

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
AUGUST 25, 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 28, 2005 AND AUGUST 4, 2005.**

ITEM-7: *Continued from July 28, 2004:*

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-8: *Continued from August 4, 2005:*

COLONIAL COURT TENTATIVE MAP – PROJECT NO. 48834

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

Staff: John Cruz

A request for a Tentative Map to convert 11 existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities. The project site is located at 3216 30th Street in the RS-1-7 Zone within the Greater North Park Community Plan. Exempt from environmental. Report No. PC-05-240.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: *Continued from July 28, 2005:*

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.

ITEM-10: ***VISTA COLINA – PROJECT NO. 40767**

City Council District: 7; Plan Area: Eastern Area Community of the Mid City Communities Planning Area.

Staff: Sandra Teasley

A Progress Guide and General Plan Amendment/Mid-City Communities Plan Amendment, Easement Vacation, Rezone, Vesting Tentative Map, Planned Development Permit and, Rescission to Zone Variance C-9306. The project is the proposed construction of a 90-unit multi-family, condominium project. A Community Plan Amendment is required to re-designate the site from Residential 11 to 15 dwelling units per acre to Residential 26 to 30 dwelling units per acre; an Easement Vacation to abandon several easements which traverse the site; a Rezone from RM-1-1 to RM-2-6; a Vesting Tentative Map for the condominium development; a Rescission of Variance No. 9306; and, a Planned Development Permit for deviations to building height, building setbacks, retaining wall heights, and to allow tandem parking to count as two spaces (provide 90 tandem garages where 180 parking spaces would be required).

The property is located at 4079 54th Street and currently developed with a religious facility and school which would be demolished for the proposed construction. Date initiated: October 16, 2003; Report No. P-03-307. Mitigated Negative Declaration No. 40767. Report No. PC-05-211.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-11: ***PALAZZO – PROJECT NO. 19379**
City Council District: 1; Plan Area: La Jolla

Staff: Vena Lewis

Planned Development Permit/Coastal Development Permit/Site Development Permit/Tentative Map to demolish the existing 50-room, two story hotel building and existing site improvements; excavation site for new underground parking structure for 49 cars, 8 bicycles and 5 motorcycles; construction of a 30-unit residential complex consisting of a 16-unit condominium building and 14 detached townhouses with attached two-car garages, site wall, perimeter wall, landscape deviation, miscellaneous pathways and patios on portions of a 52,853 square foot site at 2402 Torrey Pines Road. Negative Declaration No. 19379. Report No. PC-05-204.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **COWLEY WAY TENTATIVE MAP – PROJECT NO. 58242**
City Council District: 6; Plan Area: Clairemont Mesa

Staff: Bill Tripp

Tentative Map to convert 70 existing residential units to condominiums on a 1.456 acre site at 3010 Cowley Way in the RM-3-7 zone within the Clairemont Mesa Community Plan, Clairemont Mesa Height Limit. Exempt from environmental. Report No. PC-05-245.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: ***ESPERANZA TOWNHOMES - PROJECT NO. 60959**
City Council District: 4; Plan Area: Encanto

Staff: Jeff Peterson

Progress Guide and General Plan/Southeastern San Diego Community Plan Amendment, Rezone to MF-1500, Site Development Permit, Tentative Map and a request to waive the requirement to underground existing overhead utilities for the construction of a 29 unit residential condominium development on a 1.0 acre site. The proposed project will conform to the Council Policy 600-27(A) criteria for the Affordable/In-Fill Housing Expedite Program. The project site is located at 502 62nd Street in the Southeastern San Diego Planned District within the Encanto Neighborhood Community Planning area. Initiated on April 28, 2005; Report No. PC-05-112. Mitigated Negative Declaration, Report NO. PC-05-234.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-14: **VILLA DE FLORES TENTATIVE MAP - PROJECT NO. 70831.**
City Council District: 7; Plan Area: Navajo

