

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
NOVEMBER 2, 2006
THE PLANNING COMMISSION WILL BREAK FOR LUNCH
FROM 12:30 TO 1:30 IN THE CLOSED SESSION ROOM**

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- ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 SEPTEMBER 14, 2006, AND OCTOBER 12, 2006.**

ITEM-7: *Trailed from October 19, 2006:
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 0.94 acre 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.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend Approval

ITEM-8: *Trailed from October 19, 2006
Continued from October 12, 2006:*

115 THORN TENTATIVE MAP – PROJECT NO. 101453
City Council District: 2 Plan Area: Uptown

Staff: Paul Godwin

Tentative Map to convert six (6) residential units, which are currently under construction, into for-sale condominiums and a waiver of the requirement to underground the existing overhead utilities on a 0.16-acre site located at **115 Thorn Street** at the southeast corner of Thorn Street and First Avenue, in the MR-1000 Zone of the Mid-City Communities Planned District, in the Uptown Community Plan. Exempt from environmental. Report No. PC-06-267

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-9: *Trailed from October 19, 2006:*

901 SAPPHIRE STREET TENTATIVE MAP – PROJECT NO. 84320

City Council District: 2 Plan Area: Pacific Beach

Staff: John Fisher

Coastal Development Permit, Tentative Map and waiver from undergrounding existing utilities to convert ten existing apartments to condominiums at a 0.18 acre site located at **901 Sapphire Street** between Mission Boulevard and Bayard Street in Pacific Beach Community Plan area. Exempt from environmental. Report No.PC-06-281

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: *Trailed from October 19, 2006:*

MISSOURI STREET CONDOS - PROJECT NO. 84520

City Council District: 2 Plan Area: Pacific Beach

Staff: John Fisher

Tentative Map, Coastal Development Permit and waiver of the requirement to underground exiting utilities to convert eight (8) existing residential units to condominiums on a 0.14 acre site at **825 Missouri Street** in the Pacific Beach Community Plan area. Exempt from environmental. Report No.PC-06-270

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: *Trailed from October 19, 2006:*

3751 BANCROFT TENTATIVE MAP – PROJECT NO. 86851

City Council District: 3 Plan Area: Greater North Park

Staff: John Fisher

Tentative Map to convert seven existing residential units to condominiums and undergrounding overhead utilities waiver on a 0.143 acre site at **3751 Bancroft Street** in the MR-1750 Zone of Mid City Communities Planned District within the Greater North Park Community Plan. Exempt from environmental. Report No.PC-06-258

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: *Trailed from October 19, 2006:*

3740 ALABAMA TENTATIVE MAP – PROJECT NO. 86857

City Council District: 3 Plan Area: Greater North Park

Staff: John Fisher

Tentative Map to convert 18 existing residential units to condominiums and waive the requirement to underground existing utilities on a 062 acre site at **3740 Alabama Street** in the MR-1000 zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area Exempt from environmental. Report No.PC-06-259

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: *Trailed from October 19, 2006:*

7090 CAMINITO LA BENERA – PROJECT NO. 80936

City Council District: 1; Plan Area: La Jolla

Staff: John Cruz

Coastal Development Permit, Planned Development Permit, Lot Line Adjustment and an Easement Abandonment to permit the reallocation of 1,031.9 square feet of private open space from lot 170-A to lot 115 within La Jolla Soledad West Unit No. 2, located at **7090 Caminito La Benera** in the RSI- 2, Parking Impact, Coastal Height Limit, and Coastal (non-appealable) zones of the La Jolla Community Plan. Exempt from environmental. Report No. PC-06-242

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend Approval

ITEM-14: *Trailed from October 19, 2006:*

It is anticipated that this item will be continued to November 9, 2006:

CLEW'S HORSE RANCH – PROJECT NO. 5568

City Council District: 1 Plan Area: Carmel Valley

Staff: Patricia Grabski

Rezone the property from MF-1 to AR-1-1, OS to AR-1-1, and MF-1 to OS, Local Coastal Program Amendment, Multi-Habitat Boundary Line Adjustment, Planned Development Permit, Site Development Permit and a Coastal Development Permit to construct two single-family residences, a farm employee residence, a horse ranch/boarding facility, and associated uses, with a pasture and open space on a 38.44-acre site located west of Carmel Country Road and south of State Route 56 in the Carmel Valley Neighborhood 8 Precise Plan and Carmel Valley Community Plan areas. Mitigated Negative Declaration No. 5568. Report No. PC-06-265

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend Approval

ITEM-15: *Trailed from October 19, 2006:*

2404 C STREET TENTATIVE MAP – PROJECT NO. 84521

City Council District: 8 Plan Area: Greater Golden Hill

Staff: Sandra Teasley

Tentative Map to convert 21 existing residential units to condominiums and undergrounding overhead utilities waiver on a 14,048 square foot site at **2404 C Street** in the GH-3000 Zone of Golden Hill Planned District within the Greater Golden Hill Community Plan, Transit Area, Residential Tandem Parking. Exempt from environmental. Report No.PC-06-272

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: *Appeal of a Hearing Officer Decision:*

Continued from August 3, 2006:

It is anticipated that this item will be continued to date uncertain:

***PACIFIC BEACH SHELL STATION AND CONVENIENCE STORE
PROJECT NO. 4977**

City Council District: 2 Plan Area: Pacific Beach

Staff: Sandra Teasley

An appeal of the Hearing Officer's decision to deny a Conditional Use Permit to allow the sale of beer and wine within an expanded convenience store on a site developed with a service station. The Conditional Use Permit included a request to remodel the existing automobile service station by expanding the convenience store and adding a second story office along with other accessory improvements. The Hearing Officer denied the Conditional Use Permit request for beer and wine sales, but approved the Conditional Use Permit for the remodel to the gas station. The applicant has appealed the denial of the Conditional Use Permit for beer and wine sales. The property is located at **2830 Grand Avenue**. Negative Declaration No. 4977. Report No. PC-06-235

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Approve the appeal.

ITEM-17: *Continued from September 7, 2006:*

***2005-2010 HOUSING ELEMENT OF THE GENERAL PLAN**

City Council District: Citywide; Plan Area: All

Staff: Bill Levin

The draft 2005-2010 Housing Element covering the period from July 1, 2005-June 30, 2010. The Housing Element contains strategies, policies and programs for addressing the following goals: Ensuring provision of sufficient housing for all income groups, preserving affordable housing stock, minimizing governmental constraints to providing housing, providing affordable housing opportunities for low-and moderate-income residents, and complying with all applicable laws and regulations relating to housing. Addendum to Environmental Impact Report No. 40-127. Report No. PC-06-277

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommend approval to the City Council.

ITEM-18: **SUMMIT @ RANCHO BERNARDO - PROJECT NO. 4225**

City Council District: 7 Plan Area: Mid-City Communities

Staff: Tim Daly

Vesting Tentative Map to convert twelve (12) existing residential units to condominiums and a request to waive the requirement to underground the existing overhead utilities on a 0.72-acre site, in the RS-1-7 Zone of the Central Urbanized Planned District, in the City Heights neighborhood of the Mid-City Communities Planning area, located at **5014 Auburn Drive**, at the intersection of Auburn Drive and Ontario Avenue. Exempt from environmental. Report No. PC-06-249

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-19: **363 PLAYA DEL SUR TENTATIVE MAP - PROJECT NO. 78405**
City Council District: 2 Plan Area: Pacific Beach

Staff: Robert Korch

Tentative Map, Waiver of Undergrounding and a Coastal Development Permit to convert 18 existing residential units to condominiums on a 6,170 square foot site at **363 Playa Del Sur** in Zone 4 of the La Jolla Planned District within the La Jolla Community Plan area, Coastal Overlay Zone (non-appealable area), and the Coastal Height Limit. Exempt from environmental.
Report No. PC-06-273

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-20: **1542 PACIFIC BEACH TENTATIVE MAP - PROJECT NO. 80551**
City Council District: 2 Plan Area: Pacific Beach

Staff: Robert Korch

Tentative Map, Waiver of Undergrounding and a Coastal Development Permit to convert 6 existing residential units to condominiums on a 9,030 square foot site at **1542 Pacific Beach Drive** in the RM-2-5 Zone within the Pacific Beach Community Plan area, Coastal Overlay Zone (non-appealable area), and the Coastal Height Limit. Exempt from environmental.
Report No. PC-06-274

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-21: **949 OPAL STREET TENTATIVE MAP - PROJECT NO. 79745**
City Council District: 2 Plan Area: Pacific Beach

Staff: Robert Korch

Tentative Map, Waiver of Undergrounding and a Coastal Development Permit to convert 5 existing residential units to condominiums on a 6,316 square foot site at **949 Opal Street** in the RM-1-1 Zone within the Pacific Beach Community Plan area, Coastal Overlay Zone (non-appealable area), and the Coastal Height Limit. Exempt from environmental.
Report No. PC-06-275

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-22: **4514 CLEVELAND TENTATIVE MAP - PROJECT NO. 81831**
City Council District: 3; Plan Area: Uptown

Staff: Michelle Sokolowski

Tentative Map to convert nine 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 **4514 Cleveland Avenue** in the MR-1500 Zone of the Mid-City Communities Planned District, the Transit Overlay Zone, and the Residential Tandem Parking Overlay Zone, within the Uptown Community Plan Area. Exempt from environmental
Report No. PC-06-257

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-23: **4045 33rd STREET TENTATIVE MAP - PROJECT NO. 93050**
City Council District: 3; Plan Area: City Heights neighborhood of the Mid-City Communities Plan area.

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 0.227 acre site located at **4045 33rd Street** in the RM-1-1 Zone of the Central Urbanized Planned District, the Transit Overlay Zone and the City Heights Redevelopment Project Area, within the City Heights neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-06-278

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-24: **3043 GARRISON TENTATIVE MAP - PROJECT NO. 100601**
City Council District: 2 Plan Area: Peninsula

Staff: Cory Wilkinson

Tentative Map to convert six residential apartments (under construction) to condominium units and waiver for undergrounding overhead utilities on a 0.23 acre site at **3043 Garrison Street** in the RM-3-7 Zone within the Peninsula Community Plan, Coastal Height Limit, Airport Approach Overlay Zone, Council District 2. Exempt from environmental. Report No. PC-06-286

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.