

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
JANUARY 13, 2005  
CITY COUNCIL CHAMBERS, 12<sup>th</sup> 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 OR THE MINUTES OF DECEMBER 9, 2004.**

ITEM-7: *Continued from December 9, 2004:*

**\*OYSTER SHELL - PROJECT NO. 5397**

City Council District: 1; Plan Area: La Jolla

**Staff: Glenn Gargas**

CDP, SDP (for LJPD), TM and Rezone and Local Coastal Plan Amendment to demo 2 existing single dwelling units and one commercial structure and construct a new 6 unit condo building (3 stories above underground parking), on a 0.3 acre site. The rezone proposes to change the eastern half of the site from Zone 4 to Zone 5, resulting in the entire property to be within Zone 5. The Local Coastal Plan amendment is required due to the proposed rezone. The project site is located at 430, 432 and 444 Pearl Street in Zone 4 and 5 (proposed to be exclusively Zone 5) of the La Jolla Planned District, Coastal Zone (non-appealable), Coastal Height Limit, La Jolla community Plan. Mitigated Negative Declaration No. 5397. Report No. PC-04-233.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-8: *Continued from December 16, 2004:*

**FIGHTERTOWN TENTATIVE MAP – PROJECT NO. 39175**

City Council District: 5; Plan Area: Mira Mesa

**Staff: Michael VanBuskirk**

Request for a tentative map to convert 88 existing residential units to condominiums on a 3.05 acre site located at 10068 Maya Linda Roads in the RM-2-5 zone. The site is located within the Mira Mesa Community Plan Area. Exempt from environmental. Report No. PC-04-214.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-9: **CITY HEIGHTS PARK TENTATIVE MAP - PROJECT NO. 44106**  
 City Council District: 3; Plan Area: City Heights Neighborhood of the Mid-City  
 Communities Plan Area

**Staff: Michelle Sokolowski**

Tentative Map application to convert 12 existing residential units to condominiums, including a request to waive the undergrounding of the existing utilities on a 0.241 acre site at 4127 38<sup>th</sup> Street in the RM-2-5 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-05-001.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Deny the appeal and approve the permit.

ITEM-10: **VILLA PACIFIC TENTATIVE MAP – PROJECT NO. 43184**  
 City Council District: 6; Plan Area: Clairemont Mesa

**Staff: Jeannette Temple**

Tentative Map to convert 184 residential units to condominiums on a 6.77 acre site at 2901 Clairemont Drive in the RM-2-5 zone within the Clairemont Mesa Community Plan. Exempt from environmental. Report No. PC-05-002.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-11: **SAPPHIRE STREET TENTATIVE MAP - PROJECT NO. 40628**  
City Council District: 2; Plan Area: Pacific Beach

**Staff: Robert Korch**

A Tentative Map, waiver of undergrounding and a Coastal Development Permit to convert seven existing residential dwelling units to condominium ownership on a 0.143 acre, RM-1-1 zoned site located at 839 Sapphire Street also within the Coastal Overlay zone (non-appealable area), Coastal height limit and within the boundaries of the Pacific Beach Community Plan. Exempt from environmental. Report No. PC-05-003.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-12: **WINONA SQUARE TENTATIVE MAP – PROJECT NO. 33825**  
City Council District: 3; Plan Area: Kensington-Talmadge

**Staff: Firouzeh Tirandazi**

A request for a Tentative Map to convert 6 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 4483 Winona Avenue in the RM-1-2 zone of the Central Urbanized Planned District within the Kensington-Talmadge Neighborhood of Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-05-005

**TODAY'S ACTION IS:**

Process 4. Approve or deny the permit.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-13: **deFREITAS RESIDENCE AND STREET VACATION – PROJECT NO. 49172**

City Council District: 2; Plan Area: Peninsula

**Staff: Cory Wilkinson**

Demolish existing residence and construct a 4,303 square foot single family residence on a 0.21 acre site and vacate a portion of John Street at 885 Albion Street in the RS-1-7 Zone within the Peninsula Community Plan, Airport Approach Overlay Zone, Coastal Overlay (non-appealable,) Coastal Height Limit. Exempt from environmental. Report No. PC-05-006.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-14: **DUNLOP TENTATIVE MAP – PROJECT NO. 19404**

City Council District: 6; Plan Area: Linda Vista

**Staff: Bill Tripp**

Tentative Map to convert 6 residential units to condominiums on a 0.423 acre site at 2215 Dunlop Street in the RS-1-7 Zone. Exempt from environmental. Report No. PC-05-022.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-15: **8<sup>TH</sup> AVENUE TENTATIVE MAP – PROJECT NO. 49448**  
 City Council District: 3; Plan Area: Uptown

**Staff: Jeannette Temple**

Tentative Map to convert 25 existing residential units to condominiums on a 0.387 acre site at 4521 55<sup>th</sup> Street in the RM-3-8 zone within the College Community Plan area. Exempt from environmental. Report No. PC-05-023.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the permit.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-16: **\*BEYER PROPERTY – PROJECT NO. 41718**  
 City Council District: 8; Plan Area: San Ysidro

**Staff: Jeff Peterson**

The proposed project is an affordable/in-fill housing expedite project (Council Policy 600-27(A)) that proposes the construction of an 81 unit multi-family condominium development in the form of 27 detached structures. The 6.80 acre site is located north of Beyer Boulevard and west of Smythe Avenue in the RM-1-1 zone in the San Ysidro Planned District within the San Ysidro Community Planning Area. Mitigated Negative Declaration No. 41718. Report No. PC-05-019.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-17: **\*CARDENO- PROJECT NO. 5395**  
City Council District: 2; Plan Area: Pacific Beach

**Staff: Patricia Grabski**

Amendment to the Pacific Beach Community Plan to re-designate a 0.832 acre site from very low residential density (0-2 du/ac) to very low residential (2-5 du/ac) to allow the development of three single family residences, a Tentative Map to subdivide the lot into three parcels and a street vacation for portions of Cardeno Drive. Mitigated Negative Declaration No. 5395. Report No. PC-05-020.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-18: **INITIATION –COMMUNITY PLAN AMENDMENT – MIDWAY -1895 HANCOCK**  
City Council District: 2; Plan Area: Midway

**Staff: Tony Kempton**

Initiation of a community plan amendment to revise the land use designation on the subject property from light industrial to multiple use. Report No. PC-05-021.

**TODAY'S ACTION IS:**

Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-19:     **\*SINGLE ROOM OCCUPANCY HOTEL REGULATIONS**  
City Council District: Citywide; Plan Area: Citywide

**Staff:**           **Mike Westlake**

Amendments to the Municipal Code adjusting existing regulations and expanding development incentives regarding Compact Living Units, also known as Single Room Occupancy Hotels and Living Units. Report No. PC-05-018.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.