

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
OCTOBER 20, 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 Development Services Department at (619) 321-3208 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 FOR AUGUST 25, 2005, SEPTEMBER 1, 2005 AND SEPTEMBER 22, 2005. TRAILED FROM OCTOBER 13, 2005.**

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

Appeal of the Hearing Officer Decision:

7-ELEVEN PLAZA MAYOR CENTER – PROJECT NO. 67724

City Council District: 8; Plan Area: Otay Mesa

Staff: William Zounes

Appeal to deny the Hearing Officers decision to deny a Conditional Use Permit for off-site beer and wine sales in a 2,469 square foot convenience store on a 2.25 acre site **at 9660 Via de la Amistad** in the International Precise Plan Subdistrict of the Otay Mesa Development District. Exempt from environmental. Report No. PC-05-288

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Approve the appeal.

ITEM-8: *Continued from September 29, 2005 and October 13, 2005*

***SABRE SPRINGS – PROJECT NO. 17749**

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

Staff: Robert Tucker

Community Plan Amendment; Rezone of Parcel 16, Lot 3 from CC-13 (formerly CA) to RM-2-5, and of Parcel 31 from RM-1-1 to CC-1-2; Map Waiver application to waive the requirements for a Tentative Map for the development of 42 new residential condominiums on Parcel 16 located on **Poway Road between Savannah Creek Drive and Creekview Drive**; Planned Development Permit for development on Parcel 31 located at the southeastern corner of Poway Road and Springhurst Drive. Mitigated Negative Declaration No. 17749. Report No. PC-05-262

TODAY'S ACTION IS:

Process 5. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: Appeal of a Staff Decision:

SLOYER DUPLEX – PROJECT NO. 64271

City Council District: 1; Plan Area: La Jolla

Staff: Laura Black

Appeal of Staff Level approval on July 15, 2005, for a Coastal Development Permit application to demolish the existing one-story single family residence and construction of two-story, 4,695 square-foot two unit dwelling, with two, two car attached basement garages, on a 6,310 square-foot site located at **626 Bonair Way** in the RM-1-1 Zone within the La Jolla Community Plan Area. Coastal Zone (non-appealable) and Coastal Height Limit. Exempt from environmental. Report No. PC-05-259

TODAY'S ACTION IS:

Process 2. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-10: Appeal of a Staff Decision:

***GRANT RESIDENCE – PROJECT NO. 54670**

City Council District: 1; Plan Area: La Jolla

Staff: Laura Black

Appeal of Staff's Decision on August 16, 2005, for an application for a Coastal Development Permit (CDP) for the proposed demolition of an existing one-story, 2,806 square foot single family residence and construction of a two-story, above basement, 6,946 square-foot single family residence, with attached three-car garage, and detached pool, on an existing 25,167 square-foot lot within the RS-1-4 zone of the La Jolla Community Plan Area, Coastal Overlay (non-appealable) and Coastal Height Limit Overlay Zone. Mitigated Negative Declaration No. 54670. Report No. PC-05-301

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM 11: ***RANCHO BERNARDO LOT 11 – PROJECT NO. 1096**
City Council District: 5; Plan Area: Rancho Bernardo

Staff: **Tim Daly**

Vesting Tentative Map, Site Development Permit, and Planned Development Permit to develop three four-story buildings, a four-level parking structure, common surface parking areas, two open space easement areas and subdivide approximately 26.99-acres into seven lots located within the 588-acres Bernardo Industrial Park, on the **south side of Rancho Bernardo Road, east of Via Del Campo and west of West Bernardo Drive**. Mitigated Negative Declaration No. 1096.
Report No. PC-05-282

TODAY'S ACTION IS:

Process 4. Approve or deny .

DEPARTMENT RECOMMENDATION:

Approve

ITEM-12: ***SEWER GROUP 665 – PROJECT NO. 25783**
City Council District: 2; Plan Area: Old Town & Uptown

Staff: **Patrick Hooper**

Site Development Permit to repair, rehabilitate or replace approximately 9,466 linear feet of existing six-inch and eight-inch sewer mains in portions of the public rights-of ways and open space canyons within the Uptown and Old Town communities. Mitigated Negative Declaration No. 25783. Report No. PC-05-300

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve

ITEM-13: **HINGELEY TENTATIVE MAP – PROJECT NO. 52856**
City Council District: 3; Plan Area: Normal Heights Neighborhood of the Mid-City Communities Plan area.

Staff: **Michelle Sokolowski**

Tentative Map to convert 8 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.205 acre site at **4640 Wilson Avenue** in the RM-1-1 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-05-272

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve

ITEM-14: **VAN DYKE TENTATIVE MAP– PROJECT NO. 56676**
City Council District: 3; Plan Area: City Heights neighborhood of the Mid-City Communities Plan area.

Staff: **Michelle Sokolowski**

Tentative Map to convert 8 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.164 acre site at **3659 Van Dyke Avenue** in the RM-1-1 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-05-273

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve

ITEM-15: **4455-4457 41st STREET TENTATIVE MAP – PROJECT NO. 61720**
City Council District: 3; Plan Area: Kensington-Talmadge neighborhood of the Mid-City Communities Plan area.

Staff: Michelle Sokolowski

Tentative Map to convert five (5) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.143 acre site at **4455-4457 41st 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-05-274

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve

ITEM-16: **3820 45th STREET TENTATIVE MAP – PROJECT NO. 63804**
City Council District: 3; Plan Area: Mid-City

Staff: Paul Godwin

Tentative Map to convert 18 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.29-acre site at **3820 45th Street**, between University Avenue and Wightman Street. The site is located within the CT-5-4 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-05-299

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve

ITEM-17: **6867 GOLFCREST TENTATIVE MAP – PROJECT NO. 74333**
City Council District: 7; Plan Area: Navajo

Staff: Helene Deisher

Vesting Tentative Map to convert 65 existing residential units to condominium ownership on a 1.96 acre site at **6867 Golfcrest Drive** in the RM-3-7 within the Navajo Community Plan area. Exempt from environmental.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve

ITEM-18: **HERMAN AVENUE – PROJECT NO. 50060**
City Council District: 3; Plan Area: Greater North Park

Staff: Helene Deisher

Tentative Map to convert 8 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 0.143 acre site at **3337 Herman Avenue in the RS-1-7 within** the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-05-279

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve

ITEM-19: **2732 FIGUEROA TENTATIVE MAP - PROJECT NO. 66850**
City Council District: 2; Plan Area: Pacific Beach

Staff: Derrick Johnson

This project proposes a Coastal Development Permit and Tentative Map to convert 5 existing residential units to condominiums on a 0.16 acre site. The project is located at **2732 Figueroa Boulevard** in the RM-2-5 Zone within the Pacific Beach Community Plan. Exempt from environmental. Report NO. PC-05-293

TODAY'S ACTION IS:

Process 4. Approve or Deny.

DEPARTMENT RECOMMENDATION:

Approve

ITEM-20: **4046 IOWA STREET TENTATIVE MAP - PROJECT NO. 60553**
City Council District: 3; Plan Area: Greater North Park

Staff: Derrick Johnson

The Project proposes a Tentative Map to allow the conversion of seven existing multi-family dwelling units into seven condominiums and a request to waive the requirement to place existing overhead utilities underground. The 0.16 acre site is located at **4046 Iowa Street** in the Greater North Park Community Plan. The site is zoned MR-1250B Zone by the Mid City Communities Planned District Ordinance, Council District3. Exempt from environmental. Report No. PC-05-294.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.