

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
DECEMBER 15, 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 Development Services Department at (619) 321-3208 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 December 8, 2005:**

**INITIATION – COMMUNITY PLAN AMENDMENT
LOS VIENTOS – PROJECT NO. 81487**

City Council District: 8; Plan Area: Barrio Logan

Staff: Theresa Millette

An initiation of a General and Community Plan Amendment to the Progress Guide and General Plan and the Barrio Logan Community Plan to redesignate approximately 5.8 acres from Light Industry/Commercial to High Density Residential with a density range of 45-74 dwelling units to the acre. PC-05-336.

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Deny the initiation.

ITEM-7: **OFFICIAL ZONING MAP**

City Council District: All; Plan Area: Citywide

Staff: Kelly Broughton

The City of San Diego has an adopted zoning program for implementation of the development of land to ensure that land uses are properly located and that adequate space is provided for each development. The zoning program is implemented by both the Land Development Code (Ch12 and 13) and the Official Zoning Map exhibit. In accordance with Section 131.0103, the Official Zoning Maps shall be identified as an exhibit accompanying the ordinance that the City Council approves for any zoning or rezoning action and shall serve as the authority for identifying the boundary of any application of a base zone. The request is for a recommendation to the City Council for adoption of the Official Zoning Map exhibit by Resolution. The Official Zoning Map shall apply citywide. Report No. PC-05-368

TODAY'S ACTION IS:

Process 5. Recommend City Council to approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: **4033FLORIDA TENTATIVE MAP – PROJECT NO. 80410**
City Council District: 3; Plan Area: Greater North Park

Staff: Leslie Goossens

Tentative Map to convert 10 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities on a 0.17 acre site located at **4033 Florida Street** between Polk and Lincoln Avenues within the Greater North Park Community Plan. The proposed project will conform to Council Policy 600-27 (A) criteria for the Affordable/In-fill Housing Expedite Program by setting aside at least 10 percent (1unit) of the dwelling units on-site for households with an income at or below 100 percent of the Area Median Income (AMI). Exempt from environmental. Report No. PC-05-359

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-9: **POINT LOMA NAZARENE UNIVERSITY (PLNU) FIVE-YEAR REVIEW OF CONDITIONAL USE PERMIT. – PROJECT NO. 67904**
City Council District: 2; Plan Area: Peninsula

Staff: Cory Wilkinson

As a condition of the existing permit, the Point Loma Nazarene University (PLNU) Conditional Use Permit (CUP) requires a five-year review with a report to the Planning Commission as an information item. PLNU, located at 3900 Loma Land drive, is not requesting a change to the CUP. Staff will report on the CUP compliance since the last five-year review was conducted in December 1998, the status of previous management recommendations, and suggest new management recommendations. Exempt from environmental. Report No. PC-05-330

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: **INITIATION-COMMUNITY PLAN AMENDMENT
TORREY CORNER - PROJECT NO. 34992**

City Council District: 1; Plan Area: Torrey Hills

Staff: Sara Osborn

Request to initiate an amendment to the Torrey Hills Community Plan and the Progress Guide and General Plan to amend the Land Use by Traffic Analysis Zone table and revise the commercial and open space boundary to allow development of a commercial project at a higher intensity than currently allowed under the Community Plan. Exempt from environmental. Report No. PC-05-351

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-11: **~~416-~~ 4152 32nd STREET VESTING TENTATIVE MAP
PROJECT NO. 77457**

City Council District: 3; Plan Area: Mid-City Community Plan

Staff: Cherlyn Cac

Vesting Tentative Map to convert eighteen residential units into condominiums and a request to waive the requirement for underground existing overhead utilities on a 0.32 –acre site located at ~~4146-~~4152 32nd Street between Howard Avenue and Polk Avenue. The site is located within the MR-1250B zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-05-320.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **10940 SCRIPPS RANCH BOULEVARD TENTIVE MAP
PROJECT NO. 67 025**

City Council District: 5; Plan Area: Scripps Miramar Ranch

Staff: Robert Tucker

Tentative Map to convert 66 existing residential units to condominiums on a 2.324 acre site at **10940 Scripps Ranch Boulevard** in the CO-1-2 Zone within the Scripps Miramar Ranch Community Plan located at 10940 Scripps Ranch Boulevard between Erma Road and Mira Mesa Boulevard. Exempt from environmental. Report No. PC-05-365

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **PARK WEST CONDOMINIUM CONVERSION – PROJECT NO. 76771**

City Council District: 3; Plan Area: Uptown

Staff: John Fisher

Tentative Map to convert 56 existing residential units to condominiums and waive the requirement to underground existing utilities on a 0.87 acre site at **111 W. Pennsylvania Avenue** in the MR-800B zone of the Mid-City Communities Planned District and the RM -1-1 zone within the Uptown Community Plan Area. Exempt from environmental. Report No. PC-05-344

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **4637 34th STREET TENTATIVE MAP – PROJECT NO. 80495**
City Council District: 3; Plan Area: Normal Heights

Staff: Karen Lynch-Ashcraft

Vesting Tentative Map to convert 34 existing residential units to condominiums, including a request to waive the requirements to underground existing overhead utilities, on a 0.612 acre site located at **4637 34th Street** between Adams and Madison Avenues. The site is located within the RM- 2 zone of the Central Urbanized Planned District within the Normal Heights neighborhood of the Mid-Cities Community plan area. Exempt from environmental. Report No. PC-05-337

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-15: **4342 IDAHO TENTATIVE MAP - PROJECT NO. 77455**
City Council District: 3; Plan Area: Greater North Park

Staff: Patrick Hooper

Tentative Map to convert 9 existing residential units to condominiums including a request to waive the requirement to underground existing overhead utilities on a 0.16 acre site at **4342 Idaho Street** between El Cajon Boulevard and Meade Avenue in the MR-800B Zone of Mid City Communities Planned District within the Greater North Park Community Plan. Exempt from environmental. Report No. PC-05-345

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **4037 IDAHO VESTING TENTATIVE MAP – PROJECT NO. 74806**
City Council District: 3; Plan Area: Greater North Park

Staff: Michelle Sokolowski

Vesting Tentative Map to convert 9 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 **4037 Idaho Street** in the MR-1250B Zone of the Mid-City Communities Planned District and the Transit Overlay Zone, within the Greater North Park Community Plan. Exempt from environmental. Report No. PC-05-324

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: **4327 SWIFT TENTATIVE MAP – PROJECT NO. 75425**
City Council District: 3; Plan Area: Normal Heights

Staff: Will Zounes

Tentative Map for the conversion of 5 existing residential units to condominium ownership and to waive the requirement to underground existing overhead utilities on a 0.11 acre site at **4327 Swift Avenue** in the CT-2-3 Zone of the Central Urbanized Planned District within the Normal Heights Neighborhood of Mid City Communities Plan Area. Exempt from environmental. Report No. PC-05-367

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-18: **4135 TEXAS TENTATIVE MAP – PROJECT NO. 77644**
City Council District: 3; Plan Area: Greater North Park

Staff: Cherlyn Cac

Tentative Map to convert eight existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.16 acre site located at **4135 Texas Street** between Howard Avenue and Polk Avenue. The site is located within the MR-1250B zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-05-343

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-19: **PONTE VECCHIO TENTATIVE MAP– PROJECT NO. 60449**
City Council District: 8; Plan Area: Greater Golden Hill

Staff: Nilia Koering

Tentative Map to convert 29 residential units into condominiums and to waive the requirement for undergrounding of the above ground utilities. The property is located at **1150 21st Street** in the GH-1500 zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan area. Exempt from environmental. Report No. PC-05-341.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-20: **2015 ROBINSON AVENUE CONDO MAP – PROJECT NO. 50742**
City Council District: 3; Plan Area: Greater North Park

Staff: John Fisher

Tentative Map to convert 15 existing residential units to condominiums and waive the requirement to underground existing utilities at **2015 Robinson Avenue** on a 0.17 acre site between Florida and Alabama Streets, in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. Exempt from environmental. Report No. PC-05-364

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-21: **4679 CHEROKEE TENTATIVE MAP – PROJECT NO. 66919**
City Council District: 3; Plan Area: Mid-City/Normal Heights

Staff: Patrick Hooper

Tentative Map to convert eight existing residential units into condominiums including a request to waive the requirement to underground existing utilities on a 0.143 acre site at **4679 Cherokee Avenue** between Adams Avenue and Madison Avenue in the CT-3-3 Zone of Central Urbanized Planned District within the Normal Heights Neighborhood Element of the Mid-City Communities Plan. Exempt from environmental. Report No. PC-05-331

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-22: **MUIR RESIDENCE – PROJECT NO. 72747**
City Council District: 2; Plan Area: Ocean Beach

Staff: Laila Iskandar

Coastal Development Permit (CDP) and a Planned Development Permit (PDP) to construct two new single family residences on a 5,003 square-foot vacant site and to allow for a deviation to reallocate Gross Floor Area from the parking area to the habitable area of the development. The property is located at **4929 Muir Avenue** between Cable Street and Bacon Street in the RM-2-4 Zone, Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, Beach Parking Impact Overlay Zone, and the Ocean Beach Emerging Historic District within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan. Exempt from environmental. Report No. PC-05-360.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.