 existing residential units to condominiums, including a request to waive the undergrounding of the existing utilities on a 0.16 acre site at 1657-1663 Bacon Street in the RM-2-4 zone, Coastal Overlay Zone (appealable area), Coastal Height Limit Overlay zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, and Beach Parking Impact Overlay Zone within the Ocean Beach Precise Plan and Local Coastal Program. Exempt from environmental. Report No. PC-05-182.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-7: *Continued from June 16, 2006:*

PACIFIC TOWER TENTATIVE MAP – PROJECT NO. 58037

City Council District: 2; Plan Area: Pacific Beach

Staff: Glenn Gargas

Coastal Development Permit and Tentative Map to convert 29 existing residential units to condominiums including a request to waive the under grounding of the existing utilities on a 0.29 acre property. The project site is located at 1049 Felspar Street in the RM-2-5 Zone, Coastal Overlay (non-appealable) Zone, Coastal Height Limit Overlay Zone, and within the Pacific Beach Community Plan area. Exempt from environmental. Report No. PC-05-198.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: *Appeal of Hearing Officer Decision:*

COLLEGE ARCO – PROJECT NO. 69427

City Council District: 7; Plan Area: College Area

Staff: Patrick Hooper

Appeal of the Hearing Officer decision for a Conditional Use Permit for the limited sale of beer and wine at an existing service station located at 5111 College Avenue. Exempt from environmental. Report No. PC-05-223.

TODAY'S ACTION IS:

Process 3. Deny the appeal and approve the permit or approve the appeal and deny the permit.

DEPARTMENT RECOMMENDATION:

Deny the appeal and approve the permit.

ITEM-9: **OHIO STREET TENTATIVE MAP – PROJECT NO. 60051**

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

Staff: Nilia Koering

Tentative Map to convert 18 existing residential units to condominiums including a request to waive the requirement to underground existing overhead utilities on a 0.40 acre site at 4616 Ohio Street in the MR-800B Zone the Greater North Park Community Plan. Exempt from environmental. Report No. PC-05-230.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: **3606 STATE STREET TENTATIVE MAP – PROJECT NO. 33530**

City Council District: 3; Plan Area: Uptown

Staff: Firouzeh Tirandazi

A request for a Right-of-Way Vacation, Easement Abandonment and Tentative Map to convert a total of 27 existing residential units to condominiums, including 11 existing residential units on a 0.23 acre site at 3606 State Street, and 16 existing residential units on a 0.43 acre site at 3603 And 3613 State Street in the MR-1500 Zone of Mid-City Communities Planned district within the Uptown Community Plan Area, and the Airport Approach Overlay Zone. The application also includes a request to waive the requirement to underground existing overhead utilities. Exempt from Environmental. Report No. PC-05-227.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-11: ***MEMPHIS – PROJECT NO. 50214**
 City Council District: 3; Plan Area: Uptown

Staff: Firouzeh Tirandazi

An application for a Tentative Map and Site Development Permit to subdivide a 0.74 acre site maintaining the existing “Egyptian Court” development consisting of 12 apartment units and 350 square feet of commercial area, demolishing an existing auto repair shop, and constructing a new 5 story mixed use building consisting of 23 residential condominium units, 4,487 square feet of commercial retail space, and associated parking with deviations to minimum commercial area and minimum setback of building above street wall regulations of the Mid-City Communities Planned District.

The project site is located at 3752-3770 Park Boulevard in the CN-2 Zone of the Mid-City Communities Planned District within the Uptown Community Plan area. Mitigated Negative Declaration No. 50214. Report No. PC-05-217.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **3773 HAINES TENTATIVE MAP - PROJECT NO. 60104**
City Council District: 2; Plan Area: Pacific Beach

Staff: Glenn Gargas

Coastal Development Permit and Tentative Map application to convert 28 existing residential units to condominiums on a 0.459 acre site and a waiver of the requirement for the undergrounding of existing overhead utilities. The project is located at 3773 Haines Street in the RM-1-1 Zone, Coastal Overlay (non-appealable) Zone, Coastal Height Limit Overlay Zone, and within the Pacific Beach Community Plan area. Exempt from Environmental. Report No. PC-05-239.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **INITIATION – COMMUNITY PLAN AMENDMENT – MID-CITY/CITY HEIGHTS – 4260 54TH STREET**
City Council District: 7; Plan Area: Mid-City/City Heights

Staff: Marlon Pangilinan

Initiation of a General and Community Plan Amendment to the Progress Guide and General Plan and Mid-City Communities Plan to re-designate 1.5 acres from Residential 21-25 du/ac to Commercial and Mixed Use 44 to 73 du/ac. Report No. PC-05-181.

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve.