

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
MARCH 1, 2007  
CITY ADMINISTRATION BUILDING  
202 C STREET, 12<sup>TH</sup> FLOOR**

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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.*

*If it is determined that the commission will be adjourning for lunch; the Commission will adjourn @ 12:30 and reconvene @ 1:30, Conference Room A located on the 12<sup>th</sup> floor, next to the Council Chambers*

- 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- ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 JANUARY 25, 2007 AND APPROVAL OF THE MINUTES FOR JANUARY 11, 2007 (WHICH WERE TRAILED FROM FEBRUARY, 8, 2007)**

ITEM-7 *Continued from February 8, 2007*

**4133 FLORIDA STREET TENTATIVE MAP- PROJECT NO. 89306**

City Council District: 3 Plan Area: Greater North Park

**Staff: Paul Godwin**

Tentative Map to convert 7 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.172-acre site located at **4133 Florida Street** in the MR-1250B 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-07-025

**TODAY'S ACTION IS :**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-8 **It is anticipated that this item will be continued March 29, 2007:**

*Continued from January 25, 2007 & February 8, 2007:*

**\*LAS PALMAS - PROJECT NO. 92178**

City Council District: 8 Plan Area: San Ysidro

**Staff: Will Zounes**

Site Development Permit, Tentative Map for the removal of an existing single-family home and to construct 17 residential condominiums units, including a request to waive the requirement to underground existing overhead utilities, on a 1.15-acre site located at **122 Alverson Road** in the RM-1-1 Zone. Negative Declaration No. 92178. Report No. PC-07-001

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-9: *Continued from February 8, 2007*

**\*STEBBINS RESIDENCE – PROJECT NO. 51076**

City Council District: 2; Plan Area: Ocean Beach

**Staff: Laila Iskandar**

Coastal Development Permit (CDP) and Site Development Permit (SDP) for the demolition of an existing one-story duplex, and the construction of a new 1,749 square-foot, three-story single family residence above an 816 square-foot basement garage on a 2,500 square-foot site and to allow for deviation from the regulations for Special Flood Hazard Areas, to permit development of the residential structure at 7.1 feet below the Base Flood Elevation where two (2) feet above the Base Flood Elevation is required. The property is located at **5166 West Point Loma Boulevard** in the RM 2-4 Zone, Coastal Overlay Zone (appealable-area), Coastal Height Limit Overlay Zone, First Public Roadway, Beach Parking Impact Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, and the 100-year Flood-plain Overlay Zone, within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan (LCP). Mitigated Negative Declaration No. 51076. Report No. PC-07-010

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-10: **4368 OHIO STREET TENTATIVE MAP– PROJECT NO. 86838**  
 City Council District: 3; Plan Area: Greater North Park Community Plan

**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 0.161-acre site located at **4368 Ohio Street** in the MR-800B Zone of the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-07-040

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-11:     **\*LOS VIENTOS - PROJECT NO. 103439**  
City Council District: 8; Plan Area: Barrio Logan/Harbor 101

**Staff:**           **Farah Mahzari**

Barrio Logan/Harbor 101 Community Plan Amendment (CPA), Amendment to Progress Guide and General Plan, Local Coastal Program Amendment, Rezone, Barrio Logan Planned District Ordinance Amendment, Sewer Easement Abandonment, Site Development Permit (SDP), Plan Development Permit (PDP), and a Coastal Development Permit (CDP) to allow the demolition of a single-family residence located at 1629 National Avenue and the construction of a 89-unit affordable housing multi-family project consisting of two, four-story buildings. The project site is located at **1629 and 1668 National Avenue** within the Coastal Overlay Zone, Barrio Logan Planned District Redevelopment Subdistrict, Barrio Logan Redevelopment Project Area, Transit Overlay Zone, Residential Tandem Parking Overlay Zone and Council District 8.  
Mitigated Negative Declaration No. 103439. Report No. PC-07-034

**TODAY'S ACTION IS:**

Process 5. Recommendation to City Council to approve or deny

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve.