

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
JANUARY 19, 2006  
COUNCIL CHAMBERS, 12<sup>th</sup> FLOOR  
9:00 A.M.**

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**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 619-484-7711 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: *Trailed from December 15, 2005:*

**4679 CHEROKEE TENTATIVE MAP – PROJECT NO. 66919**

City Council District: 3; Plan Area: Mid-City/Normal Heights

**Staff: Patrick Hooper**

Tentative Map to convert eight existing residential units into condominiums including a request to waive the requirement to underground existing utilities on a 0.143 acre site at **4679 Cherokee Avenue** between Adams Avenue and Madison Avenue in the CT-3-3 Zone of Central Urbanized Planned District within the Normal Heights Neighborhood Element of the Mid-City Communities Plan. Exempt from environmental review . Report No. PC-05-331.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-7: *Continued December 8, 2005:*

**4479 MARLBOROUGH TENTATIVE MAP – PROJECT NO. 75920**

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

**Staff: John Cruz**

Tentative Map to convert eight existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 5,520-square-foot site. The property is located at **4479 Marlborough Avenue** in the RM-1-1 zone of the Central Urbanized Planning District within the Kensington-Talmadge Neighborhood in the Mid-City Communities Plan area. Exempt from environmental review. Report No. PC-05-348.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-8: *Continued from December 8, 2005:*

**4140 MISSISSIPPI TENTATIVE MAP – PROJECT NO. 76934**

City Council District: 3 Plan Area: Greater North Park

**Staff: Vena Lewis**

Tentative Map for the conversion of eight (8) existing residential units to condominium ownership and to waive the requirement to underground existing overhead utilities. The project site is located at **4140 Mississippi Street** between Howard Avenue and Polk Avenue. Exempt from environmental review . Report No. PC-05-361.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-9: *Continued from December 8, 2005:*

**4554 MARLBOROUGH TENTATIVE MAP – PROJECT NO. 76152**

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

**Staff: Patricia Grabski**

Tentative Map to convert seven existing residential units to condominiums on a 6,000 square-foot site. The property is located at **4554 Marlborough Drive** in the RS-1-7 Zone of the Central Urbanized Planning District within the Kensington-Talmadge Neighborhood in the Mid-City Communities Plan area. Exempt from environmental review . Report No. PC-05-349.

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-10: *Continued from January 11, 2006:*

**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-11: **INITIATION - COMMUNITY PLAN AMENDMENT - PADMA R POMERADO HEALTH - PROJECT NO. 87798**

City Council District: 1; Plan Area: Rancho Penasquitos

**Staff: Jennifer Cordeau**

Initiation for an amendment to the Rancho Penasquitos Community Plan to redesignate a 4.4 acre site located South of SR-56 and east of Black Mountain Road. Report No. PC-06-005.

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve the initiation.

ITEM-12: **INDIA AND CHALMERS VILLAGE - PROJECT NO. 37165**  
 City Council District: 2; Plan Area: Uptown

**Staff: Paul Godwin**

Site Development Permit and a Tentative Map to allow the demolition of four existing two-story commercial structures and the construction of a mixed-use building containing 25 residential condominium units totaling approximately 30,606 square feet, five commercial condominium units totaling approximately 10,219 square feet and a 71-space partially subterranean parking garage on a 0.69-acre site located at **3621-3649 India Street**. The site is bordered by India Street to the west, Chalmers Street to the north, Columbia Street to the east and existing commercial and residential development to the south. The project site is located in both the CN-4 (commercial/mixed use) and MR-1500 (multi family residential) Zones of the Mid-City Communities Planned District, within the Uptown Community Plan area. Mitigated Negative Declaration No. 37165. Report No. PC-06-006

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-13: **\*CWS RESIDENCE - PROJECT NO. 6400**  
 City Council District: 1; Plan Area: La Jolla

**Staff: Robert Korch**

A Coastal Development Permit, Site Development Permit (Environmentally Sensitive Lands), and an Easement Abandonment (drainage) necessary to construct a new 6,965 square-foot total (5,107 square-feet for Floor Area Ratio), multi-level single-family residence on a 13,460 square-foot lot addressed as 1620 Torrey Pines Road, in the RS-1-7 zone located within the Coastal Overlay Zone (appealable area), Coastal Height Limit, and First Public Roadway area, all within the boundaries of the La Jolla Community Plan area. Mitigated Negative Declaration No. 6400. Report No. PC-06-007

**TODAY'S ACTION IS:**

Process 5. Recommend to approve or deny

**DEPARTMENT RECOMMENDATION:**

Recommend approval to City Council

*Anticipate that this item will be withdrawn from the agenda*

ITEM-14: **THORN STREET VACATION - PROJECT NO. 45365**  
City Council District: 8; Plan Area: Uptown

**Staff: Paul Godwin**

Application for a Public Right-of-Way Vacation to allow the vacation of an approximately 20-foot by 65-foot section of the unimproved portion of Thorn Street, located just east of the intersection of Thorn Street and Falcon Street and west of Reynard Way. The area to be vacated is located between the residences located at **3275 and 3305 Falcon Street** and is within the RS-1-7 (single-family residential) zone and the Uptown Community Plan area. Exempt from environmental review. Report No. PC-06-008

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-15: **COLLEGE GROVE CONDOS – PROJECT NO. 56578**  
City Council District: 7; Plan Area: Mid-City Communities

**Staff: Nilia Koering**

45-unit residential condominium development on a 1.91-acre site located at **6420 College Grove Drive**. The project requires a Rezone from RM-1-1 and RS-1-7 to RM-2-5; an Easement Vacation to abandon a storm drain easement; a Vesting Tentative Map for condominium development; a Planned Development Permit for deviations to certain development regulations; and, a Site Development Permit for environmental sensitive lands. Mitigated Negative Declaration No. 57578. Report No. PC-06-009.

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-16: **1030 ROBINSON TENTATIVE MAP – PROJECT NO. 73563**  
City Council District: 3; Plan Area: Uptown

**Staff: Michelle Sokolowski**

Tentative Map to convert 40 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.61-acre site located at **1030 Robinson Avenue** in the MR-1000 Zone of the Mid-City Communities Planned District and the Transit Overlay Zone, within the Uptown Community Plan area. Exempt from environmental review. Report No. PC-06-022.

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.