

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
APRIL 21, 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 APRIL 7, 2005.**

ITEM-7: *Continued from February 10, 2005:*  
**\*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-8: *Continued from January 27, 2005:*  
**\*CONNOLLY RESIDENCE - PROJECT NO. 3760**  
City Council District: 3; Plan Area: Mid-City Communities – Normal Heights

**Staff: Patrick Hooper**

Neighborhood Development Permit and Easement Abandonment to construct a new 4,352 square foot single family home with basement and pool on a vacant 0.22 acre site containing steep hillsides and sensitive vegetation 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-9:        **\*SILBERBERGER TENTATIVE MAP/PLANNED DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT - PROJECT NO. 1641**  
City Council District: 1; Plan Area: Del Mar Mesa

**Staff:           John Fisher**

A Tentative Map, Planned Development Permit and Site Development Permit and MHPA Boundary Line Adjustment to allow the subdivision and development of a ten acre site with nine single family lots north of Del Mar Mesa Road and west of Del Vino Court in the AR-1-2 zone of the Del Mar Mea Community Plan. Findings to the MEIR No. 95-0353, LDR No. 1641. Report No. PC-05-100.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the permits.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-10:       **\*CABRILLO POINT LOMA - PROJECT NO. 23708**  
City Council District: 2; Plan Area: Midway/Pacific Highway Corridor

**Staff:           P.J. Fitzgerald**

Planned Development Permit, Vesting Tentative Map and public right-of-way vacation to allow demolition of two existing medical buildings and construction of 170 residential condominium units, including deviations to retaining wall design criteria, and amendment to Conditional Use Permit No. 88-0252 to eliminate a portion of an existing medical facility from the scope of the CUP, on a 13.72 acre site at 3481 Kenyon Street in the CO-1-2 Zone within the Midway Pacific Highway Corridor Community Plan. Mitigated Negative Declaration No. 23708. Report No. PC-05-121.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-11: **FIFTH UPDATE TO THE LAND DEVELOPMENT CODE**  
City Council District: Citywide; Plan Area: Citywide

**Staff:** Amanda Lee

Proposed amendments to Chapter 6, Article 9, Division 2; the Land Development Code (Chapter 11, Article 3; Chapter 12, Articles 1, 4, 6, 8, and 9; Chapter 13, Articles 1 and 2; Chapter 14, Articles 1-5; Chapter 15 Article 1) and the Local Coastal Program including various measurement, permit process, use, California Environmental Quality Act, and parking issues; and minor corrections. Exempt from environmental. Report No. PC-05-099.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-12: **\*BROOKER RESIDENCE – PROJECT NO. 13403**  
City Council District: 2; Plan Area: Ocean Beach

**Staff:** Will Zounes

An application for a Coastal Development Permit/Planned Development Permit to demolish existing residential structures and construct a single family residence with a detached three unit residential triplex on a 6,989 sq ft site located at 4830 Cape May Avenue in the RM-2-4 Zone within the Ocean Beach Community Plan, Coastal Overlay Zone(non-appealable). Mitigated Negative Declaration No. 13404. Report No. PC-05-126.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the permits.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-13: **BANCROFT STREET TENTATIVE MAP - PROJECT NO. 47815**  
City Council District: 3; Plan Area: Normal Heights Neighborhood of the  
Mid-City Communities Plan Area

**Staff: Michelle Sokolowski**

A Tentative Map to convert 8 existing residential units to condominiums, including a request to waive the undergrounding of existing utilities, on a 0.14 acre site located at 4633 Bancroft Street in the RM-1-2 Zone of the Central Urbanized Planned District within the Normal Heights neighborhood of the Mid-City Communities Plan are. Exempt from environmental. Report No. PC-05-141.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the permits.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-14: **KEARNY MESA TOWNHOMES - PROJECT NO. 49180**  
City Council District: 6; Plan Area: Linda Vista

**Staff: Bill Tripp**

A Tentative Map to convert 42 existing residential units to condominiums, including a request to waive the undergrounding of existing utilities, on a 0.685 acre site (2,984 square feet) legal lot located at 7555 Linda Vista Road. Exempt from environmental. Report No. PC-05-142.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the permits.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-15: **42<sup>ND</sup> STREET TENTATIVE MAP - PROJECT NO. 48268**  
City Council District: 3; Plan Area: Mid-City Communities Plan Area.

**Staff: Helene Deisher**

A Tentative Map to convert six existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.1651 acre site at 4070 42<sup>nd</sup> Street . The project is located in the RM-1-3 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-05-042.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-16: **SILVERADO TENTATIVE MAP - PROJECT NO. 48741**  
City Council District: 3; Plan Area: Greater North Park

**Staff: Patrick Hooper**

Tentative Map to convert 8 existing residential units into condominiums and a request to waive the requirement to underground existing overhead utility lines on a 0.16-acre site in the MR-1250B Zone within the Mid City Communities Planned District at 4157 Mississippi Street between Howard Avenue and Polk Avenue. Exempt from environmental. Report No. PC-05-159.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-17: **29<sup>TH</sup> STREET TENTATIVE MAP – PROJECT NO. 46308**  
 City Council District: 3; Plan Area: Greater North Park

**Staff: Paul Godwin**

Tentative Map to convert 8 existing residential units to condominiums on a 0.145 acre site, with a request to waive the requirement to underground existing overhead utilities. The project site is located at 3345 29<sup>th</sup> Street within the RS-1-7 zone in the Greater North Park Community Plan. Exempt from environmental. Report No. PC-05-103.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-18: **\*CALIFORNIA TERRACES PLANNING AREA 13/14 – PROJECT NO. 4987**  
 City Council District: 8; Plan Area: Otay Mesa

