

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., MAY 10, 2007  
CITY ADMINISTRATION BUILDING,  
COMMITTEE ROOM,  
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 to 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ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: **APPROVAL OF THE MINUTES FOR FEBRUARY 8, 2007**

ITEM-7: *Continued from March 29, 2007:*

**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-8: *Continued from April 5, 2007:*

**HEALTH CARE SERVICES– PROJECT NO. 124820**

City Council District: 7; Plan Area: Eastern Area Neighborhood of Mid Cities

**Staff: PJ FitzGerald**

Amendment to Conditional Use Permit (CUP) No. 92-0441 to allow an existing residential care facility to change their management entity from Community Resources and Self Help (CRASH) to Healthcare Services, as required by the original permit. No other changes to the existing facility are proposed with the proposed amendment. The property is located at **4890 67<sup>th</sup> Street** in the RM-2-5 Zone of the Central Urbanized Planned District within the Eastern Area Neighborhood of the Mid Cities Communities Plan Area. Exempt from environmental. Report No. PC-07-065

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-9: *Appeal of Development Services Department Staff's decision (process 2):*

**ALDERHILL TERRACE FENCE- PROJECT NO.90731**

City Council District: 3 Plan Area: Miramar Ranch North

**Staff: Tim Daly**

Appeal of Development Services Department staff's decision to deny the application for a Neighborhood Development Permit for the existing 5-foot high wrought iron fencing enclosure encroaching approximately 15 feet into the Open Space Easement, Scripps Ranch North Unit No. 9, and Map No. 13131, located at the rear properties of 11779, 11793, 11801, 11815, 11823, and 11831 Alderhill Terrace in the RS-1-13 zone of the Miramar Ranch North Community Plan area (Reference Neighborhood Code Compliance Case No.s 111026 through 111031). Exempt from Environmental Report No. PC-07-066

**TODAY'S ACTION IS:**

Process 2. Approve or deny the appeal

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM-10: *City Council remanded back to Planning Commission on September 25, 2006:*

**\*ARMSTRONG RESIDENCE – PROJECT NO. 3511**

City Council District: 1; Plan Area: La Jolla

**Staff: Laura Black**

Remand to Planning Commission, from City Council hearing on September 25, 2006, for an application of a Coastal Development Permit for the construction of a two story, 2,883 square-foot single family residence, with attached 483 square foot, two-car garage, on an existing 7,812 square foot lot within the RS-1-5 zone of the La Jolla Community Plan Area, Coastal Overlay (non-appealable) and Coastal Height Limit Overlay Zone. Negative Declaration No. 3511. Planning Commission report No. PC-06-051.

The Notice of Decision (NOD) of the project was issued by staff on November 17, 2005. The project was appealed to Planning Commission and heard by Planning Commission on March 16, 2006. The Planning Commission voted to deny the project appeal by a vote of 5-0. On March 29, 2006, the La Jolla Community Planning Group appealed the environmental determination to City Council. Negative Declaration No. 3511. Report No. PC-07-078

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

**ITEM-11: CANYON VIEW TENTATIVE MAP – PROJECT NO. 90633**

City Council District: 7; Plan Area: Navajo

**Staff: Kathy Henderson**

Tentative Map to convert 183 existing residential units to condominiums on a 6.31 acre site at **7077-7175 Navajo Road** in the CC-1-3 Zone within the Navajo Community Plan. Exempt from environmental. Report No. PC -07-050

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

**ITEM-12: 2353 ALBATROSS TENTATIVE MAP - PROJECT NO. 103928**

City Council District: 2; Plan Area: Uptown

**Staff: Paul Godwin**

Tentative Map to convert 24 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.35-acre site located at **2353 Albatross 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-07-076

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-13: **8501 GLENHAVEN TENTATIVE MAP– PROJECT NO. 90740**  
City Council District: 6; Plan Area: Serra Mesa

**Staff: Jeffrey Robles**

Tentative Map to convert 50 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities. The 1.61-acre site is located **8501-8549 Glenhaven Street** in the RM-3-7 zone and the Serra Mesa Community Plan area. Exempt from environmental. Report No. PC-07-045

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-14: **3934 HAMILTON TENTATIVE MAP -PROJECT NO. 94424**  
City Council District: 3; Plan Area: City Heights Neighborhood of the Mid-City Communities Plan

**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 0.164 acre site located at **3934 Hamilton Street** in the MR-800B Zone and the Transit Overlay Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-07-063

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-15:     **\*LANSDALE– PROJECT NO. 101623**  
 City Council District: 1; Plan Area: Carmel Valley Community Plan Area

**Staff:**           **Cherlyn Cac**

Public Right of Way Vacation, Tentative Map, and Site Development Permit to vacate a portion of Lansdale Drive, demolish two existing single family residences, and subdivide the 1.91 acre site into six lots to grade and construct six single family residences. The project is located at **4460 and 4676 Lansdale Drive** in the SF zone of the Carmel Valley Planned District within Carmel Valley Community Plan area. Mitigated Negative Declaration No. 101623. Report No. PC-07-064

**TODAY'S ACTION IS:**

Process 5. Recommendation to City Council to approve or deny

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve.

ITEM-16:     **BACI'S PARKING – PROJECT NO. 94178**  
 City Council District: 6; Plan Area: Clairemont Mesa

**Staff:**           **John Fisher**

Planned Development Permit and Neighborhood Development Permit for the Baci's Parking located at **1836, 1916 and 1926 Chicago Street and 1955 Moreno Boulevard** at the rear portion of these properties in the Clairemont Mesa community. The project would provide 25 supplemental commercial parking spaces for the Baci's Restaurant located on Morena Boulevard. The 25 spaces would provide 15 spaces for customers, 2 employee spaces & 8 employee tandem spaces. These parking spaces are not required by the zoning regulations for the restaurant and are to supplement the restaurant's need for parking in the neighborhood. Three of the properties are currently developed with residential uses, the fourth developed with the Baci's Restaurant. Two of these properties are zoned as RS-1-7 for single family use, one is zoned RM-3-7 for multi-family use while the restaurant site is zoned CN-1-2. The parking spaces would be provided in small parking lots at the rear of the properties adjacent to and accessed from the alley. The proposal is exempt from CEQA under section 15301 as an "Existing Facility" per the State CEQA Guidelines. PC-07-067

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-17:     **\*CARMEL HIGHLANDS VILLAGE – PROJECT NO. 72522**  
City Council District: 1; Plan Area: Carmel Valley

**Staff:           Derrick Johnson**

The Carmel Highlands Village proposal requires several actions to implement the project. These approvals are as follows: a Vesting Tentative Map (VTM) to amend VTM # 96-0737; a Site Development Permit in accordance with the Carmel Valley Planned District Ordinance; the transfer of 3.06 acres from the applicants to the City of San Diego, the transfer of 0.18 acres, in fee simple from the City to the applicant and lastly the abandonment of three separate public easements on the property.

The project site is located north of Carmel Mountain Road and west of Carmel Country Road in the CVPD-OS/SF2/MF1/NC zones of the Carmel Valley Planned District within the Carmel Valley Community Plan. The project proposes the subdivision of a vacant 21-acre site, the construction of a 172-Unit Condominium Complex, one single family lot and a Commercial Center. The project consists of: 32, two-story buildings with attached garages; one approximately 4,500-square foot recreational building; one-single family residences, 28,040-square feet of commercial space within five buildings and associated Open Space. The project requires and Addendum to an EIR. PC-07-071.

**TODAY'S ACTION IS:**

Process 5. Recommendation to City Council to approve or deny

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve.