

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
FEBRUARY 23, 2006
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) 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: **APPROVAL OF THE MINUTES FOR, JANUARY 26, 2006.**

ITEM-7: *Continued from September 29, 2005:*

4544 HAMILTON TENTATIVE MAP – PROJECT NO. 61734

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

Staff: Paul Godwin

Tentative Map (TM) to convert fourteen (14) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.32-acre site located at **4542-4554 Hamilton Street**, on the west side of Hamilton Street, between Monroe Avenue and Madison Avenue. The site is located within the MR-1750 of the Mid-City Communities Planned District, in the Greater North Park Community Plan area. Exempt from environmental review. Report No. PC-06-032.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: *Continued from February 2, 2006 and Trailed from January 26, 2006:*

CITY VILLAS CONDOMINIUMS (formally known as 837 16th Street)

PROJECT NO. 68637

City Council District: 2; Plan Area: Centre City

Staff: Pete Lynch

Tentative Map to allow the conversion of 70 residential units into condominiums on a site located at **837, 841 and 845 16th Street** within the Centre City Community Plan area. Exempt from environmental review. Report No. PC-06-041

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: *Continued from February 16, 2006:*

3151 LINCOLN TENTATIVE MAP - PROJECT NO. 77221

City Council District: 2; Plan Area: Ocean Beach

Staff: Will Zounes

Tentative Map to convert ten existing residential units to condominiums and to waive the requirements to underground existing overhead utilities on a 0.16 acre site **3151 Lincoln Avenue** in the MR-800B Zone of Mid City Communities Planned District located between Polk Avenue and University Avenue. Exempt from environmental review. Report No. PC-06-031.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM 10: *Continued from February 16, 2006:*

3695 TEXAS TENTATIVE MAP - PROJECT NO. 77181

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

Staff: Will Zounes

Tentative Map to convert eight existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 6,375 sq ft site at **3695 Texas Street** in the RS-1-7 Zone between Landis Street and Dwight Street. Exempt from environmental. Report No. PC-06-035.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: *Continued from February 16, 2006:*

4335 MCCLINTOCK TENTATIVE MAP – PROJECT NO. 78138

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

Staff: Paul Godwin

Tentative Map (TM) to convert eight (8) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.14-acre site located at **4335 McClintock Street**, on the east side of McClintock Street, between Meade Avenue and El Cajon Boulevard. The site is located within the CT-2-4 zone of the Central Urbanized Planned District, in the Normal Heights neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-06-018.

TODAY'S ACTION IS:

Process 4. Approve

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: *Appeal of Staff's Decision (Process 2):*

MULLINS RESIDENCE – PROJECT NO. 74203

City Council District: 2; Plan Area: Peninsula Community

Staff: Pete Lynch

Appeal of Staff's decision approved on October 27, 2005, for an application for a Coastal Development Permit and Neighborhood Development Permit (Process 2) for additions to 2 previously conforming residential units on a 4,000- square-foot site at **2234 Bolinas Street** in the RS-1-7 Zone within the Peninsula Community Plan, Coastal Overlay (non-appealable), Coastal Height Limitation, Airport Approach, Airport Environs, and Council District 2. Report No. PC-06-036.

TODAY'S ACTION IS:

Process 2. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-12: ***AMENDMENT OF THE AIRPORT APPROACH OVERLAY ZONE,
INCLUDING MAP C- 842, WITHIN THE CENTRE CITY COMMUNITY
PLAN AREA**

City Council District: 2; Plan Area: Centre City

Staff: Brad Richter

Consideration of an amendment to the Airport Approach Overlay Zone to delete height limits associated with the decommissioned Runway 13-31. This is a companion item to the amendments to the Centre City Community Plan, Planned District Ordinance, and Redevelopment Plan Previously heard by the Planning Commission. Environmental Impact Review.

TODAY'S ACTION IS:

Process 5. Recommendation approval or denial to the City Council

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-13: **4053 CHEROKEE TENTATIVE MAP - PROJECT NO. 74487**

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

Staff: Paul Godwin

Tentative Map (TM) to convert nine (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 **4053 Cherokee Avenue**, on the east side of Cherokee Avenue, between University Avenue and Polk Avenue. The site is located within the RM-1-2 Zone of the Central Urbanized Planned District, in the City Heights neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-06-033

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-14: **4043 1st AVENUE TENTATIVE MAP – PROJECT NO. 77656**
City Council District: 3; Plan Area: Uptown

Staff: Paul Godwin

Tentative Map (TM) to convert fifteen (15) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.25-acre site located **at 4043 First Avenue**, on the east side of Cherokee Avenue, between Washington Street and Lewis Street. The site is located within the MR-800B of the Mid-City Communities Planned District, in the Uptown Community Plan area. Exempt from environmental. Report No. PC-06-034

TODAY'S ACTION IS:

Process 4. Approve

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: **TRIESTE TEPNTATIVE MAP – PROJECT NO. 63257**
City Council District: 1; Plan Area: University City

Staff: Robert Tucker

Tentative Map to convert302existing residential units to condominiums on a 6.65-acre site located at **3950 Mahaila Avenue** between La Jolla Village Drive and Nobel Drive. Exempt from environmental. Report No. PC-06-039

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **3822 35th STREET TENTATIVE MAP – PROJECT NO.**
City Council District: 3 Plan Area: Mid-City

Staff: Jeannette Temple

Tentative Map to convert nine (9) existing residential units to condominiums, including a request to waive the requirements to underground the existing overhead utilities, on a 0.16 square foot site. The property is located at **3822 35th Street** in the RM-1-1 Zone of the Central Urbanized Planned District within the City Heights Neighborhood of the Mid City Communities Plan Area, Transit Area Overlay Zone, and Council District 3. Exempt from environmental Report No. PC-06-055

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.