

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
MAY 26, 2005
COUNCIL CHAMBERS/COMMITTEE ROOM, 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 MAY 12, 2005.**

ITEM-7: **CONDOMINIUM CONVERSION**
City Council District: Citywide; Plan Area: Citywide

Staff: **Bill Levin**

Request for the Planning Commission to make recommendations regarding several options for addressing the recent dramatic increase in condominium conversions. Report No. PC-05-151.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-8: *Continued from April 21, 2005:*

***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-9: *Continued from April 21, 2005:*

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. 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-10: *Appeal of the Hearing Officer decision:*

OSTEND COURT DUPLEX – PROJECT NO. 36924

City Council District: 2; Plan Area: Mission Beach Precise Plan Area

Staff: Laura Black

Appeal of the Hearing Officer decision on February 9, 2005 for a Coastal Development Permit application to demolish the existing one-story, single family residence and construct a two-story above basement 2,512 square foot duplex on a 2,382 square foot site located at 807 Ostend Court in the R-S Zone of the Mission Beach Planned District, Coastal Zone (appealable), Coastal Height Limit, Mission Beach Community Plan Area. Exempt from environmental. Report No. PC-05-138.

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-11: *Appeal of the Hearing Officer decision:*
SAND BAR AND GRILL – PROJECT NO. 5470
 City Council District: 2; Plan Area: Mission Beach Precise Plan

Staff: John Fisher

An appeal of the Hearing Officer decision on December 8, 2004 denying a variance to allow an existing fence to be maintained with a fence height of six feet within the setback where the Mission Beach Planned District regulations allow a maximum fence height of three feet within the setback. Exempt from environmental. Report No. PC-05-154.

TODAY'S ACTION IS:

Process 3. Approve the appeal and approve the project, or deny the appeal and deny the project.

DEPARTMENT RECOMMENDATION:

Deny the appeal and deny the project.

ITEM-12: **1964 MISSOURI STREET TENTATIVE MAP - PROJECT NO. 53084**
 City Council District: 2; Plan Area: Pacific Beach

Staff: Robert Korch

A tentative Map and waiver of undergrounding to convert six existing residential dwelling units to condominium ownership on a 0.221 acre site at 1964 Missouri Street in the RM-1-1 zone and the Coastal Height Limit within the boundaries of the Pacific Beach Community Plan area. Exempt from environmental. Report No. PC-05-149.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **52nd STREET TENTATIVE MAP - PROJECT NO. 42586**
City Council District: 7; Plan Area: Mid-City Communities

Staff: Paul Godwin

Tentative Map to convert 31 existing residential units to condominiums including a request to waive the requirements to place overhead utilities underground on a 0.753 acre site at 4230 52nd Street in the RM-1-3 Zone within the City Heights Community Plan. Exempt from environmental. Report No. PC-05-166.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **4170 ALABAMA STREET TENTATIVE MAP - PROJECT NO. 60378**
City Council District: 3; Plan Area: Greater North Park

Staff: Derrick Johnson

Tentative Map to convert 10 existing residential units to condominiums on a 0.16 acre site at 4170 Alabama Street in the MR-1250 zone of Mid-City Communities Planned District within the greater North Park Community Plan. Exempt from environmental. Report No. PC-05-168.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: **4424 UTAH STREET TENTATIVE MAP – PROJECT NO. 57375.**
City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Tentative map to convert 14 existing residential units to condominiums including a request to waive the requirement to underground existing overhead utilities, on a 0.26 acre site at 4424 Utah Street in the MR-1500 Zone of the Mid-City Communities Planned District in the Greater North Park Community Plan. Exempt from environmental. Report No. PC-05-169.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-16: **ILLINOIS STREET CONDO MAP – PROJECT NO. 48188.**
City Council District: 3; Plan Area: Greater North Park

Staff: Jeannette Temple

Application for Tentative Map to convert sixteen (16) existing residential units to condominiums, including a waiver of the requirement to underground existing overhead utilities on a 0.344 acre site at 4504-4518 1/2 Illinois Street, between Meade and Madison Avenues, 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-05-184.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-17: **2020 DIAMOND TENTATIVE MAP - PROJECT NO. 53750.**
City Council District: 2; Plan Area: Pacific Beach

Staff: Glenn Gargas

Application for Tentative Map to convert 20 existing residential units to condominiums, with a requested waiver of the requirement to under ground utility lines on a 0.474 acre site at 2020 Diamond Street within the RM-1-1 Zone, Coastal Height Limit Overlay Zone and within the Pacific Beach Community Area. Exempt from environmental. Report No. PC-05-186.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-18: **MARLBOROUGH AVENUE TENTATIVE MAP - PROJECT NO. 46314.**
City Council District: 3; Plan Area: Mid-City Communities – City Heights

Staff: Patrick Hooper

Application for Tentative Map to convert 14 existing residential units to condominiums, and a request to waive the requirement to underground existing overhead utilities on a 0.32 acre site at 3562 Marlborough Avenue in the RS-1-7 Zone of the Central Urbanized Planned District. Exempt from environmental. Report No. PC-05-189.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-19: **ORANGE BLOSSOM PARK TENTATIVE MAP - PROJECT NO. 60555**
City Council District: 3; Plan Area: Mid-City Communities Plan Area

Staff: John Fisher

A Tentative Map to convert 20 residential units to condominiums and to waive the requirement to underground the existing above ground utilities on a 0.359 acre site at 4204 45th Street is located in the RM-1-1 zone of the Central Urbanized Planned District within the City Heights neighborhood of Mid-City Communities Plan area on the corner of Orange Avenue and 45th Street. Exempt from environmental. Report No. PC-05-164.

TODAY'S ACTION IS:

Process 4. Approve or deny the permit.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-20: ***PETCO HEADQUARTERS – PROJECT NO. 47630.**
City Council District: 5; Plan Area: Mira Mesa

Staff: Michael Van Buskirk

Request for an Easement Vacation and Site Development Permit to abandon an existing easement and to construct a 394,670 square foot four level parking garage and 187,700 square foot office building for Petco Headquarters on an approximate 12.197 acre site located at 8925 Recho Road north of Carroll Road and east of Carroll Park Drive in the IL-2-1 Zone and the Airport Environs Overlay Zone within the Mira Mesa Community Plan Area. Mitigated Negative Declaration No. 47630. Report No. PC-05-153.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-21: **SAN DIEGO JEWISH ACADEMY – PROJECT NO. 52184**
City Council District: 1; Plan Area: Carmel Valley

Staff: John Fisher

A rezone from Agriculture Residential (AR-1-1) to Residential Single Unit (RS-1-14) and Open Space – Conservation (OC-1-1) for a 19.16 acre site at 11860 Carmel Creek Road within the Carmel Valley Community Plan. No development will result from this action should the City Council approve the rezone. Exempt from environmental. Report No. PC-05-178.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-22: ***AUBURN PARK – PROJECT NO. 43239**
City Council District: 7; Plan Area: Mid-City Communities, City Heights
Neighborhood

Staff: Dan Stricker

Request for a Community Plan Amendment, Rezone from CC-5-4 to RM-2-5, Easement Abandonment, Public Right-of-Way Vacation, Vesting Tentative Map, Planned Development Permit, and Site Development Permit to construct 69 affordable (for rent) residential units on an 85,108 square foot site at 5085 University Avenue within the Central Urbanized Planned District, the City Heights Redevelopment Project Area, and the City Heights Community of the Mid-City Communities Planned Area. Date of initiation: July 22, 2004; Report No. PC-04-103. Mitigated Negative Declaration No. 43239. Report No. PC-05-187.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

