

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
MAY 12, 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 APRIL 21, 2005 AND APRIL 28, 2005.**

ITEM-7: **Continued from March 10, 2005:**
Appeal of the Hearing Officer decision:
RASHID RESIDENCE – PROJECT NO. 5179
City Council District: 1; Plan Area: La Jolla

Staff: Glenn Gargas

Appeal of the Hearing Officer decision 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 April 7, 2005:**
CASA DEL SOL TENTATIVE MAP – PROJECT NO.
City Council District: 4; Plan Area: Encanto Neighborhoods

Staff: Will Zounes

Tentative Map to convert 22 existing residential units to condominiums on a 0.61 acre site. The project site is located at 5021 Logan Avenue in the CT-2 Zone of Southeastern San Diego Planned District. Exempt from environmental. Report No. PC-05-078.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: *Continued from April 21, 2005:*
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-10: *Appeal of Staff Decision:*
***BEIZAI RESIDENCE – PROJECT NO. 33137**
City Council District: 1; Plan Area: La Jolla

Staff: Glenn Gargas

An appeal of staff decision to approve a Coastal Development Permit to demolish an existing residence and construct a 4,088 square foot single family residence on a 11,242 square foot property. The project site is located at 6542 Avenida Wilfredo, in the RS-1-5 Zone, Coastal Overlay (non-appealable) zone, Coastal Height Limit Overlay Zone within the La Jolla Community Plan. Negative Declaration No. 33137. Report No. PC-05-160.

TODAY'S ACTION IS:

Process 2. 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-11: *Appeal of Hearing Officer decision:*
***LA JOLLA SHORES LIFEGUARD STATION – PROJECT NO. 25502**
City Council District: 1; Plan Area: La Jolla Shores

Staff: Morris Dye

Appeal of Hearing Officer decision to approve Coastal Development Permit and Site Development Permit to demolish 850 square feet lifeguard tower and construct 1,485 square foot lifeguard station and a 650 square foot emergency vehicle storage facility adjacent to Kellogg Park. Mitigated Negative Declaration No. 25502. Report No. PC-05-173.

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-12: ***LA JOLLA COUNTRY DAY SCHOOL – PROJECT NO. 41982.**
City Council District: 1; Plan Area: University

Staff: Michael Van Buskirk

Request for a Planned Development Permit and a Conditional Use Permit to amend CUP No. 3533 to update the Master Plan for La Jolla Country Day School. The project proposes the demolition of an existing administration building, two existing middle school buildings, and a kindergarten building, as well as the construction of a two building, 40,000 square foot academic center/library and a new 35,000 square foot middle school complex. The Mater Plan update proposes future phased development of the site with building height deviations. The proposed project is located at 9490 Genesee Avenue between Genesee Avenue, Eastgate Mall, and Regents Road in the RS-1-7 Zone, the Parking Impact Overlay Zone (UCSD), and the Community Plan Implementation Overlay Zone (Area A) of the University Community Plan. Negative Declaration No. 41982. Report No. PC-05-146.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **39th STREET TENTATIVE MAP – PROJECT NO. 50157**
City Council District: 3; Plan Area: Mid-City Communities

Staff: Paul Godwin

Tentative Map to convert 5 existing residential units to condominiums on a 0.14 acre site located at 4468, 4470 and 4472 39th Street in the RM-1-1 zone of the Central Urbanized Planned District in the Normal Heights Neighborhood of the Mid-City Communities Plan. The project also includes a request to waive the requirements to underground existing overhead utilities. Exempt from environmental. Report No. PC-05-136.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **DEL MONTE TENTATIVE MAP - PROJECT NO. 29981**
City Council District: 2; Plan Area: Ocean Beach

Staff: Peter Lynch

Tentative Map and Coastal Development Permit to convert 8 existing residential units to condominiums including a request to waive the requirements to place overhead utilities underground at 4841 Del Monte Avenue within the RM-2-4 Zone, Non-appealable Coastal Overlay Zone, Coastal Height Limit Zone, Airport Approach Zone and the Airport Environs Zone of the Ocean Beach Plan. Exempt from environmental. Report No. PC-05-137.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: ***FRANCIS PARKER SCHOOL – PROJECT NO. 31079.**
City Council District: 6; Plan Area: Linda Vista

Staff: Bill Tripp

REVISION: Application for a CUP/PDP/**SDP** and Sewer Easement Vacation, amending the existing CUP 94-0207 to accommodate the phased implementation of a Master Plan to accommodate an increase in the student enrollment, increase in building height, vacate and existing sewer easement and the addition of approximately 70,000 square feet of new buildings. Mitigated Negative Declaration No. 31079. Report No. PC-05-118.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-16: **COAST BOULEVARD CONDOS - PROJECT NO. 3595**
City Council District: 1; Plan Area: La Jolla

Staff: Robert Korch

Coastal Development Permit, Planned Development Permit, Site Development Permit, Map Waiver and Waiver of undergrounding to demolish an existing two story, nine dwelling unit apartment building. Construct a new three story, three unit condominium building over underground parking on a 8,011 square foot lot at 351-355 Coast Boulevard in the Zone 5 designated area of the La Jolla Planned District, Coastal Overlay Zone (appealable area), Coastal Height Limit and Parking Impact area all within the boundaries of the La Jolla Community Plan area. Mitigated Negative Declaration No. 42-2770. Report No. PC-05-143.

TODAY'S ACTION IS:

Process 4. Approve or deny the permit.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: **46th STREET TENTATIVE MAP – PROJECT NO. 46300**
City Council District: 3; Plan Area: Mid-City Communities

Staff: Paul Godwin

Tentative Map to convert 6 existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.14 acre site at 4224 46th Street in the RM-1-1 zone in the City Heights neighborhood of the Mid-City Communities Plan. Exempt from environmental. Report No. PC-05-144.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-18: **INITIATION – COMMUNITY PLAN AMENDMENT – NAVAJO – CENTERPOINTE AT GRANTVILLE**
City Council District: 7; Plan Area: Navajo

Staff: Leslie Henegar

Community Plan Amendment initiation request to amend the Progress Guide and General Plan and Navajo Community Plan to re-designate 12 acres from commercial and industrial to mixed-use. Report No. PC-05-145.

TODAY'S ACTION IS:

Approve or deny the Initiation.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-19: **FELTON STREET TENTATIVE MAP – PROJECT NO. 36455**
 City Council District: 3; Plan Area: City Heights Neighborhood of Mid-City
 Communities Plan

Staff: Firouzeh Tirandazi

Tentative Map to convert 7 existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities. The project site is located at 4222 Felton Street in the RM-1-3 zone of the Central Urbanized Planned District and the City Heights Neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-05-147.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-20: **ARBOR DRIVE TENTATIVE MAP – PROJECT NO. 51031**
 City Council District: 3; Plan Area: Uptown

Staff: Firouzeh Tirandazi

Tentative Map to convert 6 existing residential units currently under construction to condominiums and a request to waive the requirement to underground existing overhead utilities. The project is located at 512 Arbor Drive in the MR-800B zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. Exempt from environmental. Report No. PC-05-148.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-21: **51ST STREET TENTATIVE MAP – PROJECT NO. 54612**
 City Council District: 3; Plan Area: Kensington-Talmadge Neighborhood of the Mid-City Communities Plan area.

Staff: Michelle Sokolowski

Tentative Map to convert 7 existing residential units to condominiums on a 0.143 acre site at 4437 51st Street in the RM-1-1 zone of the Central Urbanized Planned District within the Kensington-Talmadge neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-05-161.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-22: **4929 DEL MONTE (PARK DEL MONTE) TENTATIVE MAP – PROJECT NO. 57172**
 City Council District: 2; Plan Area: Ocean Beach

Staff: Cory Wilkinson

Coastal Development Permit, Tentative Map and undergrounding waiver to convert 20 existing residential units to condominiums on a 0.321 acre site at 4929 Del Monte Avenue in the RM-2-4 Zone within the Ocean Beach Precise Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach, Airport Environs, Beach Parking, Residential tandem, Ocean Beach Emerging Historic District. Exempt from environmental. Report No. PC-05-130.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-23: **5722 RILEY TENTATIVE MAP – PROJECT NO. 58027**
City Council District: 6; Plan Area: Linda Vista

Staff: Helene Deisher

Tentative Map application to convert 10 existing residential units to condominiums on a 0.23 acre site at 5722 Riley Street in the RM-3-7 zone and the Parking Impact Overlay zone within the Linda Vista Community Plan area, and a request to waive the requirements to underground existing overhead utilities. Exempt from Environmental. Report No. PC-05-162.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-24: **GOLD COAST TENTATIVE MAP – PROJECT NO. 52605**
City Council District: 5; Plan Area: Mira Mesa

Staff: Jeff Peterson

Tentative Map to convert the remaining 24 residential units to condominiums on a 4.13 acre site. The project site currently contains a total of 100 residential units, of which 76 residential units were approved for condominiums on February 1, 1980. The proposed project will conform to the Council Policy 600-27(A) criteria for the Affordable/In-fill Housing Expedite Program. The project is located at 9585 Gold Coast Drive in the RM-3-7 zone within the Mira Mesa Community Planning Area. Exempt from environmental. Report No. PC-05-132.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-25: **COMMERCIAL DEVELOPMENT HOUSING IMPACT FEE
ADJUSTMENT (LINKAGE FEE)**

City Council District: Citywide; Plan Area: Citywide

Staff: Todd Philips

As a result of the Affordable Housing Task Force's findings, it was proposed that the Commercial Development Impact Fee (commonly referred to as the "Linkage Fee") be raised to reflect today's development effects on the housing market. After a Nexus Study was commissioned and completed, the San Diego Housing Commission is bringing forward a recommended fee structure which is designed to offset the effects of commercial development on the local housing market. Exempt from Environmental. Report No. PC-05-091.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.