

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., SEPTEMBER 6, 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.*

*Any information and/or material needing to be distributed to the Commissioners must be sent through recording secretary at one of the following: **Mailing address:** 1222 First Ave, 4<sup>th</sup> floor, San Diego, CA 92101; **Email address:** [planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov) **Fax:** 619-321-3200. The recording secretary can be reached at 619-321-3208.*

*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 need to adjourn for lunch, the Commission will adjourn to Conference Room A, located on the 12<sup>th</sup> floor, next to the Council Chambers from 12:30pm to 1:30 pm.*

**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**ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 May 31, 2007 and July 12, 2007:*

**4255 WINONA AVENUE TENTATIVE MAP – PROJECT NO. 87147**  
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 0.143 acre site located at **4255 Winona Avenue** in the RM-1-1 Zone of the Central Urbanized Planned District, the Transit Overlay Zone, and the Residential Tandem Parking Overlay Zone, within the City Heights neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-07-062

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-7: *Continued from April 5, 2007, April 26, 2007, May 31, 2007, and June 21, 2007:*

**SUNROAD CENTRUM RESIDENTIAL – PROJECT NO. 99397**  
City Council District: 6; Plan Area: Kearny Mesa

**Staff: Jeannette Temple**

Planned Development Permit and Vesting Tentative Map for two 5-story residential buildings containing 221 residential units and two 4-story residential buildings containing 379 residential units; with subterranean parking, three recreation centers, and a 2-acre park site on a 12.20 acre site located at **8773 Lightwave Avenue** between Kearny Villa Road and Paramount Drive in the CA Zone per the New Century Center Master Plan (currently CC-1-3) within the Kearny Mesa Community Plan. Addendum to Environmental Impact Report No. 99397.  
Report No. PC-07-058

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-8: ***City Council remanded back to Planning Commission on September 25, 2006: Continued from May 10 and July 12, 2007***

**\*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 to construct a two-story, 3,397 square-foot single family residence on a 7,812-square-foot vacant lot within the RS-1-5 zone of the La Jolla Community Plan Area, Coastal Overlay (non-applicable) and Coastal Height Limit Overlay Zone.

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 (Report No. PC-06-051). 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-9: **\*BAYSHORE BIKEPATH - PROJECT NO. 1901**

City Council District: 8 Plan Area: Otay Mesa-Nestor

**Staff: Patricia Grabski**

Site Development Permit for the construction and operation of a 1.8-mile Class I bikepath to be located along the Otay River Berm and the Main Street Dike and the relocation of an existing haul road utilized by the South Bay Salt Works. The bikepath would be a segment of the 24-mile Bayshore Bikeway and would connect to an existing segment at 13<sup>th</sup> Street (City of Imperial Beach) on the west side and Main Street (City of San Diego) on the east. Environmental Impact Report No. 1901.

Report NO. PC-07-101

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve the project

**ITEM-10: AMENDMENTS TO THE CONDOMINIUM CONVERSION REGULATIONS**

City Council District: All Plan Area: Citywide

Staff: Malinda Dickenson, Deputy City Attorney

Proposed amendments to the Land Development Code and the Local Coastal Program regarding condominium conversions. In March 2007 the City Council entered into a Settlement Agreement which requires the Council to docket amendments to the Condominium Conversion Regulations for consideration at a public hearing. The amendments generally include the following: (1) a prohibition on the conversion of more than 1,000 dwelling units to condominiums per calendar year, (2) a requirement that the City, prior to approval of any application for the conversion of dwelling units to condominiums, survey the tenants of the units and issue an annual report on the results of the surveys, and (3) a provision allowing the approval of a final subdivision map, notwithstanding the fact that certain required improvements have not yet been completed, provided that a certified copy of a recorded covenant and restriction has been provided to the City which ensures completion of such improvements will be made prior to sale of a unit.

This project is covered under Environmental Impact Report No. 96-0333 as well as addendums to that EIR. The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental documents adequately cover this activity as part of the previously approved project, the activity is not a separate project for purposes of CEQA Guidelines Section 1506(c) (3) and 15378(c).  
Report No. PC-07-121

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve the project

ITEM-11: **VIA DE LA VALLE COMMUNITY PLAN AMENDMENT – INITIATION**  
City Council District: 1 Plan Area: Via de la Valle

Staff: Jennifer Cordeau

Initiation of an amendment to the Via de la Valle Specific Plan and the Progress Guide and General Plan to adjust the development and open space boundaries on an approximately 19.34 acre site, located on the north side of Via de la Valle, east of San Andres Drive, within Development Area 5 of the Via de la Valle Specific Plan. Exempt from Environmental. PC-07-120

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.

ITEM--12: **RESIDENTIAL HIGH OCCUPANCY PERMIT**  
City Council District: All Plan Area: Citywide

Staff: Amanda Lee

Proposed amendments to the Land Development Code and the Local Coastal Program to address mini dorms by requiring a Residential High Occupancy Permit. The ordinance would apply citywide to existing and new development, and would require annual permit review for single dwelling units where the occupancy would consist of 6 or more adults residing for a period of 30 or more consecutive days. Permits would be issued where the parking requirement (one parking space per adult occupant less one) could be met. Permits would be revocable in case of violations. This ordinance was requested by the City Council in their motion to approve the mini dorm code amendments addressing physical development on July 9, 2007. The Rooming House Ordinance (Item 13 on today's agenda) and High Occupancy Permit can exist independent of one another, or may be implemented in combination without conflict.

The proposed amendments are adequately addressed by three previous environmental documents which include: "Amendments to Address Mini Dorms and Preserve the Character of RS Zones Project No. 129501, Addendum to EIR No. 96-0333"; "Revisions to Land Development Code Project No. 96-7897, Addendum to EIR No. 96-0333"; and "Land Development Code EIR No. 96-0333". There is no change in circumstance, additional information, or project changes to warrant additional environmental review. Therefore, the activity is not a separate project for purposes of CEQA review pursuant to State CEQA Guidelines Section §15060(c) (3). Report No. PC-07-137

**TODAY'S ACTION IS:**

Process 5. Recommendation to City Council

ITEM-13:     **ROOMING HOUSE ORDINANCE**  
City Council District: All Plan Area: Citywide

Staff:             Marianne Greene, Deputy City Attorney

Process 5 amendments to the Land Development Code (Chapter 11, Article 3; Chapter 12, Articles 6 and 7; Chapter 13, Article 1; Chapter 14, Article 2) and the Local Coastal Program to address “mini dorms” by creating a new rooming house land use. A rooming house would be defined as a dwelling unit where three or more bedrooms are rented under three or more lease agreements. The rooming house use would not be permitted in RS (Residential-Single Unit) zones. An amortization period is proposed to allow existing rooming houses in RS zones to continue to operate as a previously conforming use for 7 years.

Report No. PC-07-121

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve the project