

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
JUNE 9, 2005
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 MAY 19, 2005 AND MAY 26, 2005.**

ITEM-7: *Continued from April 28, 2005:*

Note: The application for this project has been withdrawn.

SAN DIEGO HEALTH & FAITH 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-04-166.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: *Continued from April 28, 2005:*

CPI 3511 TENTATIVE MAP – PROJECT NO. 40146

City Council District: 3; Plan Area: Uptown

Staff: Patrick Hooper

Tentative Map to convert 18 existing residential units to condominiums including a request to waive the requirement to underground existing overhead utilities on a 0.282 acre site at 3511 6th Avenue in the MR-800B Zone of the Mid-City Communities Planned District. Exempt from environmental. Report No. PC-05-115.

TODAY'S ACTION IS:

Process 4. Approve or deny the permit.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: *Continued from April 28, 2005:*
McCLINTOCK STREET TENTATIVE MAP – PROJECT NO. 51330
City Council District: 3; Plan Area: Mid-City Communities

Staff: Paul Godwin

Tentative Map application to convert 3 existing residential units to condominiums on a 0.10 acre site at 4371 McClintock Street in the RM-2-5 zone within the Normal Heights neighborhood of the Mid-City Community Plan. The project also includes a request to waive the requirement to underground existing overhead utilities. Exempt from Environmental. Report No. PC-05-135.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: *Appeal of Staff Decision:*
WALTZ RESIDENCE – PROJECT NO. 34711
City Council District: 1; Plan Area: La Jolla

Staff: Glenn Gargas

Appeal of staff decision for a Coastal Development Permit to construct a two story, single-family residence with 3,354 square feet of gross floor area on a vacant 5,689 square foot property. The project site is located at 5646 Beaumont Avenue in the RS-1-7 zone, Coastal Overlay (non-appealable) zone, Coastal Height Limit, Beach Parking Impact overlay Zone within the La Jolla Community Plan Area. Exempt from environmental. Report No. PC-05-192.

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: **911 MISSOURI STREET TENTATIVE MAP - PROJECT NO. 50055**
City Council District: 2; Plan Area: Pacific Beach

Staff: Laura Black

Coastal Development Permit and Tentative Map to convert 8 existing residential units to condominiums on a 0.144 acre site at 911 Missouri Street in the RM-1-1 zone within the Pacific Beach Community Plan, Coastal Overlay (non-appealable) and the Coastal Height Limit Overlay zone. Exempt from environmental. Report No. PC-05-156.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **3766 31ST STREET TENTATIVE MAP - PROJECT NO. 63074**
City Council District: 3; Plan Area: Greater North Park

Staff: Michelle Sokolowski

Tentative Map to convert 8 existing residential units to condominiums on a 0.14 acre site at 3766 31st Street in the MR-800B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area. Application includes a request to waive the requirement to underground existing overhead utilities. Exempt from environmental. Report No. PC-05-193.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: 4955 NARRAGANSETT AVENUE TENTATIVE MAP – PROJECT NO. 60108

City Council District: 2; Plan Area: Ocean Beach

Staff: Cory Wilkinson

Coastal Development Permit and Tentative Map to convert 24 existing residential units to condominiums and waive requirement to underground utilities on a 0.40 acre site at 4955 Narragansett Avenue in the RM-2-4 zone within the Ocean Beach Precise Plan and Local Coastal Program Plan, Coastal Overlay (non-appealable), Coastal Height Overlay Zone, Airport Approach Overlay Zone Airport Environs Overlay Zone, Ocean Beach Emerging Historic District, Parking Impact Overlay Zone, and Residential Tandem Parking Overlay Zone. Exempt from environmental. Report No. PC-05-194.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: KENSINGTON PARK TENTATIVE MAP – PROJECT NO. 49622

City Council District: 3; Plan Area: Kensington-Talmadge Neighborhood of Mid-City Communities Plan Area.

Staff: Firouzeh Tirandazi

A request for a Tentative Map to convert 131 existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities. The project site is located at 4424-4464 44th Street in the RM-1-3 and OR-1-1 zones within the Central Urbanized Planned District and the Kensington-Talmadge Neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-05-155.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: **4351 ALABAMA TENTATIVE MAP - PROJECT NO. 56165**
City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

A tentative Map and waiver of undergrounding to convert 16 existing residential dwelling units to condominium ownership on a 0.24 acre site at 4351 Alabama Street within the MR-800B zone in the Greater North Park Community Plan. Exempt from environmental. Report No. PC-05-195.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **GEORGIA STREET TENTATIVE MAP - PROJECT NO. 34579**
City Council District: 3; Plan Area: Greater North Park

Staff: Firouzeh Tirandazi

Tentative Map to convert 6 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 4368 Georgia Street in the MR-800B zone of Mid-City Communities Planned District within the greater North Park Community Plan. Exempt from environmental. Report No. PC-05-179.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: **HOUSE OF BLUES TENTATIVE MAP – PROJECT NO. 50091.**
City Council District: 2; Plan Area: Centre City

Staff: Peter Lynch

Tentative map to create 185 commercial hotel and 2 commercial condominium units at 1055 5th Avenue in the Central Core of the Centre City Planned District. Exempt from environmental. Report No. PC-05-171.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-18: **4519 NORTH AVENUE TENTATIVE MAP – PROJECT NO. 50955.**
City Council District: 3; Plan Area: Uptown

Staff: Patrick Hooper

Tentative map to convert 9 existing residential units to condominiums including a request to waive the requirement to underground existing overhead utilities on a 0.16 acre site at 4519 North Avenue in the MR-1500 zone within the Mid-City Communities Planned District. Exempt from environmental. Report No. PC-05-171.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-19: **PROPOSED FY 2006 CAPITAL IMPROVEMENTS PROGRAM BUDGET CONFORMANCE .**

City Council District: Citywide; Plan Area: Citywide

Staff: Evelyn Lee/Jennifer Cordeau

Determine if the City's proposed FY 2006 Capital Improvements Program (CIP) is in conformance with the City's Progress Guide and General Plan and with applicable community plans. Exempt from environmental. Report No. PC-05-191.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-20: **SAN PASQUAL VALLEY PLAN COMMUNITY PLAN AMENDMENT/REZONE**

City Council District: 5; Plan Area: San Pasqual

Staff: Brian Schoenfisch

As part of the San Pasqual Vision Plan Directive No. 2, the Planning Department is amending the San Pasqual Valley Plan and rezoning all of the City-owned parcels in the San Pasqual Valley Community Planning Area, with the exception of the Wild Animal Park, as to prohibit land uses which are detrimental to the vision for the San Pasqual Valley. Report No. PC-05-157. Initiated by the City Council on January 11, 2005. Addendum to EIR No. 94-0070.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-21: **WEST POINT LOMA MARSH RESTORATION – PROJECT NO. 64678**
 City Council District: 2; Plan Area: Peninsula

Staff: Morris Dye

Site Development Permit for Environmentally Sensitive Lands for restoration and enhancement of the West Point Loma Marsh, including marsh and upland creation with public access trail on a 4.0 acre site located south of West Point Loma Boulevard between Famosa Boulevard and Adrian Street in the AG-1-1 and RM-2-4 zones within the Peninsula Community Plan Area. Exempt from environmental. Report No. PC-05-185.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-22: ***LAKE HODGES BRIDGE SITE DEVELOPMENT PERMIT – PROJECT NO. 5429.**
 City Council District: 5; Plan Area: Rancho Bernardo and San Pasqual

Staff: Tim Daly

San Dieguito River Park Joint Powers Authority proposes to construct a 990 foot long, 12 foot wide pedestrian/bicycle bridge and related trail connections across Lake Hodges linking the Lake Hodges North Shore Trail with the Bernardo Bay trail staging area and Piedras Pintadas Trail. Mitigated Negative Declaration. Report No. PC-05-196.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.