

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
APRIL 13, 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 *Continued from December 8, 2005 and January 19, 2006:*

4140 MISSISSIPPI TENTATIVE MAP – PROJECT NO. 76934

City Council District: 3 Plan Area: Greater North Park

Staff: Vena Lewis

Tentative Map for the conversion of eight (8) existing residential units to condominium ownership and to waive the requirement to underground existing overhead utilities. The project site is located at **4140 Mississippi Street** between Howard Avenue and Polk Avenue. Exempt from environmental review. Report No. P05- 351

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-7 *Continued from March 2 & March 20, 2006:*

4361 IDAHO TENTATIVE MAP - PROJECT NO. 65180

City Council District: 3 Plan Area: Greater North Park

Staff: Derrick Johnson

Tentative Map to allow for the subdivision of a 0.16 acre site into one (1) lot for a seven unit residential condominium conversion. The applicant is also requesting the requirement for the undergrounding of existing overhead utilities be waived. The project is located on the west side of Idaho Street between El Cajon Boulevard and Meade Avenue at **4361 Idaho Street**. The project site is zoned MR-800B in the Mid-City Communities Planned District and is located within the Greater North Park Community Plan area. Exempt from environmental review. Report No. PC-06-080

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8 It is anticipated that staff will be requesting a continuance to May 25, 2006.
Continued from March 30, 2006:

2711 MANOS TENTATIVE MAP -PROJECT NO. 80233

City Council District: 4 Plan Area: Skyline/Paradise Hills

Staff: William Zounes

Tentative Map to convert 38 existing residential units to condominiums and a request to waive the requirements to underground existing overhead utilities on a 1.05 acre site at **2711 Manos Drive** in the RM-3-7 Zone. Exempt from environmental. Report No. PC-06-103.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9 *Continued from March 30, 2006:*

4458 LOUISIANA TENTATIVE MAP - PROJECT NO. 81717

City Council District: 3 Plan Area: Greater North Park

Staff: Paul Godwin

Tentative Map to convert eight existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 0.16-acre site. The property is located at **4458 Louisiana Street** between Monroe and Meade Avenue, in the MR-2500 Zone of the Mid-City Communities Planned District and the Transit Area Overlay Zone within the Greater North Park Community Plan Area. Exempt from environmental. Report No. PC-06-067

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

Continued from March 2 & April 6, 2006:

ITEM-10 **5131 34TH STREET TENTATIVE MAP – PROJECT NO. 84224**
 City Council District: 3; Plan Area: Normal Heights

Staff: Jeannette Temple

Tentative Map (TM) to convert seven (7) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.50-acre site located at **5131 34th Street**. The site is located within the RS-1-7 and OR-1-1 Zones of the Central Urbanized Planned District, within the Normal Heights Neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-06-046.

TODAY'S ACTION IS:

Process 4. Approve

DEPARTMENT RECOMMENDATION:

Approve.

ITEM 11 ***3rd & UNIVERSITY AVENUE – PROJECT NO. 11896**
 City Council District: 3 Plan Area: Uptown

Staff: Patrick Hooper

Site Development Permit/Tentative Map/Easement Abandonment to develop a 0.81 acre site with a 12-story commercial mixed-use development consisting of 10,304 square-feet of commercial space, 96 residential condominium units and a total of 322 off-street parking spaces located at **301 through 333 University Avenue**. Mitigated Negative Declaration No. 11896. Report No. PC -06-118

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12 **GOLDEN HILL RIGHT-OF-WAY - PROJECT NO. 5020**

City Council District: 3 Plan Area: Greater Golden Hill

Staff: **Morris Dye**

Right-of-Way Vacation to vacate an eastern portion of B Street, from mid-block between 32nd and 33rd Streets east to 33rd Street, and portions of unnamed alleys between C and A Streets, three, 3-foot wide sewer easements, two, 10-foot wide sewer easements, and a slope and maintenance easement. The vacations are located **north of C Street, south of A Street, and from mid-block between 32nd and 33rd Streets east to 33rd Street** in the RS-1-7 Zone of the Greater Golden Hill Community Plan Area. Exempt from environmental review. Report No. PC-06-119

TODAY'S ACTION IS:

Process 5. Recommendation to the City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-13: **NITIATION –COMMUNITY PLAN AMENDMENT- MARIAN PROJECT NO. 95499**

City Council District: 8; Plan Area: Otay Mesa-Nestor

Staff: **Theresa Millette**

Marion CPA - An initiation of a General and Community Plan Amendment to the Progress Guide and General Plan and the Otay Mesa-Nestor Community Plan to redesignate approximately seventeen acres from School/Institution to Low-Medium Density Residential with a density range of 10-15 dwelling units to the acre. Report No. PC-06-127

