

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., MARCH 6, 2008
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR**

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, to Conference Room A, located on the 12th 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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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.

PLANNING COMMISSION DOCKET OF MARCH 6, 2008

ITEM-6: **APPROVAL OF THE MINUTES FOR NOVEMBER 1, 2007, and NOVEMBER 8, 2007.**

ITEM-7: *Appeal of the Hearing Officer decision of January 9, 2008*

5115 63rd STREET TENTATIVE MAP-PROJECT NO. 122152
City Council District: 7; Plan Area: College

Staff: Edith Gutierrez

Map Waiver and Waiver of Undergrounding for the subdivision of a 0.35 acre site to two parcels with an existing single family residence. The site is located at **5115 63rd Street** in the RS-1-7 Zone and the Parking Impact Overlay Zone within the College Area Community Plan. Exempt from Environmental. Report No.PC-08-24

TODAY'S ACTION IS:

Process 3; Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-8: **4366 UTAH TENTATIVE MAP-PROJECT NO. 85096**
City Council District: 3; Plan Area: Greater North Park

Staff: Renee Mezo

Tentative Map to convert 7 existing residential units, including a request to waive the requirement to underground existing overhead utilities on a 0.16-acre site. The property is located at **4366 Utah Street** in the MR-800B zone and the Transit Area Overlay Zone within the Greater North Park Community Plan and Council District 3. Exempt from Environmental. Report No. PC-08-007

TODAY'S ACTION IS:

Process 4; Approve or deny

DEPARTMENT RECOMMENDATION:

Approval

ITEM-9: ***MESA COLLEGE AMENDMENT SITE DEVELOPMENT PERMIT-
PROJECT NO. 139300**

City Council District: 6; Plan Area: Clairemont Mesa and Linda Vista

Staff: Helen Deisher

Site Development Permit (SDP) to Amend SDP No. 324476 to delete a mitigation requirement for an eastbound left turn lane on Mesa College Drive at Ashford Street. RS-1-7 Zone, Clairemont Mesa Community Plan and Linda Vista Community Plan Areas. Amendment to Mitigated Negative Declaration State Clearing House No. 2005121106. Report No. PC-08-023

TODAY'S ACTION IS:

Process 4; Approve or deny

DEPARTMENT RECOMMENDATION:

Approval

ITEM-10: **1081 CAMINO DEL RIO SOUTH MAP WAIVER-PROJECT NO. 121239**

City Council District: 6; Plan Area: Mission Valley

Staff: Jeff Peterson

Map Waiver to waive the requirements for a Tentative Map and Parcel Map to create 49 commercial condominium ownerships from an existing 22,000 square foot commercial office building on a 1.257-acre site. This subdivision also requires a Site Development Permit (SDP) in accordance with a Process Four to amend Planned Commercial Development (PCD) Permit No. 84-0433 for development on a premise containing Environmentally Sensitive Lands (ESL). An open space easement was established on the southern 100 feet of the premise that contains the ESL and was recorded on the Rio Land Subdivision Map No. 8245. **The project proposes no new development other than to create commercial condominium ownerships from the existing commercial office building.** The project site is located at 1081 Camino Del Rio South, east of Auto Circle, in the MV-CO-CV Zone of the Mission Valley Planned District within the Mission Valley Community Plan, and the Airport Environs Overlay Zone (AEOZ) Federal Aviation Administration (FAA) Part 77 Noticing Area for the San Diego International Airport (SDIA) and Montgomery Field. Exempt from Environmental. Report No. PC-08-021

TODAY'S ACTION IS:

Process 4; Approve or deny

DEPARTMENT RECOMMENDATION:

Approval

ITEM-11: **FULTON STREET TENTATIVE MAP-PROJECT NO. 139290**

City Council District: 6; Plan Area: Linda Vista

Staff: Farah Mahzari

Tentative Map to create 23 residential condominiums (under construction at the time of application) and the conversion of six existing residential rental units to condominiums, and a waiver from the requirement to underground the existing overhead utilities located at **7052-7074 Fulton Street** within the Linda Vista Community Planning Area. Exempt from Environmental. Report No. PC-08-022

TODAY'S ACTION IS:

Process 4; Approve or deny

DEPARTMENT RECOMMENDATION:

Approval

ITEM-12: **34th STREET TENTATIVE MAP-PROJECT NO. 3725**

City Council District: 3; Plan Area: Normal Heights neighborhood of the Mid-City Communities Plan

Staff: Michelle Sokolowski

Tentative Map to convert 6 existing apartment units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.153-acre site located at **4627 34th Street** in the RM-1-2 Zone of the Central Urbanized Planned District in the Normal Heights neighborhood of the Mid-City Communities Plan Area. Exempt from Environmental. Report No. PC-08-020

TODAY'S ACTION IS:

Process 4; Approve or deny

DEPARTMENT RECOMMENDATION:

Approval

- ITEM-13: **AMENDMENT TO THE MID-CITY ORDINANCE-
COMMUNITIES PLANNED DISTRICT ORDINANCE (MCCPDO) FOR AN
INTERIM HEIGHT LIMITATION IN THE UPTOWN COMMUNITY**
City Council District: 2 & 3; Plan Area: Uptown

Staff: Marlon Pangilinan

Amendment to the Mid-City Communities Planned District Ordinance to establish an interim height limitation that would limit structures above a building height of 50 and 65 feet along specific portions of 5th Avenue, Robinson Avenue, University Avenue, and Washington Street north of Brookes Avenue within the CN-1A, CN-2A, and CV-1 zones and establish a Process 4 review for structures above a building height of 65 feet along specific portions of 4th Avenue, 5th Avenue, and 6th Avenue south of Brookes Avenue within the CN-1A, NP-1, CV-1, and MR-400 zones of the Uptown Community. These provisions of the proposed amendment would remain in effect until the adoption of the Uptown Community Plan Update (to commence in 2008) or 30 months from the adoption of this ordinance whichever occurs first. The proposed amendment would also allow the City Council to extend these provisions by a majority vote should the 30-month limitation expire prior to the adoption of the Uptown Community Plan Update for two 180-day periods in accordance with Process 5. Projects deemed complete prior to the adoption of this ordinance would be exempt from these provisions. Exempt from Environmental. Report No. PC-08-029

TODAY'S ACTION IS:

Process 5; Recommend Approve or deny

DEPARTMENT RECOMMENDATION:

Recommend Approval

- ITEM-14: **THOMAS JEFFERSON LAW SCHOOL MAP-PROJECT NO. 122152**
City Council District: 2; Plan Area: Uptown

Staff: Brad Richter

Consideration of Centre City Planned Development Permit 2007-55 for a proposed development consisting of a private law school with classrooms, library, administrative and faculty offices, law clinic, café, bookstore and approximately 178 below-grade parking spaces situated on the 30,000 square-foot site located on the south side of Island Avenue between Eleventh Avenue and Park Boulevard in the East Village neighborhood. The project includes proposed deviations for maximum tower width and the use of tandem parking spaces. Environmental Secondary Study.

TODAY'S ACTION IS:

Process 4; Approve or deny

DEPARTMENT RECOMMENDATION:

Approval