

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
OCTOBER 27, 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 SEPTEMBER 29, 2005**

ITEM-7: *Continued from October 13, 2005:*

HOLLYWOOD PARK TENTATIVE MAP- PROJECT NO. 38810

City Council District: 3; Plan Area: Mid-City Communities

Staff: Paul Godwin

A request for a Tentative Map to convert 32 existing residential units to condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at **2404- 2412 Fairmont Avenue** in the RSI- 7 Zone, within the City Heights Neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-05-179.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: ***STELLA – PROJECT NO. 65484**

City Council District: 2; Plan Area: Midway/Pacific Highway Corridor

Staff: Dan Stricker

Amendment to the Progress Guide and Community Plan and the Midway/Pacific Highway Corridor Community plan to (to re-designate the site form Light Industrial to Very High Residential at 75-110 dwelling units per acre), a Rezone (from IS-1-1, and Industrial Small Lot Zone, to RM-4-10, a Multi-Family Residential Zone), an Easement Abandonment, Vesting Tentative Map (including a request to waive the requirement to underground existing overhead utilities), and Site Development Permit to demolish an existing, vacant warehouse and to construct an 86-unit, multi-family development (for sale condominiums) on an infill site. The development would exceed the City of San Diego Inclusionary Housing Ordinance by setting aside 15 percent of the units (13 units) as affordable to families earning no more than 100 percent of the AMI. The project site is located at **2015 Hancock Street** in the Midway/Pacific Highway Community. Mitigated Negative Declaration No. 65484. Report No. PC-05-302.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: **INITIATION – COMMUNITY PLAN AMENDMENT – SCRIPPS
CYPRESS POINTE**

City Council District: 5; Plan Area: Scripps Miramar Ranch

Staff: Dan Monroe

Initiation of a Community Plan Amendment to the Scripps Miramar Ranch Community Plan to re-designate a portion of a 40 acre parcel from Open Space to Low Density Residential and shift residential units between properties within Area “E” of the community plan to allow development of 95 single family residential units. Report No. PC-05-265.

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: ***CONSIDERATION OF PROPOSED COMMUNITY PLAN, EIR,
PLANNED DISTRICT ORDINANCE AMENDMENT, AND
REDEVELOPMENT PLAN AMENDMENT ASSOCIATED WITH
DOWNTOWN COMMUNITY PLAN UPDATE.**

City Council District: 2 & 8; Plan Area: Centre City

Staff: Alexandra Elias

Recommend approval of a draft Community Plan and associated documents, including an Environmental Impact Report (EIR), and amendment to the Centre City Planned District Ordinance, and an amendment to the Redevelopment plan for the Centre City Redevelopment Project to the Redevelopment Agency/City Council.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-11: **3746 31ST STREET TENTATIVE MAP – PROJECT NO. 67478**
City Council District: 3; Plan Area: Greater North Park Community Plan

Staff: Michelle Sokolowski

Tentative Map to convert seven (7) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.144 acre site located at **3746 31st Street** in the MR-1750 Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan Area. Exempt from environmental. Report No. PC-05-292.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **4181 FLORIDA TENTATIVE MAP – PROJECT NO.73296**
City Council District: 3; Plan Area: Greater North Park

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 0.17 acre site at **4181 Florida Street** in the MR-1250B Zone within the Mid City Communities Planned District within the Greater North Park Community Planning Area. Exempt from environmental. Report No. PC-05-277.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **4341 UTAH STREET TENTATIVE MAP - PROJECT NO. 68641**
City Council District: 3; Plan Area: Greater North Park

Staff: John Fisher

Tentative Map to convert 8 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 0.24 acre site at **4341 Utah Street** in the MR-800R Zone within the Mid City Communities Planned District within the Greater North Park Community Planning Area. Exempt from environmental. Report No. PC-05-271.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-14: **4074 FLORIDA STREET TENTATIVE MAP - PROJECT NO. 70483**
City Council District: 3; Plan Area: Greater North Park

Staff: Patrick Hooper

Tentative Map to convert 5 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 0.17 acre site at **4074 Florida Street** in the MR-1250B Zone within the Mid City Communities Planned District within the Greater North Park Community Planning Area. Exempt from environmental. Report No. PC-05-295.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: **4249 MENLO AVENUE TENTATIVE MAP – PROJECT NO. 61282**
City Council District: 3; Plan Area: Mid-City Communities

Staff: John Fisher

Tentative Map to convert 8 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities at **4249 Menlo Avenue** within the Mid City Communities Planned District. Exempt from environmental. Report No. PC-05-281.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **3958 IOWA STREET – PROJECT NO. 66593**
City Council District: 3; Plan Area: Greater North Park

Staff: Patrick Hooper

Tentative Map to convert 7 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 0.17 acre site at **3958 Iowa Street** in the MR-800B Zone within the Mid City Communities Planned District within the Greater North Park Community Planning Area. Exempt from environmental. Report No. PC-05-287.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: **4377 WILSON AVENUE TENTATIVE MAP - PROJECT NO. 72046**
City Council District: 3; Plan Area: Mid-City/Normal Heights

Staff: Patrick Hooper

Tentative Map to convert 6 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 0.16 acre site at **4377 Wilson Avenue** in the RM-2-5 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-05-319.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.