

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
OCTOBER 7, 2004
CITY 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: *Continued from September 16, 2004:*

***SORORITY ROW - PROJECT NO. 6063.**

City Council District: 7; Plan Area: College

Staff: Michelle Sokolowski

Planned Development Permit, Site Development Permit, Conditional Use Permit, Tentative Map and Easement Abandonment for the construction of 5 chapter houses, 50 Sorority Apartments, 15 Live-Out apartments, a subterranean parking structure, pool and spa on a vacant 1.56 acre site located on the west side of College Avenue between College Place and Cresita Drive in the RM-3-9 zone, the Core Subarea of the College Community Redevelopment Project, and the Parking Impact Overlay zone within the College community Plan area. Mitigated Negative Declaration No. 6036. Report No. PC-04-144.

TODAY'S ACTION IS:

Process 5. Recommend approval or denial to the City Council.

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-7: *Appeal of Hearing Officer Decision:*

COLLEGE ARCO - PROJECT NO. 38488

City Council District: 7; Plan Area: College Area

Staff: Patrick Hooper

Appeal of the Hearing Officer decision to approve an alcohol Conditional Use Permit for the sale of beer and wine at an existing service station in the College Area Community. Exempt from Environmental. Report No. PC-04-167.

TODAY'S ACTION IS:

Process 3. Deny the appeal and approve the project, or approve the appeal and deny the project.

DEPARTMENT RECOMMENDATION:

Deny the appeal and approve the project.

ITEM-8: **VILLA ANDORRA – PROJECT NO. 84988**
City Council District: 3; Plan Area: Mid-City Communities

Staff: Paul Godwin

Request for a Tentative Map for a condominium conversion to convert 70 existing residential units to condominiums on a 1.635 acre site. The property is located at 3522-3530 Meade Avenue, 3532 Meade Avenue and 4451 35th Street and is located in the RS-1-7 and RM-1-1 zones of the Normal Heights neighborhood of the Mid-City Communities Plan. Exempt from environmental. Report No. PC-04-162..

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: **37TH STREET TENTATIVE MAP – PROJECT NO. 5685**
City Council District: 3; Plan Area: Mid-City Communities

Staff: Paul Godwin

Request for a Tentative Map for a condominium conversion to convert five existing residential units to condominiums on a 0.24 acre site. The property is located at 3731 37th Street and is located in the MR-1500B zone of the Mid-City Communities Planned District within the City Heights Neighborhood of the Mid-City Communities Planned District. Exempt from environmental. Report No. PC-04-161.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: **IVY STREET TENTATIVE MAP - PROJECT NO. 13032**
City Council District: 3; Plan Area: Greater Golden Hill

Staff: Firouzeh Tirandazi

Request for a Tentative Map to convert seven existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 3055 Ivy Street in the GH-3000 zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan Area. Exempt from environmental. Report No. PC-04-160.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: **BAYSIDE LANE TENTATIVE MAP - PROJECT NO. 20431.**
City Council District: 2; Plan Area: Mission Beach

Staff: Bob Korch

Tentative Map and Coastal Development Permit to convert six existing residential apartment units to condominium ownership on a 0.052 acre site at 3764 Bayside Lane in the R-N zone of the Mission Beach Planned District/Precise Plan area, Coastal Overlay Zone (appealable area), Coastal Height Limit and Beach Parking Impact Area. Exempt from environmental. Report No. PC-04-164.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: ***PARK AND ROBINSON – PROJECT NO. 11996**
City Council District: 3; Plan Area: Uptown

Staff: **Firouzeh Tirandazi**

Map waiver to waive the requirement for a Tentative Map, Easement Vacation and a Site Development Permit for deviations to the Mid-City Communities Planned District and historical resources regulations for the proposed demolition of a historically designated structure and construction of a 6-level, 37 unit, residential condominium building with approximately 3,126 square feet of commercial retail space on the ground level and two levels of subsurface parking. The 0.5124 acre site is located at 3736-3748 Park Boulevard in the CN-2 zone of the Mid-City Communities Planned District. Mitigated Negative Declaration 11996. Report No. PC-04-151.

TODAY'S ACTION IS:

Process 5. Recommend approval or denial to the City Council.

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-13: **HAWLEY BOULEVARD TENTATIVE MAP – PROJECT NO. 27075**
City Council District: 3; Plan Area: Normal Heights

Staff: **Patrick Hooper**

Tentative Map application to convert sixteen existing residential units to condominiums and waive the requirement to underground existing overhead utilities on a 0.308 acre site located at 4548 Hawley Boulevard in the RM-1-2 zone. Exempt from environmental. Report No. PC-04-170.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.