

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
JANUARY 27, 2005
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: **APPROVAL OF THE MINUTES OF DECEMBER 16, 2004 AND JANUARY 13, 2005:**

ITEM-7: *Continued from January 13, 2005:*

8TH AVENUE TENTATIVE MAP – PROJECT NO. 49448

City Council District: 3; Plan Area: Uptown

Staff: Jeannette Temple

Tentative Map to convert 19 existing residential units to condominiums on a 0.459 acre site at 4045 8th Avenue in the MR-800B Zone of the Mid-City Communities Planned district within the Uptown 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-8: **ADELAIDE AVENUE 16 - PROJECT NO. 39301**

City Council District:7; Plan Area: Eastern Area

Staff: Nilia Koering

Tentative Map to convert 16 existing residential units to condominiums on a 0.396 acre site at 5505 Adelaide Avenue in the RM-1-3 Zone within the Eastern Area Community Plan Area. Exempt from environmental. Report No. PC-05-008.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: **ADELAIDE AVENUE 19 – PROJECT NO. 39304**
City Council District: 7; Plan Area: Eastern Area

Staff: **Nilia Koering**

Tentative Map to convert 19 existing residential units to condominiums on a 0.428 acre site at 5532 Adelaide Avenue in the RM-1-3 zone within the Eastern Area Community Plan. Exempt from environmental. Report No. PC-05-009.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: ***CONNOLLY RESIDENCE - PROJECT NO. 3760**
City Council District: 3; Plan Area: Mid-City Communities – Normal Heights

Staff: **Patrick Hooper**

Neighborhood Development Permit/Variance and Easement Abandonment to construct a new 4,592 square foot single family home with basement and pool on a vacant 0.22 acre site containing steep hillsides and sensitive vegetation, where the residence will encroach into the required side yard at 5242 Cromwell Court in the RS-1-7, RS-1-1 and OR-1-1 zone. Mitigated Negative Declaration No. 3760. Report No. PC-05-056.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-11: **PLUM STREET RIGHT-OF-WAY VACATION – PROJECT NO. 6360**
City Council District: 2; Plan Area: Peninsula

Staff: P. J. Fitzgerald

Planned Development Permit (PDP) and Right of Way Vacation to vacate a segment of Plum Street south of Carleton Street, including a deviation to the RS-1-7 zone street frontage requirements, within the RS-1-7 zone of the Peninsula Community Plan. Exempt from environmental. Report No. PC-05-007.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-12: **TEMECULA HEIGHTS TENTATIVE MAP - PROJECT NO. 45778**
City Council District: 2; Plan Area: Peninsula

Staff: Cory Wilkinson

A Tentative Map to convert 7 existing residential units to condominiums on a 0.145 acre site at 4426 Temecula Street in the RM-3-7 zone within the Peninsula Community Plan, Coastal Height Limit, Airport Approach, Airport Environs. Exempt from environmental. Report No. PC-05-011.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **MENTONE STREET TENTATIVE MAP – PROJECT NO. 43673**
 City Council District:2; Plan Area: Peninsula

Staff: Cory Wilkinson

A request for a Tentative Map to convert 11 existing residential units to condominiums on a 0.21 acre site at 4437 Mentone Street in the RM-3-7 zone within the Peninsula Community Plan, Coastal Height Limit, Airport Approach, Airport Environs. Exempt from environmental. Report No. PC-05-013.

TODAY'S ACTION IS:

Process 4. Approve or deny the permit.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **VAN de MOERE RESIDENCE – PROJECT NO. 31364**
 City Council District: 1; Plan Area: La Jolla

Staff: Robert Korch

Coastal Development and Planned Development Permit with an open space (homeowner’s association open space/not City designated lands) and a Lot Line Adjustment Parcel Map to transfer a portion of an open space easement covering a landscaped manufactured slope from a Planned Residential Development to an adjoining lot at 6876 Avenida Andorra where a previous owner constructed accessory uses beyond the common lot line. Exempt from environmental. Report No. PC-05-014.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-15: ***BAY VIEW PLAZA – PROJECT NO. 5540**
City Council District: 6; Plan Area: Clairemont Mesa

Staff: **Bill Tripp**

Site Development Permit to demolish existing commercial buildings and construct a retail center on a 5.32 acre site at 2575 Clairemont Drive in the CC-1-3 zone of the Clairemont Mesa Community Plan, Community Plan Implementation Overlay (B), Clairemont Mesa Height Limit (Deviation Requested). Mitigated Negative Declaration No. 5540. Report No. PC-05-016.

TODAY'S ACTION IS:

Process 5. Recommend approval or denial to the City Council

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-16: **JUDSON STREET TENTATIVE MAP – PROJECT NO. 33525**
City Council District: 6; Plan Area: Linda Vista

Staff: **Helene Deisher**

Tentative Map to convert 45 existing residential units to condominiums on a 2.33 acre site at 2205 Judson Street in the RM-1-1 zone within the Linda Vista Community Plan area. Exempt from environmental. Report No. PC-05-024.

TODAY'S ACTION IS:

Process 4. Approve or deny the permit.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: ***PASEO DE MISSION HILLS – PROJECT NO. 40292**
City Council District: 2; Plan Area: Uptown

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 61 unit residential condominium complex with 5,113 square feet of retail space, and a 4,721 square foot retail/office building. The scope of work includes the renovation of two existing buildings with 8 affordable condominium units above office and retail space. The 1.17 acre project site is located on the north side of the 800 block of W. Washington Street in the MR-1000 and CN-2A zones of Mid-City Communities Planned District within the Uptown Community Planning Area. Mitigated Negative Declaration No. 40292. Report No. PC-05-017.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.