

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
AUGUST 4, 2005
COUNCIL CHAMBERS, 12th FLOOR
9:00 A.M.**

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) 236-6596 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.

- 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 CONTINUANCE.**
- 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 MINUTES FOR JULY 21, 2005**

ITEM-7: *Trailed from July 28, 2005:*

3606 State Street Tentative Map - Project No. 33530

City Council District: 3; Plan Area: Uptown

Staff: Michelle Sokolowski

A request for a Right-of-Way Vacation, Easement Abandonment and Tentative Map to convert a total of 27 existing residential units to condominiums, including 11 existing residential units on a 0.43 acre site at **3606 and 3613 State Street** in the MR-1500 Zone of Mid-City Communities Planned district within the Uptown Community Plan Area, and the Airport Approach Overlay Zone. The application also includes a request to waive the requirement to underground existing overhead utilities. Exempt from Environmental. Report No PC-05-227

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: *Continued from June 16, 2005:*

INITIATION – COMMUNITY PLAN AMENDMENT MIDWAY/PACIFIC HIGHWAY CORRIDOR - STELLA 5 POINTS

City Council District: 2; Plan Area: Midway/Pacific Highway Corridor

Staff: Tony Kempton

Determine if a community plan amendment should be initiated that would allow for a 1.6 acre site in the Midway/Pacific Highway Corridor plan area to be re-designated from Industrial to Residential in order to accommodate multi-family residential development. Report No. PC-05-190.

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: *Continued from July 21, 2005:*

FLORIDA TOWNHOMES TENTATIVE MAP – PROJECT NO. 43670
 City Council District: 3; Plan Area: Greater North Park

Staff: Michelle Sokolowski

A request for a Tentative Map to convert 16 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at **4525 Florida Street** in the MR-2500 Zone of the Mid-City Communities Planned District within the Grater North Park community Plan Area. Exempt from environmental. Report No. PC-05-225.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: *Appeal of Hearing Officer Decision:*
FLAMING SKEWER - PROJECT NO. 59038
 City Council District: 3; Plan Area: Uptown

Staff: Bill Tripp

Appeal of Hearing Officer decision to conditionally approve a Conditional Use Permit to establish and maintain an Alcoholic Beverage Outlet to comprise a maximum 100 square foot liquor store/sales area, and an approximate 1,620 square foot restaurant within an approximate 2,000 square foot ground floor tenant improvement space/portion of an existing three story building. The 0.36 acre (15,600 square foot) site is zoned CN-1A (Commercial-Node) and located within the Mid-City Communities Planned District, addressed at **3896-B Fifth Avenue**, located south of Fifth and University Avenues, east of Fourth and West of Sixth Avenue, legally described as Lots 29-32, Block 3, Nutt's Addition, Map No. 628. Exempt from environmental. Report No. PC-05-203.

TODAY'S ACTION IS:

Process 3. Deny the appeal and affirm the Hearing Officer's decision, or grant the appeal and modify the Hearing Officer's decision.

DEPARTMENT RECOMMENDATION:

Grant the appeal and modify the Hearing Officer's decision.

ITEM-11: **4328 McClintock Tentative Map - Project No. 59592**
City Council District: 3; Plan Area: Greater North Park

Staff: Bill Tripp

Tentative Map to convert 7 existing residential units to condominiums on a 0.138 acre site at **4328 McClintock Street** and a request to waive the requirement to underground existing overhead utilities in the CT-2-4 Zone of the Central Urbanized Planned District within the Normal Heights neighborhood of the Mid-City Communities Plan Area and Mid-City Communities Planned District. Exempt from environmental. Report No. PC-05-235.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **Colonial Court Tentative Map – Project No. 48834**
City Council District: 3; Plan Area: Greater North Park

Staff: John Cruz

A request for a Tentative Map to convert 11 existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities. The project site is located at **3216 30th Street** within the Mid-City Communities Planned District in the Greater North ark Community Plan area in the RS-1-7 Zone. Exempt from environmental. Report No. PC-05-240.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **5059 NIAGARA TENTATIVE MAP - PROJECT NO. 61911**
City Council District:2; Plan Area: Ocean Beach

Staff: Patricia Grabski

Coastal Development Permit and Tentative Map to convert 9 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16 acre site at **5059 Niagara Avenue** in the RM-2-4 Zone within the Ocean Beach Community Plan, Coastal Overlay (appealable), Coastal Height Limitation Overlay, Airport Approach, and Airport Environs Overlay. Exempt from environmental. Report No. PC-05-241.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **HIGHLAND AVENUE TENTATIVE MAP - PROJECT NO. 58412**
City Council District: 3; Plan Area: City Heights Neighborhood of the Mid-City Communities Plan Area

Staff: Michelle Sokolowski

Tentative Map to convert 16 existing residential units to condominiums including a request to waive the requirement to underground existing overhead utilities. The project site is located at **4095 Highland Avenue** in the RM-1-1 zone of the Central Urbanized Planned District within the City Heights neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-05-242.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: **SMART CORNER TENTATIVE MAP – PROJECT NO. 26123.**
City Council District: 2; Plan Area: Centre City

Staff: Pete Lynch

Tentative map to allow 301 residential units and one (1) commercial unit in a building presently under construction at **1101 C Street** in the Centre City Community Planning Area be developed as condominiums. The Centre City Development Corporation completed an Environmental Secondary Study for this project on July 29, 2003; therefore no further environmental review is necessary for this action. Report No. PC-05-252.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **INITIATION – COMMUNITY PLAN AMENDMENT – GRAND AVENUE MIXED USE – PACIFIC BEACH**
City Council District: 2; Plan Area: Pacific Beach

Staff: Melissa Devine

Initiation of an amendment to the Pacific Beach Community Plan, Progress Guide and General Plan and Local Coastal Program to re-designate a 4,688 square foot site from Medium Density Residential (14-29 du/ac) to Community Commercial Use. Report No. PC-05-219.

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: **WORKSHOP – OTAY MESA COMMUNITY PLAN UPDATE**
City Council District: 8; Plan Area: Otay Mesa

Staff: **Mary Wright**

Workshop to gather input from the Planning Commission on the Otay Mesa Community Plan Update. A comprehensive update of the plan is underway and a draft land use plan has recently been released for public review. Specific issues to be addressed include the mix of land uses, industrial conversion and collection, transportation infrastructure, park facilities and Brown Field Airport. No action will be taken at this workshop. Report No. PC-05-222.