

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
NOVEMBER 10, 2005  
COUNCIL CHAMBERS, 12<sup>th</sup> FLOOR  
9:00 A.M.  
ITEM No. 20 will begin @ 1:00 P.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 Development Services Center 619-321-1208 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 OCTOBER 13, 2005, OCTOBER 20, 2005 AND OCTOBER 27, 2005.**

*Trialed from October 27, 2005:*  
ITEM-7: **4249 MENLO AVENUE TENTATIVE MAP – PROJECT NO. 61282**  
City Council District: 3; Plan Area: Mid-City Communities

**Staff: John Fisher**

Tentative Map to convert 8 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities at **4249 Menlo Avenue** within the Mid City Communities Planned District. Exempt from environmental. Report No. PC-05-281.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-8: *Continued from August 25, 2005:*  
**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 as **3010 and 3020 Cowley Way**, in the RM-3-7 Zone. The property is located south of Iroquois Avenue, east of Clairemont Drive, and northwesterly of Mt. Acadia Blvd., within the Community Plan Implementation (Area B) Overlay Zones and 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-9: ***Continued from October 20, 2005:***  
**HERMAN AVENUE – PROJECT NO. 50060**  
City Council District: 3; Plan Area: Greater North Park

**Staff: Helene Deisher**

Tentative Map to convert 8 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 0.143 acre site at **3337 Herman Avenue** in the RS-1-7 within the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-05-279

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-10: ***Continued from October 13, 2005:***  
**\*RANCHO BERNARDO INN – PROJECT NO. 74335**  
City Council District: 5; Plan Area: Rancho Bernardo

**Staff: Laura Black**

Planned Development Permit and Conditional Use Permit (CUP) Amendment to CUP No. 86-0936 for the demolition of nine (9) existing tennis courts and construction of a 9,950 square foot meeting/ballroom, 1,150 square-foot of storage areas, a 2,560 square-foot kitchen, swimming pool, lawn areas, patio areas and accessory areas totaling 26,000 square feet of new development area within the 137.48 acre property that currently supports the Rancho Bernardo Inn, located at **17550 Bernardo Oaks Drive** in the RS-1-14 Zone of the Rancho Bernardo Community Plan Area. Mitigated Negative Declaration No. 44512. Report No. PC-05-282

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-11: *Appeal of the Hearing Officer Decision:*  
**4404 CLEVELAND – PROJECT NO. 61175**  
City Council District: 3; Plan Area: Uptown

**Staff: Michelle Sokolowski**

Map Waiver application to waive the requirements for a Tentative Map to convert 2 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16-acre site located at the northwest corner of Cleveland and Meade Avenues, addressed as **4404 Cleveland Avenue and 4426 Meade Avenue**, in the MR-1500 Zone of the Mid-City Communities Planned District within the Uptown Community Plan. Exempt from environmental. Report No. PC-05-291

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-12: **CLAIREMONT MESA –CPA- CHICAGO STREET SUPPLEMENTAL PARKING – PROJECT NO. 82079**  
City Council District: 6; Plan Area: Clairemont Mesa

**Staff: Brian Schoenfisch**

Amendment to the Clairemont Mesa Community Plan and the Progress Guide and General Plan to allow for supplemental off-site parking on the back portion of residentially-designated properties along the west side of Chicago Street, between Ashton Street and Littlefield Street, in order to address severe parking deficiencies for surrounding commercial properties. Exempt from environmental. Report No. PC-05-339

**TODAY'S ACTION IS:**

Process 5. Recommendation to City Council to approve or deny

**DEPARTMENT RECOMMENDATION:**

Recommend to approve.

ITEM-13:     **\*VISTA AT RANCHO BERANRDO - PROJECT NO. 4873**  
City Council District: 5; Plan Area: Rancho Bernardo

**Staff:**           **Tim Daly**

An Easement Vacation to vacate two existing sewer easements, a Tentative Map to subdivide a 38.42-acre site into five lots; a Planned Development Permit to amend Manufacturing Industrial Permit No. 91-0831, deviate from the IP-2-1 (Industrial Park) zone development regulations and entitle development on Lots 2,3,4 and 5; a Site Development Permit for impacts to Environmentally Sensitive Lands. Lot1, an existing 28.30 acres site, would retain the existing NCR campus site. The project would be constructed in two phases. Phase 1 would include the construction of two, three-story office buildings on Lots 2 and 3, parking, slopes and landscaping. Phase 2 would include the construction of a three-story building on Lot 4 and a four-level parking garage on Lot 5. The project is located at **1707 -97 Via Del Campo** in the IP-2-1 (Industrial Park) Zone within the Rancho Bernardo Community Plan Area. Mitigated Negative Declaration No. 4873. Report No. PC-05-303.

**TODAY'S ACTION IS:**

Process 5. Recommendation to City Council to Approve or Deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-14:     **4120 THIRD AVENUE TENTATIVE MAP - PROJECT NO. 67576**  
City Council District: 3; Plan Area: Uptown

**Staff:**           **Paul Godwin**

Tentative Map (TM) to convert twenty (20) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.22-acre site located at **4120 Third Avenue , between Montecito Way and Lewis Street**. The site is located within the MR-800B zone of the Mid-City Communities Planned District, in the Uptown Community Plan. Exempt from environmental. Report No. PC-05-296

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-15: **4075 IDAHO TENTATIVE MAP – PROJECT NO. 70445**  
City Council District: 3; Plan Area: Greater North Park

**Staff: Paul Godwin**

Tentative Map (TM) to convert six (6) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16-acre site located at **4075 Idaho Street, between Lincoln Avenue and Polk Avenue**. The site is located within the MR-1250B zone of the Mid-City Communities Planned District, in the Greater North Park Community Plan. Exempt from environmental. Report No. PC-05-310

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-16: **4352 SWIFT TENTATIVE MAP – PROJECT NO. 68098**  
City Council District: 3; Plan Area: Mid-City Communities

**Staff: Paul Godwin**

Tentative Map (TM) to convert twelve (12) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.24-acre site located at **4352-58 Swift Avenue, between Meade Avenue and El Cajon Boulevard**. The site is located within the RM-2-5 zone of the Central Urbanized Planned District, in the Normal Heights neighborhood of the Mid-City Communities Plan. Exempt from environmental. Report No. PC-05-297.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-17: **610 W. LAUREL VESTING TENTATIVE MAP - PROJECT NO. 75067**  
City Council District: 3; Plan Area: Uptown

**Staff: John Fisher**

Vesting Tentative Map to convert 12 existing residential units to condominiums on a 0.115 acre site at **610 W Laurel Street** in the MR-1000 Zone of Mid City Communities Planned District within the Uptown Community Plan. Exempt from environmental. Report No. PC-05-306.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-18: **DELTA STREET TENTATIVE MAP – PROJECT NO. 59157**  
City Council District: 4; Plan Area: Southeastern San Diego

**Staff: Nilia Koering**

Tentative Map to convert 34 residential units into condominiums and to waive the requirement for undergrounding of the above ground utilities. The property is located at **4398, 4402, and 4404 Delta Street** in the MF-1500 zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan area. Exempt from environmental. Report No. PC-05-307.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-19: **POINT LOMA TOWERS TENTIVE MAP - PROJECT NO. 71539**  
City Council District: 2; Plan Area: Peninsula

**Staff: Pete Lynch**

Tentative Map to allow the conversion of 195 residential units into condominiums and waive the requirement to underground existing overhead utilities on a site located at **3801, 3803 and 3811 Marquette Place**, north of

Poinsettia Drive within the Peninsula Community Plan Area. Exempt from environmental. Report No. PC-05-289

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

**Trailed from October 27, 2005: Will be heard at 1:00pm**

ITEM-20: **\*CONSIDERATION OF PROPOSED COMMUNITY PLAN, EIR, PLANNED DISTRICT ORDINANCE AMENDMENT, AND REDEVELOPMENT PLAN AMENDMENT ASSOCIATED WITH DOWNTOWN COMMUNITY PLAN UPDATE.**  
City Council District: 2 & 8; Plan Area: Centre City

**Staff: Alexandra Elias**

Recommend approval of a draft Community Plan and associated documents, including an Environmental Impact Report (EIR), and amendment to the Centre City Planned District Ordinance, and an amendment to the Redevelopment plan for the Centre City Redevelopment Project to the Redevelopment Agency/City Council.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.