

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
MARCH 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 FEBRUARY 24, 2005.**

ITEM-7: *Appeal of the Hearing Officer decision:*  
**RASHID RESIDENCE – PROJECT NO. 5179**  
City Council District: 1; Plan Area: La Jolla

**Staff:** Glenn Gargas

Appeal on an application for a Coastal Development Permit, Site Development Permit and Tentative Map to create two parcels from an existing 29,577 square foot lot and to construct a residence on the second parcel. The single family residence is proposed to be 3,796 square foot, two-story structure to be located on parcel two. Parcel one would be 14,591 square feet in lot area and parcel two would be 14,986 square feet with parcel one retaining the existing single family residence. The project site is located at 7194 La Jolla Scenic Drive South within the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, and within the La Jolla Community Plan Area. Negative Declaration No. 5179. Report No. PC-05-058.

**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: *Continued from March 3, 2005:*  
**ALTADENA AVENUE TENTATIVE MAP - PROJECT NO. 51990**  
City Council District: 3; Plan Area: Kensington-Talmadge

**Staff:** Dan Stricker

Tentative Map to convert 16 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 0.288 acre site at 4424 Altadena Avenue in the CT-2-3 Zone of the Central Urbanized Planned District, and the Transit Overlay Zone within the Kensington-Talmadge Community Planning Area. Exempt from environmental. Report No. PC-05-096.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-9: **UTAH STREET TENTATIVE MAP – PROJECT NO. 47830**  
City Council District: 3; Plan Area: Grater North Park

**Staff: Firouzeh Tirandazi**

A request for a Tentative Map to convert 9 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 3970 Utah Street in the MR-800B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. Exempt from environmental. Report No. PC-05-060.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-10: **DECENA DRIVE TENTATIVE MAP - PROJECT NO. 50576**  
City Council District: 7; Plan Area: Navajo

**Staff: Jeannette Temple**

Tentative Map with a request to waive the requirement to underground adjacent overhead utilities, to convert twenty eight existing residential units to condominiums on a 0.64 acre site at 6120 Decena Drive in the RM-3-7 zone within the Navajo Community Plan area between Vandever and Twain Avenue. Exempt from environmental. Report No. PC-05-061.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the permit.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-11: **3<sup>RD</sup> AVENUE TENTATIVE MAP – PROJECT NO. 31784**  
City Council District: 3; Plan Area: Uptown

**Staff:           Firouzeh Tirandazi**

Tentative Map to convert 6 existing residential units and 1 commercial unit and to waive the requirement to underground existing overhead utilities on a 0.11 acre site. The project site is located at 3852 3<sup>rd</sup> Avenue in the CN-1A and MR-800B zones of the Mid-City Communities Planned District within the Uptown Community Plan area. Exempt from environmental. Report No. PC-05-062.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-12: **FALCON STREET TENTATIVE MAP - PROJECT NO. 33107**  
City Council District: 2; Plan Area: Uptown

**Staff:           Michelle Sokolowski**

Tentative Map to convert 10 existing residential units to condominiums, including a request to waive the requirements to underground existing overhead utilities on a 0.230 acre site at 4090 Falcon Street in the MF-1000 Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. Exempt from environmental. Report No. PC-05-063.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-13: **HOME AVENUE TENTATIVE MAP - PROJECT NO. 40626**  
 City Council District: 4; Plan Area: Mid-City Communities Plan/City Heights

**Staff: Patrick Hooper**

Tentative Map to convert 42 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 3.09 acre site at 4455 Home Avenue in the RM-1-1 and OR-1-1 Zone of the Central Urbanized Planned District within the City Heights Neighborhood Element of the Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-05-064.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-14: **\*STADIUM GOLF – PROJECT NO. 6937**  
 City Council District: 6; Plan Area: Kearny Mesa

**Staff: Jeannette Temple**

Conditional Use Permit to amend Conditional Use Permit NO. 94-0484 to extend the allowed golf driving range and batting cage use to up to twenty one years, located at 2990 Murphy Canyon Road in the IL-2-1 zone of the Kearny Mesa Community Plan area between Aero Drive and Friars Road. Negative Declaration No. 6937. Report No. PC-05-065.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-15: **ADAMS AVENUE PARK TENTATIVE MAP – PROJECT NO. 48518**  
 City Council District: 3; Plan Area: Mid-City Communities Plan Area

**Staff: John Cruz**

Tentative Map to convert 14 existing residential units to condominiums including a request to waive the undergrounding of the existing utilities on a 0.321 acre site at 3449 Adams Avenue within the CU-3-3 Zone of the Central Urbanized Planned District within the Normal Heights neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-05-071.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-16: **INITIATION – COMMUNITY PLAN AMENDMENT – CITY HEIGHTS/MID-CITY – 47<sup>TH</sup> STREET AND FAIRMOUNT AVENUE**  
 City Council District: 4; Plan Area: Mid-City/City Heights

**Staff: Marlon Pangilinan**

Initiation of an amendment to the Mid-City Communities Plan and Progress Guide and General Plan to re-designate a 1.28 acre site from Industrial to Residential 6 to 10 swelling units per acre. Report No. PC-05-066.

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.

ITEM-17:     **INITIATION – COMMUNITY PLAN AMENDMENT – JUTLAND DRIVE  
 – CLAIREMONT MESA COMMUNITY**  
 City Council District: 6; Plan Area: Clairemont Mesa

**Staff:           Brian Shoenfisch**

Initiation of an amendment to the Clairemont Mesa Community Plan and Progress Guide and General Plan to re-designate a 7.5 acre site from industrial park to medium high residential (30-45 du/ac). Report No. PC-05-067.

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Deny the initiation.

ITEM-18:     **\*THE BOULEVARD - PROJECT NO. 49662**  
 City Council District: 3; Plan Area: Greater North Park

**Staff:           Dan Stricker**

Application for the demolition of existing structures and the construction of a seven story mixed use development consisting of five levels of multi-family residential (153 market rate and 27 affordable units) above 2 levels of parking and commercial development. In addition, the project proposes the development of up to one and a half levels of underground parking. The development would occur on a 1.54 acre site located on the north side of El Cajon Boulevard (between Florida and Alabama Streets ) in the CL-1 and MR800B zones of the Mid-City Communities Planned District. Mitigated Negative Declaration No. 49662. Report No. PC-05-069.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-19: **SOUTH 47<sup>TH</sup> STREET TENTATIVE MAP - PROJECT NO. 48666**  
City Council District: 4; Plan Area: Encanto Neighborhood

**Staff: Nilia Koering**

Tentative Map to convert 11 existing residential units to condominiums and the request to waive the requirement for undergrounding of the existing overhead utilities on a 0.30 acre site at 211 S. 47<sup>th</sup> Street in the CSF-1 zone of the Southeastern San Diego Planned District within the Encanto Neighborhood Community Plan area. Exempt from environmental. Report No. PC-05-097.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-20: **WORKSHOP – ECONOMIC PROSPERITY ELEMENT**  
City Council District: Citywide; Plan Area: Citywide

**Staff: Jean Cameron**

A workshop to discuss issues related to the draft Economic Prosperity Element as part of the General Plan update. Issues include commercial and industrial land use designations, collocation of employment and residential uses, employment and workforce development, border relations, redevelopment and equitable development. Report No. PC-05-070.

ITEM-21: **\*WELLMAN-PECK BUILDING (TR PRODUCE) – TM NO. 50361**  
City Council District: 2; Plan Area: Centre City

**Staff: Beverly Schroeder, CCDC**

Project includes restoring the existing Wellman-Peck Building (TR Produce), a historical structure, the addition of a two-story steel structure above the warehouse, and approval of Tentative Map 50361. Located on a 20,000 square foot site between 8 and 9<sup>th</sup> Avenues and north of J. Street. Mitigated Negative Declaration No. 2004-31.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.