TODAY'S ACTION IS:

Approve or deny the initiation

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-14 **4046 NORMAL TENTATIVE MAP – PROJECT NO. 75917**
 City Council District: 3; Plan Area: Greater North Park

Staff: Renee Mezo

Tentative Map to convert⁷ existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.15 acre site. The property is located **at 4046 Normal Street** between Lincoln Avenue and Campus Avenue, in the MR-800B Zone of the Mid City Communities Planned District, within the Uptown Community Plan Area. Exempt from environmental. Report No. PC-06-064.

TODAY'S ACTION IS:
 Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:
 Approve.

ITEM-15 **3959 IDAHO TENTATIVE MAP – PROJECT NO. 77453**
 City Council District: 3 Plan Area: Greater North Park

Staff: Renee Mezo

Tentative Map to convert⁹ existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16 acre site. The property is located **at 3959 Idaho Street** between Lincoln and University Avenue, in the MR-800B Zone of the Mid City Communities Planned District, within the Greater North Park Community Plan Area. Exempt from environmental review. Report No. PC-06-063

TODAY'S ACTION IS:
 Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:
 Approve.

ITEM-16 **410 38th STREET TENTATIVE MAP - PROJECT NO. 81036**
 City Council District: 3; Plan Area: City Heights

Staff: Renee Mezo

Tentative Map to convert 7 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.24 acre site. The property is located at **4140 38th Street** between Orange and Polk Avenue, in the RM-2-5 Zone of the Central Urbanized Planned District within the City Heights Neighborhood of the Mid-City Communities Plan. Exempt from environmental. Report No. PC-06-099

TODAY'S ACTION IS:
 Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:
 Approve

ITEM-17 It is anticipated that staff will be requesting a continuance to date uncertain.

4611 OHIO TENTATIVE MAP- PROJECT NO. 83623
 City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Tentative Map to convert 36 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.75 acre site. The property is located at **4611 Ohio Street** between Madison Avenue and Adams Avenue, in the MR-800B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. Report No. PC-06-106

TODAY'S ACTION IS:
 Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:
 Approve.

ITEM-18 It is anticipated that staff will be requesting a continuance to June 8, 2006.

4816 W. MOUNTAIN VIEW TENTATIVE MAP- PROJECT NO. 74764
 City Council District: 3; Plan Area: Mid-City

Staff: Paul Godwin

Tentative Map to convert 28 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.36 acre site. The property is located at **4816 West Mountain View Drive** between Collier Avenue and Copley Avenue, in the RM-2-5 Zone of the Central Urbanized Communities Planned District within the Normal Heights Park Community Plan Area. Exempt from environmental. Report No. PC-06-107

TODAY'S ACTION IS:
 Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:
 Approve.

ITEM-19 **373 OREGON TENTATIVE MAP – PROJECT NO. 86218**
 City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Tentative Map (TM) to covert eight (8) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.161-acre site addressed as **4373 Oregon Street**, located between Meade Avenue and El Cajon Boulevard, in the MR-800B (Residential, Multi-Family) Zone. Exempt from environmental. Report No. PC-06-108

TODAY'S ACTION IS:
 Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:
 Approve.

ITEM-20 **4436 56th STREET TENTATIVE MAP– PROJECT NO. 81567**
City Council District: 7; Plan Area: Mid-City

Staff: **Will Zounes**

Tentative Map to convert 15 existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 17,835 sq ft site at **4436 56th Street** in the RM-1-3 Zone of the Central Urbanized Planned District. Exempt from environmental.
Report No. PC-06-112

TODAY'S ACTION IS:
Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:
Approve.

ITEM-21 **Workshop:**

DRAFT SANDAG SMART GROWTH CONCEPT MAP
City Council District: All; Plan Area: City Wide

Staff: **Nancy Bragado**

This is an information item only. No action is required on the part of the Planning Commission at this time. The Regional Comprehensive Plan (RCP) calls for the preparation of a "Smart Growth Concept Map" that identifies areas within the region that have existing smart growth or opportunities for smart growth development. Working together, SANDAG staff, local planning directors, stakeholders, and SANDAG's Regional Planning Committee have identified approximately 200 existing, planned, and potential smart growth areas in the San Diego region. The purpose of this presentation is for SANDAG staff to provide information on the smart growth areas identified in the City of San Diego and surrounding areas. Report No. PC-06-152