

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
JULY 20, 2006**

COUNCIL CHAMBERS, 12th FLOOR

9:00 A.M.

**12:30 TO 1:30 THE PLANNING COMMISSION WILL BREAK FOR LUNCH
WITH THE COUNCIL MEMBER MADAFFER 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 619-533-4001. 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: *This is an informational item only and was trailed from July, 13, 2006 to allow for Commission Comment on this item. Public Testimony was closed.*

WORKSHOP – GENERAL PLAN UPDATE:

**PUBLIC FACILITIES, SERVICES AND SAFETY ELEMENT; AND
ECONOMIC PROSPERITY ELEMENT**

City Council District: citywide; Plan Area: All

Staff: Nancy Bragado/General Plan Staff

This is a workshop to discuss working drafts of the proposed Public Facilities, Services and Safety Element (PFE); and Economic Prosperity Element (EPE) of the General Plan. The PFE addresses the provision of facilities and services that have a direct influence on the location of land uses. The EPE contains policies to enhance quality of life through economic prosperity.
Report No. PC-06-215 & PC-06-216.

ITEM-7: *Continued from March 30, May 11, and June 8, 2006:*

TELES TENTATIVE MAP– PROJECT NO. 69896

City Council District: 3 Plan Area: Greater North Park

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, located at **4365 Mississippi Street** in the MR-800B 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-06-087

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: *Continued from March 2, April 6, and June 22, 2006:*

4838 SANTA CRUZ TENTATIVE MAP – PROJECT NO. 71135

City Council District: 2 Plan Area: Ocean Beach

Staff: Cory Wilkinson

Coastal Development Permit, Tentative Map, and Undergrounding Waiver, to convert eight existing residential units to condominiums on a 7,000 square foot (0.16 acre) site with eight parking spaces at **4838 Santa Cruz Avenue** in the RM-2-4 Zone within the Ocean Beach Precise Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Ocean Beach Emerging Historic District, Airport Environs Overlay Zone, Airport Approach Overlay Zone, and Council District 2. Exempt from environmental review. Report No. PC-06-058

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

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

4718 KENMORE TERRACE TENTATIVE MAP – PROJECT NO. 80837

City Council District: 2; Plan Area: Normal Heights Neighborhood of the Mid-City Communities Plan Area

Staff: Michelle Sokolowski

Tentative Map to convert 14 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.29-acre site located at **4718 Kenmore Terrace** in the RM-1-1 Zone of the Central Urbanized Planned District within the Normal Heights neighborhood of the Mid-City Communities Plan. Exempt from environmental. Report No. PC-06-205

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-10: **HEART OF GOD MINISTRIES - PROJECT NO. 89852**
City Council District: 5 Plan Area: Rancho Bernardo

Staff: Laura Black

Conditional Use Permit and Planned Development Permit an amendment to Planned Commercial Development Permit No. 88-0850, to allow church uses within a 4,400 square foot, Auditorium and church office use within a 1,900 square foot space, within an existing two-story, 73,264 square foot building on a existing 5.87 acre site located at **16935 West Bernardo Drive**, south of Rancho Bernardo Road and east of West Bernardo Drive, in the CM- 1 one within the Rancho Bernardo Community Plan Area. Exempt from Environmental. Report No. PC-06-191

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-11: **445 W. UNIVERSITY TENTATIVE MAP – PROJECT NO. 75019**
City Council District: 3 Plan Area: Mid City Communities Planned District within the Uptown Community Plan

Staff: John Cruz

Tentative Map to convert 13 existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.311 acre site at 445 W. University Avenue in the MR-1000 Zone of Mid City Communities Planned District within the Uptown Community Plan. Exempt from environmental. Report No. PC-06-195

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

approve

ITEM-12: **LA TERRAZA - PROJECT NO. 71595**
City Council District: 5; Plan Area: Rancho Bernardo

Staff: Tim Daly

Vesting Tentative Map to convert 402 existing residential units to condominiums on a 21.47-acre site located at **10806 – 10896, 10910– 10990 Poblado Road and 17402 – 17466 Matinal Road**, in the RM-1-1 zone of the Rancho Bernardo Community Plan area. Exempt from environmental. Report No. PC-06-212

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-13: **2655 G STREET VESTING TENTATIVE MAP - PROJECT NO. 79604**
City Council District: 8; Plan Area: Southeastern San Diego

Staff: Will Zounes

Vesting Tentative Map to convert 46 existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.99 acre site and a .40 acre site located at **2655-75 G Street and 2678-2680 Market Street** in the MF-1500 Zone of Southeastern San Diego Planned District within the Southeastern San Diego Community Plan. Exempt from environmental. Report No. PC-06-213

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-14: **4929 COLLWOOD TENTATIVE MAP - PROJECT NO. 66724**
 City Council District: 7; Plan Area: College

Staff: Jeannette Temple

Tentative Map to convert 163 existing residential units to condominiums on a 6.789 acre site. The property is located at **4929 Collwood Boulevard** in the RM-3-7 Zone within the College Area Community Plan Area between Montezuma Road and El Cajon Boulevard. Exempt from environmental. Report No. PC-06-176

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

DEPARTMENT RECOMMENDATION:
 Approve.

ITEM 15: **123125th STREET TENTATIVE MAP- PROJECT NO. 89384**
 City Council District: 8; Plan Area: Greater Golden Hill

Staff: Sandra Teasley

Tentative Map to convert 25 existing residential units to condominiums and waiver for undergrounding overhead utilities on a .4015 acre site at **1231 25th Street** in the GH-2500 Zone within the Greater Golden Hill Community Plan, Airport Environs, Transit Area, Residential Tandem Parking. Exempt from environmental. Report No. PC-06-223

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

DEPARTMENT RECOMMENDATION:
 Approve

ITEM-16: This item will be withdrawn.

319 W. HATHORNE TENTATIVE MAP – PROJECT NO. 81829

City Council District: 2 Plan Area: Uptown

Staff: Paul Godwin

Tentative Map to convert seven (7) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.154 acre site. The property is located at **319 W. Hawthorne Street**, in the MR-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. Exempt from environmental. Report No. PC-06-210

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve