

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
MAY 25, 2006  
COUNCIL CHAMBERS, 12<sup>th</sup> FLOOR  
9:00 A.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 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-7 *Continued from March 30, 2006 & April 13, 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-8: *Continued from March 2, 2006& April 6, 2006:*

**4517 WEST POINT LOMA TENTATIVE MAP**

**PROJECT NO. 81215**

City Council District: 2 Plan Area: Peninsula

**Staff: Cory Wilkinson**

Tentative Map and Undergrounding Waiver to convert 14 existing residential units to condominiums with 26 parking spaces on a 0,180 square foot (0.23 acre) site at **4517 West Point Loma Boulevard** in the RM-3-7 Zone within the Peninsula Community Plan, CoastalHeight Limit Overlay Zone, Airport Environs Overlay Zone, Airport Approach Overlay Zone, and Council District 2. This project is not within the Coastal Overlay Zone; therefore, no Coastal Development Permit is required. Exempt from environmental review. Report No. PC-06-059

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-9: *Continued from April 13, 2006:*

**4046 NORMAL TENTATIVE MAP – PROJECT NO. 75917**

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

**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 0.15 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-10: *Continued from April 13, 2006:*

**410 38<sup>th</sup> 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 **410 38<sup>th</sup> 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-11: *Continued from April 13, 2006:*

**4436 56<sup>th</sup> 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-12: *Continued from April 13, 2006:*

**4373 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-13: *Continued from May 11, 2006 & May 18, 2006*

**4447 49<sup>TH</sup> STREET TENTATIVE MAP - PROJECT NO. 81200**

City Council District: 3; Plan Area: Kensington-Talmadge Neighborhood of the Mid-City Communities Plan Area.

**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 0.13 acre site. The property is located at **4447 49th Street** between El Cajon Avenue and Montezuma Road, in the RM-1-2 Zone of the Central Urbanized Planned District within the Kensington-Talmadge Neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-06-128

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-14: *It is anticipated that staff will request that this item be continued to June 22, 2006:*

**\*CONGREGATION ADAT YESHURUN - PROJECT NO. 48467**

City Council District: 1; Plan Area: La Jolla & University City

**Staff: Robert Tucker**

Public Right-of-Way Use Permit and a Site Development Permit to install an ERUV line of demarcation for Congregation Adat Yeshurun at the following locations: Torrey Pines Road/La Jolla Villa Drive; Gilman Drive/La Jolla Village Drive; La Jolla Village Drive between Gilman Drive and Villa La Jolla Drive; La Jolla Village Drive between Villa La Jolla Drive and the Interstate 5 South on-ramp; Nobel Drive/Interstate 5 South on-ramp; Gilman Drive near Interstate 5 South on-ramp; across the Interstate 5 South frontage road just south of Gilman Drive; North La Jolla Scenic Drive/La Jolla Parkway; La Jolla Parkway/Torrey Pines Road; and Glenbrook Way and Torrey Pines Road. Mitigated Negative Declaration No. 48467. Report No. PC-06-126.

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM 15: **4181 41<sup>st</sup> STREET VESTING TENTATIVE MAP – PROJECT NO. 84384**  
City Council District: 3 Plan Area: City Heights Community of the Mid-City Communities.

**Staff: Jeff Peterson**

Vesting Tentative Map (Process 4) to convert eight (8) existing residential units to condominiums and waive the requirement to underground existing overhead utilities on a 0.16-acre site. As a component of the application, the proposed project will conform to the Inclusionary Affordable Housing Requirements and Council Policy 600-27(D) criteria for the Affordable/In-Fill Housing Expedite Program by setting aside all units on-site (8 units) for households with an income at or below 150 percent Area Median Income (AMI). The property is located at **4181 41<sup>st</sup> Street** in the RM-1-3 Zone of the Central Urbanized Planned District within the City Heights Community of Mid City Communities Planning Area, and Council District 3. Exempt from environmental. Report No. PC-06-159

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-16: **\*TIERRASANTA TOWN HOMES – PROJECT NO. 6160**  
City Council District: 7; Plan Area: Tierrasanta Community Plan

**Staff: Helene Deisher**

Rezone from RS-1-7 to RM-1-1, Vesting Tentative Map with an Open Space Easement Abandonment and a waiver of the requirement to underground existing overhead utilities, Site Development Permit, Conditional Use Permit and a [Multi-Habitat Planning Area](#) Boundary Adjustment to construct 60 residential condominium units and relocate 4 existing wireless telecommunication facilities on a 6.86 acre site at **11445 Tierrasanta Boulevard**. The existing church building, YMCA daycare building, and associated surface parking would be demolished. The site is located within the Tierrasanta Community Plan area. Mitigated Negative Declaration No. 65 00. Report No. PC-06-168

**TODAY'S ACTION IS:**

Process 5. Recommendation to City Council to approve or deny

**DEPARTMENT RECOMMENDATION:**

Recommend approval to City Council

ITEM-17: **WINNETT HOMES - PROJECT NO. 17393**  
City Council District: 4; Plan Area: Southeastern San Diego

**Staff: Will Zounes**

Site Development Permit for Environmentally Sensitive Lands, Planned Development Permit and Tentative Map to create 14 parcels for 13 single family homes on a 2.87 acre site located on the southwest corner of Federal Boulevard and Winnett Street in the SF-5000 Zone of Southeastern San Diego Planned District within the Encanto Neighborhoods Community Plan Exempt from environmental. Report No. PC-06-135.

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-18: **QUALCOMM BUILDING "N" HELI-STOP – PROJECT NO. 73455**  
City Council District: 5; Plan Area: Mira Mesa

**Staff: Robert Tucker**

Conditional Use Permit for an elevated Helistop on a 475,218 square foot, ten story research & development building, approximately 190 feet in height on a 30.12 acre site located at **5665 Morehouse Drive** between Lusk Boulevard, Mira Mesa Boulevard, Scranton Road and Barnes Canyon Road. Exempt from environmental. Report No. PC -06-157

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-19: **4480 EUCLID CONDOS TENTATIVE MAP - PROJECT NO. 84444**  
City Council District: 3 Plan Area: Kensington-Talmadge Neighborhood of the Mid-City Communities Plan Area.

**Staff: Michelle Sokolowski**

Tentative Map to convert 20 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 **4480 Euclid Avenue** in the RM-2-5 zone of the Central Urbanized Planned District and the Transit Overlay Zone, within the Kensington-Talmadge neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-06-143.

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-20: **3700 10<sup>th</sup> AVENUE TENTATIVE MAP - PROJECT NO. 67125**  
City Council District: 3; Plan Area: Uptown

**Staff: Michell Sokolowski**

Tentative Map to convert 51 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.97-acre site located at **3700 10th Avenue** in the MR-1000 Zone of the Mid-City Communities Planned District and the Transit Overlay Zone, within the Uptown Community Plan area. Exempt from environmental. Report No. PC-06-144

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve



ITEM-21: **2309 30<sup>th</sup> STREET TENTATIVE MAP - PROJECT NO. 74516**  
City Council District: 3; Plan Area: Greater North Park

**Staff: Derrick Johnson**

Tentative Map (Process 4) to convert eight (8) existing residential units to condominiums and waive the requirement to underground existing overhead utilities on a 0.20 -acre site. The project is located at **2309 30<sup>th</sup> Street** between Kalmia Street and Juniper Avenue in the CC-3-5 Zone, within the Greater North Park Community Plan. Exempt from environmental. Report No. PC-06-121

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-22: **4455 WILSON TENTATIVE MAP - PROJECT NO. 81197**  
City Council District: 3; Plan Area: Normal Heights Neighborhood of the Mid-City Communities Plan Area.

**Staff: Derrick Johnson**

Tentative Map (Process 4) to convert eight (8) existing residential units to condominiums and waive the requirement to underground existing overhead utilities on a 0.14-acre site. The project is located at **4455 Wilson Avenue** between Monroe Avenue and Mead Avenue in the RM-1-1 Zone of the Central Urbanized Planned District, within the Normal Heights Neighborhood of Mid City Communities Plan Area. Exempt from environmental. Report No. PC-06-144

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-23: **4516 PARK TENTATIVE MAP - PROJECT NO. 82146**  
City Council District: 3; Plan Area: Uptown Community Plan Area.

**Staff: Sandra Teasley**

Tentative Map to convert seven existing residential units to condominiums and a request to waive the requirement to undergrounding existing overhead utilities on a 0.160 acre site at **4516 Park Boulevard** in the CV-3 Zone of the Mid City Communities Planned District. Exempt from environmental. Report No. PC-06-054

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

**DEPARTMENT RECOMMENDATION:**  
Approve

ITEM-24: *It is anticipated that staff will request a continuance to June 22, 2006:*

**3829 MARLBOROUGH TENTATIVE MAP - PROJECT NO. 84172**  
City Council District: 3; Plan Area: Mid-City Community Plan area

**Staff: Jeff Robles**

Tentative Map and waiver to underground utilities to convert nineteen (19) existing residential units to condominiums, on a 13,939 square foot site located at **3829 Marlborough Avenue** between University Avenue and Wightman Street. Exempt from environmental. Report No. PC-06-182

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

**DEPARTMENT RECOMMENDATION:**  
Approve