**Staff: Patricia Grabski**

Otay Mesa Community Plan Amendment /California Terrace Precise Plan Amendment/Rezone, Tentative Map/Planned Development Permit to construct 636 condominiums on a 21.2 acre site located at the northeast corner of Ocean View Hills Parkway and Otay Mesa Road. Mitigated Negative Declaration No. 4987. Report No. PC-05-104. Date of initiation: September 18, 2003; Report No. P-03-293.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-19: **\*ALEXANDRIA TECHNOLOGY CENTER – PROJECT NO. 6655.**  
**City Council District: 1; Plan Area: University**

**Staff: Tim Daly**

Tentative Parcel Map, Site Development Permit, Planned Development Permit, and Coastal Development Permit to amend Planned Industrial Development/Coastal Development Permit No. 96-7114 and PID/CDP No. 89-0928 to reconfigure building locations and a five lot subdivision of the existing 16.08 acre site located at 10933 North Torrey Pines Road in the IP-1-1 Zone of the University Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Campus Parking Impact, Accident Potential Zone 2, Community Plan Implementation Overlay zone. Mitigated Negative Declaration No. 6655. Report No. PC-05-082.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-20: **\*OLD GROVE CONDOMINIUMS - PROJECT NO. 25110**  
**City Council District: 5; Plan Area: Scripps Miramar Ranch**

**Staff: Tim Daly**

Tentative Parcel Map to create 15 commercial condominium units within an existing 16,244 square foot, two-story building on a 2.139 acre site at 10124 Old Grove Road in the IP-2-1 Zone. Negative Declaration No. 25110. Report No. PC-05-083.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Deny.

**REVISION TO ITEM NO. 21 -**

ITEM-21: **MARINERS VILLAGE TENTATIVE MAP - PROJECT NO. 37440**  
City Council District: 4; Plan Area: Skyline/Paradise Hills

**Staff: William Zounes**

Tentative Map to convert 172 existing residential units to condominiums on a 9.47 acre site at 6847 Potomac Street in the CC-2-3 zone.

Revision: **Application includes a request to waive the requirement to underground existing overhead utilities.** Exempt from environmental. Report No. PC-05-084.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-22: **52<sup>ND</sup> STREET TENTATIVE MAP – PROJECT NO. 49223**  
City Council District: 7; Plan Area: City Heights

**Staff: Bill Tripp**

A request for a Tentative Map to convert 16 existing residential apartment units located on an existing legal lot to condominiums and to waive the requirement to underground existing overhead utilities on a 0.27 acre site addressed at 4346 52<sup>nd</sup> Street within the RM-1-3 zone of the Central Urbanized Planned district within the City Heights Community neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-05-175

**TODAY'S ACTION IS:**

Process 4. Approve or deny the permit.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-23: **STERLING COURT TENTATIVE MAP - PROJECT NO. 31510**  
City Council District: 3; Plan Area: Mid-City Communities

**Staff: Paul Godwin**

Tentative Map, request to waive the requirement to underground existing utilities, to convert 8 existing residential units to condominiums on a 0.29 acre site at 5075 Sterling Court in the RM-1-1 zone in the City Heights Neighborhood of the Mid-City Communities Plan. Exempt from environmental. Report No. PC-05-107.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-24: **4077 3<sup>RD</sup> AVENUE - PROJECT NO. 54000.**  
City Council District: 3; Plan Area: Uptown

**Staff: Patrick Hooper**

Tentative Map to convert 40 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities at 4077 3<sup>rd</sup> Avenue in the NP-1 Zone of the Mid-City Communities Planned District. Exempt from environmental. Report No. PC-05-108.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-25: **CHEROKEE AVENUE TENTATIVE MAP – PROJECT NO. 48122**  
City Council District: 3; Plan Area: Mid-City Communities Plan Area

**Staff: Patrick Hooper**

Tentative Map to convert 16 existing residential units to condominiums including a request to waive the undergrounding of the existing utilities on a 0.29 acre site at 4440 Cherokee Avenue within the RM-1-1 Zone of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-05-109.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-26: **HILL RESIDENCE – PROJECT NO. 15355**  
City Council District: 2; Plan Area: Uptown

**Staff: Bill Tripp**

Hillside Review and Resource Protection Ordinance Permit (old code), No. 99-0019 amendment to HRP/RPOZ Permit No. 88-0742 to include variances to maintain existing height and floor area ratio of an existing multi-story, single family residence; expand on existing encroachment removal and maintenance agreement and the street vacation of unimproved public right-of-way/portion of Walnut Street. The property is located at 3502 Jackdaw Street. Exempt from environmental. Report No. PC-05-079.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-27: **MARKEY MIXED USED – PROJECT NO. 37807**  
City Council District: 2; Plan Area: Pacific Beach

**Staff: Dan Stricker**

Application for the construction of a mixed use building with 4,342 square feet of commercial space and 15 residential rental units, including 2 affordable units on a 15,051 square foot site. The application includes a request to waive the requirement to underground existing overhead utilities. The project site is located at 3509 Del Rey Street in the CC-4-2 zone within the Pacific Beach Community Plan, the Coastal Overlay zone (Coastal Commission Non-appealable jurisdiction), Coastal Height Limit Overlay Zone and Transit Overlay Zone. Mitigated Negative Declaration No. 37807. Report No. PC-05-152.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-28: **SAN DIEGO HEALTH & ALLIANCE – PROJECT NO. 29545**  
City Council District: 4; Plan Area: Encanto Neighborhood/Southeastern

**Staff: Sandra Teasley**

A Conditional Use Permit and a Site Development Permit to convert a portion of an existing building located at the St. Rita's Church site for use as a social service facility to provide health care services as part of a clinical training program. The site is located at 5202 Santa Margarita Street. Exempt from Environmental. Report No. PC-05-033.

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend approval.