Staff: Helene Deisher

Tentative Map to convert 90 existing residential units to condominiums on a 3.439 acre site at 7707 Mission Gorge Road in the RM-2-5 zone within the Navajo Community Plan area. Exempt from environmental. Report No. PC-05-249.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: **COLIMA LINDA TENTATIVE MAP – PROJECT NO. 70839**
City Council District: 6; Plan Area: Linda Vista

Staff: Helene Deisher

Tentative Map to convert 116 existing residential units to condominiums on a 4.01 acre site at 7575 Linda Vista Road in the RM-2-5 zone within the Linda Vista Community Plan are. Exempt from environmental. Report No. PC-05-248.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **AIRPORT NOISE MONITORING POLES – PROJECT NO. 67657**
City Council District: 2 & 4; Plan Area: Uptown, Peninsula, OB, Mission Beach, Midway, Southeast and Centre City

Staff: Cory Wilkinson

Public Right-of-Way Use Permit for installation of ten Airport Noise Monitoring Poles in the public right-of-way throughout various communities and zones (RS-1-7, RM-1-1, Mission Beach Planned District R-S, AR-1-1, Coastal Overlay, First Public Roadway, Sensitive Coastal Overlay, Special Flood Hazard Area, Coastal Height, Airport Environs, and Airport Approach Overlay Zones) within the City. Each pole would be 20 feet high and equipped with a microphone, lightning rod, solar panels, equipment box, and battery back-up (no generator) to measure noise from aircraft overflight associated with Lindberg Field operations. Exempt from environmental. Report No. PC-05-250.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: ***MADERA - PROJECT NO. 57744**
 City Council District: 6; Plan Area: Clairemont Mesa

Staff: Dan Stricker

A request for an amendment to the Clairemont Mesa Community Plan and the Progress Guide and General Plan (Community Center Commercial to Medium Residential (15-30 du/ac),) rezone from CC-1-3 to RM-3-7, Vesting Tentative Map, Planned Development Permit and Site Development Permit to construct 77 residential condominium (for sale) units on a 159,769 square foot site at 3093 Clairemont Drive within the Clairemont Mesa Community Planning Area. Initiated on November 4, 2004 Report No. PC-04-180. Negative Declaration No. 57744. Report No. PC-05-254.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-18: ***BALLPARK VILLAGE AFFORDABLE HOUSING AGREEMENT**
 City Council District: 2 & 8; Plan Area: Centre City

Staff: Peter Armstrong

Recommend that the City Council authorize execution of an Affordable Housing Agreement with Ballpark Village, LLC to provide for the development of 100,000 gross square feet of for-sale affordable housing located adjacent to Petco Park on the northeast and southeast corners of Park Boulevard and Imperial Avenue, and allow for deviations from the standards of the Inclusionary Housing Ordinance, subject to the approval of the variance by the City Council. Addendum to EIR.

Note: The Affordable Housing Agreement would implement a portion of the Developer obligations of an Owner Participation Agreement (OPA) for Ballpark Village. The OPA is scheduled for City Council and Redevelopment Agency consideration together with the Affordable Housing Agreement. Ballpark Village is the subject of an Addendum to the Final Subsequent EIR to the Final MEIR for the Centre City Redevelopment Project and addressing the

Centre City Community Plan and related documents for the proposed Ballpark and ancillary development projects and associated plan amendments. The SEIR was certified by the Council and Redevelopment Agency on October 26, 1999. A previous Addendum to the SEIR was prepared for the East Village Square development and certified by the Council and Redevelopment Agency on December 2, 2003.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-19: **ROBINSON AVENUE TENTATIVE MAP – PROJECT NO. 48028.**
City Council District: 3; Plan Area: Uptown

Staff: Michelle Sokolowski

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 727 Robinson Avenue in the NP-1 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. Exempt from environmental. Report No. PC-05-255.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-20: **4336 FELTON TENTATIVE MAP – PROJECT NO. 55919.**
City Council District: 3; Plan Area: Normal Heights Neighborhood of Mid-City Communities Plan Area.

Staff: Michelle Sokolowski

A request for a Tentative Map to convert 7 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 4336 Felton Street in the CT-2-4 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-05-256.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.