

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
AUGUST 31, 2006
COUNCIL CHAMBERS, 12th FLOOR
9:00 A.M.
THE PLANNING COMMISSION WILL BREAK FOR
LUNCH 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- ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**
- 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 JULY 13, JULY 27, AUGUST 3, AND AUGUST 10, 2006.**

ITEM-7: *Continued from July 13, 2006: It is anticipated that staff will be requesting a continuance to September 14, 2006.*

***MESA COLLEGE STREET VACATION - PROJECT NO. 60885**
City Council District: 6; Plan Area: Clairemont Mesa & Linda Vista
Community Plan areas.

Staff: Helene Deisher

Vacate a portion of Mesa College Drive; a Site Development Permit and a Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment. Mitigated Negative Declaration No. 60885. Report No. PC-06-177

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommend approval to the City Council.

ITEM-8: *Continued from July 13, 2006:*

633 175 MISSOURI TENTATIVE MAP- PROJECT NO. 85515
City Council District: 2 Plan Area: Pacific Beach

Staff: Robert Korch

Tentative Map, Waiver of Undergrounding and Coastal Development Permit to convert 35 existing residential units to condominiums on a 0.43 acre site at **633 715 Missouri Street** in the RM-5-12 Zone within the Pacific Beach Community Plan, Parking Impact Overlay, Transit Area Overlay, Coastal Height Limit Zone, Residential Tandem Parking Overlay, and the Coastal Overlay Zone (Appealable area). Exempt from environmental. Report No. PC-06-201

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-9: *It is anticipated that this item will be continued to date uncertain:*

AZTEC BUDGET INN (6050 EL CAJON BLVD)

PROJECT NO. 83705

City Council District: 7 Plan Area: College Area

Staff: Dan Stricker

Rezone of a portion of a 0.94-acre site from RM-3-8 to RM-3-9, an Easement Abandonment for the abandonment of an onsite sewer easement, a Site Development Permit for multiple unit development of more than 20 units in the RM-3-9 zone, and a Vesting Tentative Map for condominium purposes. The site is located at **6050 El Cajon Boulevard** in the CU-2-4 & RM-3-8 (proposed to be rezoned to RM-3-9) Zones within the Central Urbanized Planned District, the Crossroads Redevelopment Project Area, the College Area Community, and City Council District 7. The requested approvals are to allow for the demolition of an existing vacant one-story 45-unit motel and two-story 10-unit apartment building; construction of a four-story mixed-use structure containing a combined total of 75 one-, two- and three-bedroom units (to include 11 affordable units) and 2,980 square-feet of commercial retail space; a 38-space street-level covered parking garage; and a 102-space subterranean parking structure. Addendum to Environmental Impact Report No. 83705. Report No. PC-06-208.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend Approval

ITEM-10: *This item is being withdrawn:*

CENTRAL AVENUE HEAD START- PROJECT NO. 58792

City Council District: 3 Plan Area: City Heights Neighborhoods of Mid-City Communities Plan Area

Staff: Firouzeh Tirandazi

Conditional Use Permit, Easement Abandonment, Public Right of Way Vacation, and Public Right of Way Dedication for the construction of a 9,810 square foot child care facility on an approximately 0.5-acre site at **4110 41st Street** in the RM-1-3 Zone of the Central Urbanized Planned District, the Transit Area Overlay Zone, and the City Heights Redevelopment District within the City Heights Neighborhood of the Mid City Communities Plan. Negative Declaration No. 58792. Report No. PC-06-221

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend Approval

ITEM-11: **ARCHSTONE HARBORVIEW CONDOMINIUMS
PROJECT NO. 73540**

City Council District: 2 Plan Area: Centre City

Staff: Pete Lynch

Coastal Development Permit and a Tentative Map to allow the conversion of 387 residential units into condominiums located at **780 and 820 W. G Street**, along Pacific Highway between F Street and G Street. Exempt from environmental. Report No. E- 06-245

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-12: **NATIONAL UNIVERSITY- PROJECT NO. 95654**

City Council District: 6 Plan Area: Kearny Mesa

Staff: Anne Jarque

Conditional Use Permit (CUP) to amend CUP 400-PC and Planned Development Permit to demolish an existing 23,000 square-foot academic building and construct an approximate 39,100 square-foot academic building; a 7,300 square-foot with reduced setbacks; and a parking structure on a 4.31 acre site located at **3580 Aero Court**, in the IP-2-1 Zone within the Kearny Mesa Community Plan. Mitigated Negative Declaration No. 95654. Report No. PC-06-229

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-13: **909 DIAMOND TENTATIVE MAP- PROJECT NO. 93544**

City Council District: 2 Plan Area: Pacific Beach

Staff: John Fisher

Coastal Development Permit, Tentative Map and waiver from undergrounding existing utilities at a 0.28 acre site located at **909 Diamond Street** between Bayard and Cass Streets in Pacific Beach Community Plan area. Exempt from environmental Report No. PC-06-231

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-14: **TORREY CORNER- PROJECT NO. 34992**
City Council District: 1 Plan Area: Torrey Hills

Staff: John Fisher

Amendments to the Progress Guide and General Plan, and Community Plan to designate an increase of development potential at the property, a Tentative Map to subdivide a 2.485 acre site into three parcels and a Planned Development Permit to allow the development of a 18,000 square foot mixed-use retail and office development distributed in three one-story buildings, site landscaping, grading, retaining walls and improvements in the public right-of-way located at the southwest corner of East Ocean Air Drive and Carmel Mountain Road in the Torrey Hills community. Mitigated Negative Declaration No. 34992 Report No. PC-06-239

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend Approval

ITEM-15: **GEN-PROBE LOT LINE ADJUSTMENT - PROJECT NO. 57444**
City Council District: 5 Plan Area: Mira Mesa

Staff: Patrick Hooper

Planned Development Permit to amend Planned Industrial Development Permit No. 86-0975 to reduce minimum off-street parking requirements and construction of an outdoor sports court facility; and a Coastal Development Permit for a lot line adjustment on a 22.056 acre site. The property is located at **6333 Sequence Drive** between Genetic Center Drive and Mira Mesa Boulevard in the IL-2-1 and IL-3-1 Zones and Airport Environs Overlay Zonewith in the Mira Mesa Community Plan Area. Exempt from environmental. Report No. PC-06-193

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-16: **4580 39th STREET TENTATIVE MAP- PROJECT NO. 86206**
City Council District: 3 Plan Area: Normal Heights Neighborhood of the Mid-City Communities Plan Area

Staff: Renee Mezo

Tentative Map to convert 16 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 0.347-acre site. The property is located at **4580 39th Street** in the RM-1-2 Zone of the Central Urbanized Planned District within the Normal Heights Neighborhood of the Mid-City Communities Plan Area. Exempt from environmental Report No. PC-06-244

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-17: **4330 43RD STREET TENTATIVE MAP- PROJECT NO. 90698**
City Council District: 3 Plan Area: Kensington/Talmadge

Staff: Paul Godwin

Vesting Tentative Map to convert eight (8) existing residential units to condominiums and a request to waive the requirement to underground the existing overhead utilities on a 0.14-acre site, in the CT-2-4 Zone of the Central Urbanized Planned District, located at **4330 43rd Street**, on the west side of 43rd Street, between Meade Avenue and El Cajon Boulevard. Exempt from environmental. Report No. PC-06-246

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve