

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., MARCH 29, 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.*

*When it is determined that the Planning Commission will adjourn for lunch; the Planning Commission will adjourn @ 12:30 and reconvene @ 1:30, located on the 12<sup>th</sup> floor, Conference Room A, 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ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: *Continued from January 25, February 8, 2007, and March 1, 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-7; *Continued from March 8, 2007:*

**AZTEC BUDGET INN REDEVELOPMENT - 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- 9~~ zone and for Affordable development which deviates from the regulations of the underlying 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 65 one-, two- and three-bedroom units (to include 7affordable unit s) and 3,000 square-feet of commercial retail space; and 127 vehicle parking spaces in a 16-space street-level covered parking garage and a **111** -space subterranean parking structure.

Mitigated Negative Declaration No. 83705. Report No. PC-06-208

**TODAY'S ACTION IS:**

Process 5. Recommendation to City Council to approve or deny

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve.

ITEM-8: *Continued from February 8, March 1, and March 15, 2007:*

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

City Council District: 3 Plan Area: Greater North Park

**Staff: Michelle Sokolowski**

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-9: *Appeal of the Hearing Officer Decision from December 20, 2006:*

**JOHNSON RESIDENCE – PROJECT NO. 100862**

City Council District: 1; Plan Area: Torrey Pines

**Staff: Bill Tripp**

Coastal Development Permit to demolish an existing duplex and construct a multi-level 2,180 square-foot, single family residence, with Variances to allow: 1) The residence to observe a 5'-5" street-side yard setback adjacent to Via Grimaldi where 10'-0" is the minimum required; and 2) An entry footbridge observing a maximum height of 5'-6" within the front yard setback adjacent to Via Grimaldi, where 3'-0" is the maximum height allowed, on a 3,382 square-foot legal lot located at **12840 Via Grimaldi** within the RS -1-7 zone, Torrey Pines Community Plan area, Coastal Overlay zone (City Jurisdiction, non appealable), Coastal Height Limitation. Negative Declaration No. 100862. Report No. PC-07-037

**TODAY'S ACTION IS:**

Process 3. Deny or approve the appeal

**DEPARTMENT RECOMMENDATION:**

Deny the appeal and approve the project

ITEM-10: **4969 SANTA MONICA TENTATIVE MAP - PROJECT NO. 98120**  
City Council District: 2; Plan Area: Ocean Beach

**Staff: Laila Iskandar**

Coastal Development Permit and a Tentative Map to convert three (3) existing residential units and three (3) existing commercial units into condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 7,004 square-foot (0.16-acre) site. The property is located at **4969 Santa Monica Avenue** in the CC-4-2 Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, and Residential Tandem Parking Overlay Zone, within the Ocean Beach Precise Plan and Local Coastal Program Area. Exempt from environmental. Report No. PC-07-044

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-11: **CABRILLO RLISADES TENTATIVE MAP- PROJECT NO. 97472**  
City Council District: 6; Plan Area: Serra Mesa

**Staff: Jeannette Temple**

Tentative Map to convert 369 existing residential units to condominiums on a 17.06 acre site. The property is located at **3201-3297 Annrae Street; 7902-8090 Donzee Street; 7901-7966 Harmarsh Street; 3203-3495 Kearny Villa Lane; and 3402-3496 Olga Avenue** in the RM-3-7 Zone within the Serra Mesa Community Plan area and Council District 6, north of Mesa College Drive between Highway 163 and Interstate 805. Exempt from environmental. Report No. PC-07-041

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-12: **2005 GRAND VESTING TENTATIVE MAP– PROJECT NO. 90852**  
 City Council District: 2; Plan Area: Pacific Beach

**Staff: Glenn Gargas**

Coastal Development Permit and Tentative Map (Process 4) including a request to waive the requirement to underground the existing utilities and to convert an existing, 10 residential dwelling unit apartment complex into 10 residential condominium units on a 0.287 acre site. The property is located at **2005-2015 Grand Avenue**, in the RM-2-5 Zone, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone and within the Pacific Beach Community Plan Area.  
 Exempt from environmental. Report No. PC-07-052

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-13: *It is anticipated that this item will be continued to April 26, 2007:*

**233 PROSPECT TENTATIVE MAP– PROJECT NO. 77255**  
 City Council District: 2; Plan Area: Pacific Beach

**Staff: Robert Korch**

Tentative Map and a Coastal Development Permit to permit the conversion of 115 residential dwelling units to condominium ownership on a 1.539 acre site at **233 Prospect Street** in Zone 5 of La Jolla Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable area), and Coastal Height Limit. The existing development was approved under a Conditional Use Permit as a retirement facility for senior citizens and the development contains common area facilities and a reduced on-site parking requirement. Under this application, the Conditional Use Permit would remain in effect and force. Report No. PC-07-020, which at this time will not be distributed.

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-14: *This item is being withdrawn from the docket and will be noticed for a future date:*

**SOUTHVIEW – PROJECT NO. 2204**

City Council District: 8; Plan Area: Otay Mesa

**Staff: Sandra Teasley**

Tentative Map to subdivide a 39.2-acre parcel into three lots and one remainder parcel, for the future construction of a maximum of 546, residential, condominium units on the three proposed lots. The project requires a rezone from an agricultural zone to a multi-family zone and a Site Development Permit for potential impacts to environmentally sensitive lands. The vacant site is located on the east side of Caliente Avenue at its intersection with Airway Road, south of Otay Mesa Road and just west of Spring Canyon. Mitigated Negative Declaration No. 2204

**TODAY'S ACTION IS:**

Process 5. Recommendation to City Council to approve or deny

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve.