

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
JANUARY 12, 2006
COUNCIL CHAMBERS, 12th FLOOR
9:00 A.M.**

Revised the Language for Item No. 11

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) 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 619-48- 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 OCTOBER 20, 2005, NOVEMBER 10, 2005, and DECEMBER 1, 2005.**

ITEM-7: *Continued from August 25, 2005:*

5355 CLAIREMONT MESA TENTATIVE MAP - PROJECT NO. 64666

City Council District: 6; Plan Area: Clairemont Mesa

Staff: Bill Tripp

Tentative Map to convert 66 existing apartments into condominiums for sale, and a waiver of the requirement to underground existing overhead utilities, on a 1.25-acre site located at **5355 Clairemont Mesa Blvd.**, legally described as lots 1-3 of De Ville Arms Map No. 5045, located on the south side of Clairemont Mesa Blvd., west of Doliva Dr., east of Limerick Ave., and north of Kesling St., in the RM-3-9 (Multi-Family Residential) Zone within the Clairemont Community Plan area. Exempt from environmental. Report No. PC-06-003

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-8: *Continued from November 10, and December 8, 2005:*

***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-9: **Anticipate that this item will be continued to date uncertain:**

Continued from December 8, 2005:

POINT LOMA TOWERS TENTIVE MAP - PROJECT NO. 71539

City Council District: 2; Plan Area: Peninsula

Staff: Pete Lynch

Tentative Map to allow the conversion of 195 residential units into condominiums and waive the requirement to underground existing overhead utilities on a site located at **3801, 3803 and 3811 Marquette Place**, north of Poinsettia Drive within the Peninsula Community Plan Area. Exempt from environmental. Report No. PC-05-289.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: ***Appeal of the Hearing Officers Decision October 5, 2005:***

***LAI RESIDENCE – PROJECT NO. 17873**

City Council District: 1; Plan Area: La Jolla

Staff: Robert Korch

Coastal Development Permit, a Site Development Permit and a Lot-line Adjustment Parcel Map for the modifications to one existing residence, an adjustment of the common lot-line of the two adjoining parcels under one ownership, and the construction of a new residence on the existing vacant lot. The property is located at **2037 Torrey Pines Road** in the SF zone of the La Jolla Shores Planned District and within the boundaries of the La Jolla Community Plan. The sites are also located within the boundary of the Coastal Overlay Zone (non-apealable area), Coastal Height Limit and Beach Parking Impact Overlay Zone. The Lot-Line Adjustment Parcel Map will increase the Lai II site from 7,694 square-feet to 10,053 square-feet and decrease the size of the Lai I site from 12,247 square-feet to 9,888 square-feet. Negative Declaration No. 17873 and Report No. PC-06-001.

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-11: **4157 MENLO AVENUE TENTATIVE MAP - PROJECT NO. 75907**
Revised City Council District: 3; Plan Area: Mid-City Communities

Staff: Jeff Robles

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 **4157 Menlo Avenue**, between Polk Avenue and Orange Avenue, in the RM1-1 Zone of the Central Urbanized Planned District within the City Heights Neighborhood of Mid City Communities Plan Area. Exempt from environmental. Report No. PC-06-002

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-12: **Anticipate that this item will be continued to January 19, 2006 due to a noticing error:**

4430 NORTH AVENUE TENTATIVE MAP - PROJECT NO. 50795
City Council District: 3; Plan Area: Uptown

Staff: Michelle Sokolowski

Tentative Map to convert 10 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.164 acre site located at **4430 North Avenue** in the MR-1500 Zone of the Mid-City Communities Planned District and the Transit Overlay Zone, within the Uptown Community Plan. Exempt from environmental review. Report No. PC-06-021

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-13: **4240 46th STREET TENTATIVE MAP - PROJECT NO. 64734**
City Council District: 3; Plan Area: City Heights Neighborhood of the Mid-City Communities

Staff: Michelle Sokolowski

Tentative Map to convert 7 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.1437-acre site located at **4240 46th Street** in the RM-1-1 Zone of the Central Urbanized Planned District and the Transit Overlay Zone, within the City Heights neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-06-026

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **TERRACE PARK TENTATIVE MAP - PROJECT NO. 62881**
City Council District: 3; Plan Area: Greater North Park

Staff: Michelle Sokolowski

Tentative Map to convert 29 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 1.6-acre site located at **1801-43 Myrtle Avenue and 1804-26 Upas Street** in the MR-1000 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-06-025

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: ***MARIANOPOLIS WAY - PROJECT NO. 4605**
City Council District: 1; Plan Area: Rancho Penasquitos

Staff: **Tim Daly**

Tentative Map and Site Development Permit to subdivide a 0.83 acre site with an existing single family residence into two parcel lots and grade the new parcel lot to create a developable pad area at **14305 Marianopolis** within the Rancho Penasquitos Community Plan area. Negative Declaration No. 4605 and Report No. PC-06-038

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **4113 43rd STREET - PROJECT NO. 75909**
City Council District: 3; Plan Area: Mid-City Communities

Staff: **Patricia Grabski**

Tentative Map to convert six existing residential units to condominiums on a 0.108 acre site. The property is located a **4113 43rd Street** in the RM-1-3 zone of the Central Urbanized Planned District within the City Heights Neighborhood in the Mid-Cities Communities Plan area. Exempt from environmental review. Report No. PC-06-028.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: **INITIATION – COMMUNITY PLAN AMENDMENT
SUNSET AND SAN YSIDRO - PROJECT NO. 72409**
City Council District: 8; Plan Area: San Ysidro

Staff: **Theresa Millette**

Initiation of a General and Community Plan Amendment to the Progress Guide and General Plan and the San Ysidro Community Plan to allow mixed-use development in the Commercial Element’s District Four where it is presently precluded.

TODAY'S ACTION IS:

Approve or deny the initiation

DEPARTMENT RECOMMENDATION:

Approve the initiation

ITEM-18: **Anticipate that this item will be continued to March 30, 2006:**

BUSINESS IMPROVEMENT DISTRICT PUBLIC RIGHT-OF-WAY PROGRAM

City Council District: 2,3,7, & 8; Plan Area: Center City, Ocean Beach, Old Town, Pacific Beach, Uptown, City Heights, Greater North Park, Normal Heights, College Area and San Ysidro

Staff: **Vena Lewis**

Site Development Permit(s) to place freestanding “A” frame signs, display merchandise/goods and establish outdoor dining areas within the public right-of-way in front of the businesses’ store fronts on the public-right-of-way or to set up outdoor dining areas within the public right-of-way of the Adams Avenue, City Heights, College Avenue, Hillcrest, Little Italy, Mission Hills, North Park, Ocean Beach, Old Town, Pacific Beach and San Ysidro Business Improvement Districts.

TODAY'S ACTION IS:

Process 4. Approve or Deny

DEPARTMENT RECOMMENDATION:

Approve.