

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING**

JUNE 29, 2006

COUNCIL CHAMBERS, 12th FLOOR

9:00 A.M.

**12:30 TO 1:30 - THE PLANNING COMMISSION WILL BREAK FOR LUNCH WITH
THE MAYOR AND STAFF IN THE CLOSED SESSION ROOM, 12th FLOOR**

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 619-53- 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 MINUTES/RECONSIDER MOTION**

ITEM-7: **OTAY VALLEY REGIONAL PARK TRAIL – PROJECT NO. 68601**
City Council District: 8 Plan Area: Otay Mesa-Nestor

Staff: Morris Dye

Otay Valley Regional Park Trail, Site Development Permit to construct an 8.3-mile trail system within the Otay Valley Regional Park for hikers, bicyclists and equestrians, located between Saturn Street near I-5 on the West and I-805 on the east through the Otay Valley Regional Park. Mitigated Negative Declaration SCH NO. 2006041064. Report No. PC-06-187

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: *Continued from April 6, 2006 and May 11, 2006:*

4074 CHEROKEE TENTATIVE MAP– PROJECT NO. 68048
City Council District: 3 Plan Area: City Heights Neighborhood of the Mid-City Communities Plan

Staff: Michelle Sokolowski

Tentative Map to convert 9 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.17-acre site located at **4074 Cherokee Avenue** in the RM -1-2 Zone of the Central Urbanized Planned District within the City Heights neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-06-070

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: *Continued from May 18, 2006 & May 25, 2006:*

***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 15 parcels for 14 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 Mitigated Negative Declaration No. 17393. Report No. PC 06-135.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM 10: *Continued from April 13, May 25, and June 22, 2006:*

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-11: **LA ENTRADA FAMILY APARTMENTS - PROJECT NO. 93861**
City Council District: 8; Plan Area: Barrio Logan

Staff: Patrick Hooper for Cory Wilkinson

Coastal Development Permit (CDP), Site Development Permit (SDP), Planned Development Permit (PDP), to allow for the demolition of existing structures, and construction of 85 residential for-rent Affordable housing units in a 104,570 square foot, three-story building over underground parking (167 spaces, 8 motorcycle spaces, 54 bicycle spaces), including a 2,000 square foot community room, and a public art component, on a 1.6 acre site at **1721-95 Logan Avenue** and **910-20 Beardsley Street** in the Redevelopment Subdistrict of Barrio Logan Planned District. Mitigated Negative Declaration No. 93861.
Report No. PC-06-173

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: ***CREEKSIDE VILLAS– PROJECT NO. 5769**
City Council District: 1; Plan Area: Carmel Valley

Staff: John Fisher

Rezone the property from the MF1 and OS zones to the MF3 zone and from the MF1 to the OS zone, a Carmel Valley Neighborhood 8 Precise Plan and Local Coastal Program Amendment, Tentative Map, Planed Development Permit, Site Development Permit and Coastal Development Permit to subdivide the site into three lots, demolish existing structures and develop a condominium project consisting of seventy-seven condominiums and twelve townhomes in three story buildings over a two-level subterranean parking garage; a recreation building; swimming pool and pool deck; grading of the site and construction of retaining walls; thinning of natural vegetation for brush management zone two; installation of landscaping and minor improvements in the public right-of-way located at **11921 Carmel Creek Road**, at the southerly terminus of Carmel Creek Road, south of State Route 56, in the MF3 and OS zones of the Carmel Valley Community Plan area. Mitigated Negative Declaration No. 5769.
Report No. PC-06-188

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-13: ***FAIRBROOKS ESTATES – PROJECT NO. 5284**
City Council District: 5 Plan Area: Scripps Miramar Ranch

Staff: **Tim Daly**

Extension of Time to Planned Residential Development Permit and Vesting Tentative Map No. 98-1011, and a Rezone of property from the existing RS-1-8 and RS-1-9 zones to RS-1-12 and OP-1-1 zones located south of Fairbrook Road, east of Avenida Magnifica, and north of Caminito Sanudo in the Scripps Miramar Ranch Community Plan. Addendum to the Mitigated Negative Declaration No. 98-1011. Report No. PC-06-199

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-14: **POINT LOMA TOWNHOMES -INITIATION**
City Council District: 2; Plan Area: Peninsula

Staff: **Tony Kempton**

Point Loma Townhomes Initiation of an amendment to the Peninsula community plan to revise the land use redesignation on a 1.6-acre parcel from Industrial/Marine-Related Industry to Commercial to allow residential development where none was previously allowed located at 1275 Scott St. between Carleton St. and Dickens St. in the Roseville section of Peninsula plan area. Report No. PC-06-200

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation

ITEM-15: **4674 UTAH TENTATIVE MAP - PROJECT NO. 82975**
City Council District: 3; Plan Area: Greater North Park

Staff: Michelle Sokolowski

Tentative Map to convert 10 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 **4674 Utah Street** in the MR-1500 Zone of the Mid-City Communities Planned District and the Transit Overlay Zone, within the Greater North Park Community Plan Area. Exempt from environmental. Report No. PC-06-179

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-16: **4435 ESTRELLA TENTATIVE MAP - PROJECT NO. 81211**
City Council District: 3; Plan Area: Mid -City Community Plan area

Staff: Michelle Sokolowski

Tentative Map to convert 6 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 **4435 Estrella Avenue** in the RM-1-2 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-06-189

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM 17: **CASA CONTENTA TENTATIVE MAP– PROJECT NO. 62343**
City Council District: 3; Plan Area: Greater North Park

Staff: Cherlyn Cac

Tentative Map to convert eight existing residential units to condominiums on a 0.16-acre site and waive the requirement to underground existing overhead utilities. The property is located at **4526 Arizona Street** in the MR-1750 Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan, Council District 3. Exempt from environmental. Report No. PC-06-181

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-18: **4224 FLORIDA TENTATIVE MAP PROJECT NO. 76942**
City Council District: 3; Plan Area: Great North Park

Staff: Cherlyn Cac

Tentative Map to convert ten existing residential units to condominiums on a 0.17-acre site and waive the requirement to underground existing overhead utilities. The property is located at **4224-4226 Florida Street** in the MR-800B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area, Council District 3. Exempt from environmental. Report No. PC-06-190

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-19 **4728 LAMONT TENTATIVE MAP - PROJECT NO. 81193**
City Council District: 2; Plan Area: Pacific Beach

Staff: **John Cruz**

Tentative Map to convert eighteen (18) existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.29 acre site at **4728 Lamont Street** in the RM-2-5 and Coastal Height Limitation Overlay zones within the Pacific Beach Community Plan. Exempt from environmental. Report No. PC-06-197

TODAY'S ACTION IS:

Approve or deny the initiation

DEPARTMENT RECOMMENDATION:

Approve the initiation