

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
FEBRUARY 10, 2005  
CITY COUNCIL CHAMBERS, 12<sup>th</sup> FLOOR  
9:00 A.M.**

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**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 JANUARY 27, 2005.**

ITEM-7: *Trailed from February 3, 2005 for a full Commission:*

**\*PENINSULA YMCA – PROJECT NO. 1606**

City Council District:2; Plan Area: Peninsula

**Staff: P.J. Fitzgerald**

A proposal to amend CUP 431-PC for the existing YMCA to remodel the existing 6,600 square foot building and facilities to add 19,655 square feet for a variety of recreational purposes and revise the facility grounds, located at 4390 Valeta Street within the Peninsula Community Plan Area. Mitigated Negative Declaration No. 1606. Report No. PC-05-032.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the permit.

**DEPARTMENT RECOMMENDATION:**

Approve.

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

**MONTECITO POINT TENTATIVE MAP – PROJECT NO. 10274**

City Council District: 3; Plan Area: Uptown

**Staff: Michelle Sokolowski**

A Tentative Map to convert 72 residential units to condominiums including a request to waive the undergrounding of the existing utilities, on a 0.689 acre site located at 4179 3<sup>rd</sup> 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-04-216.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-9:       **\*BIARRITZ TENTATIVE MAP AND SITE DEVELOPMENT PERMIT -  
PROJECT NO. 34029**

City Council District: 2; Plan Area: Uptown

**Staff:           Firouzeh Tirandazi**

A request for a Tentative Map and Site Development Permit to construct 37 residential condominium units in a 11 story building on a vacant 14,794 square foot site with deviations to the floor area ratio, setbacks, street yard, and diagonal plan dimension development regulations of the Mid-City Communities Planned District. The project site is located at 3102 6<sup>th</sup> Avenue in the MR-400 zone. Mitigated Negative Declaration No. 34029. Report No. PC-05-035.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-10:       **PARK BOULEVARD TENTATIVE MAP - PROJECT NO. 37221**

City Council District: 3; Plan Area: Uptown

**Staff:           Firouzeh Tirandazi**

Tentative Map to convert 11 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 3620 Park Boulevard in the MR-1500 zone of the Mid-City Communities Planned District. Exempt from environmental. Report No. PC-05-036.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the permit.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-11: **RILEY STREET TENTATIVE MAP - PROJECT NO. 23754**

City Council District: 6; Plan Area: Linda Vista

**Staff: Bill Tripp**

Tentative Map to convert 6 residential units to condominiums on a 0.142 acre site at 5763 Riley Street in the RM-3-7 zone. Exempt from environmental. Report No. PC-05-037.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-12: **\*DOTI POINT RESIDENTIAL DEVELOPMENT - PROJECT NO. 1481**

City Council District: 8; Plan Area: Skyline Paradise Hills

**Staff: Sandra Teasley**

A Stom Drainage Easement Vacation, Tentative Map, Planned Infill Residential Development Permit to allow the subdivision and development of 16 detached, single family residences on a 3.64 acre site located at the terminus of Doti Point Drive, south of Fowler Drive within the Skyline-Paradise Hills Community Planning area. (The project is subject to the old code requirements. Mitigated Negative Declaration 1481. Report No. PC-05-038.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-13: **34<sup>TH</sup> STREET TENTATIVE MAP – PROJECT NO. 45141**  
City Council District: 3; Plan Area: Mid-City Communities – Normal Heights  
Neighborhood Element

**Staff: Patrick Hooper**

Tentative Map to convert 18 existing residential units to condominium units on a 0.32 acre site at 4737 34<sup>th</sup> Street in the RM-1-1 zone of the Central Urbanized Planned District and waive the requirement to underground existing overhead utilities. Exempt from environmental. Report No. PC-05-039.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-14: **WABASH TENTATIVE MAP – PROJECT NO. 45931**  
City Council District: 3; Plan Area: City Heights

**Staff: Patrick Hooper**

Tentative Map to convert 8 existing residential units to condominiums on a 0.161 acre site at 4175 Wabash Avenue in the RM-1-1 zone within the City Heights neighborhood of the Central Urbanized Planned District, and waive the requirements to underground existing overhead utilities. Exempt from environmental. Report No. PC-05-040.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-15: **NORTH AVENUE TENTATIVE MAP - PROJECT NO. 48837**  
City Council District: 3; Plan Area: Uptown

**Staff: Helene Deisher**

A Tentative Map to convert 9 existing residential units to condominiums at 4533 North Avenue in the MR-1500 zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. Exempt from environmental. Report No. PC-05-041.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-16: **CHIN TENTATIVE MAP - PROJECT NO. 49456**  
City Council District: 3; Plan Area: Greater North Park

**Staff: Paul Godwin**

The proposed project is a request for a tentative Map for a condominium conversion to convert 10 existing residential units to condominiums on a 0.16 acre site. The property is located at 4387 Illinois Street and is located in the MR-800B zone of the Mid-City communities Planned district within the Greater North Park community Plan. Exempt from environmental. Report No. PC-05-015.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the permit.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-17: **\*HILLEL OF SAN DIEGO - PROJECT NO. 6098**  
City Council District: 1; Plan Area: La Jolla community Plan and La Jolla Shores  
Planned District

**Staff: Bob Korch**

The project is a two phase application with Phase 1 for the use of a single family residence at 8976 Cliffridge Avenue as a religious facility with offices and related uses and the Phase 2 development of a religious student center on a City-owned, triangular shaped parcel bounded by La Jolla Village Drive, La Jolla Scenic Drive North and La Jolla Scenic Way, requiring a Planned and Site Development Permit, vacation of streets, abandonment of an easement and dedication of public right of way within the SF zone of the La Jolla Shores Planned District, Coastal Height Limit, and Parking Impact Area (Campus Impact area) all within the La Jolla Community Plan area. Environmental Impact Report No. 6098. Report No. PC-05-004.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.