

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
JANUARY 26, 2006
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) 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 NOVEMBER 17, 2005, DECEMBER 8, 2005.**

ITEM-7: *Continued from January 12 & 19, 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-8: *Continued from January 12, 2005:*

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 and a waiver to the requirement to underground overhead utilities. The property is located at 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-9: *Appeal of Hearing Officer Decision November 2, 2005:*

***CYPRESS GREENS (CMR UNIT 60B) – PROJECT NO. 31924**

City Council District: 5; Plan Area: Carmel Mountain Ranch

Staff: Laura Black

Appeal of Hearing Officer's approval on November 2, 2005, for an application for a Planned Development Permit and Map Wavier to demolish an existing golf driving range and construct 25 two-story, three-unit condominium buildings, for a total of 75 condominium units, on an existing 7.99 acre lot located at the **Southwest corner of Highlands Ranch Road and Carmel Ridge Road.** Mitigated Negative Declaration No. 31924. Report No. PC -06-010

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM 10: ***CENTREPOINT – PROJECT NO. 74816**

City Council District: 7 Plan Area: Eastern Area of the Mid City

Staff: Jeff Peterson

Vesting Tentative Map No. 229858 and Site Development Permit No. 235622 to allow for the demolish of an existing commercial/retail shopping complex (College Center) and associated structures, for the construction of a mixed-use development containing 312 for-sale residential units (97 townhouses, 204 residential flats, and 11 live/work units) and two commercial retail spaces, located at **6363 El Cajon Boulevard** along the south side of El Cajon Boulevard, east of 63rd Street, north of Stanley Avenue and Seminole Drive, and west of Art Street in the CU-2-3 (Commercial Zone) and C~~T~~- 3 (Commercial-Transitional Zone) Zones within the Central Urbanized Planned District Ordinance and the Crossroads Redevelopment Project Area within the Eastern Area Community of the Mid-City Communities Planning Area. Mitigated Negative Declaration No. 74816. Report No. PC-06-020

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: **3684 ALEXIA PLACE MAP WAIVER AND EASEMENT VACATION
PROJECT NO. 70573**

City Council District: 3; Plan Area: Normal Heights

Staff: Paul Godwin

Map Waiver (MW) to convert four (4) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, and a sewer, water and drainage easement vacation. The 2.54-acre site is located at **3684 Alexia Place**, on the east side of Alexia Place, in the RS-1-1, RS-1-7 and OR-1-1 zones of the Central Urbanized Planned District, within the Normal Heights neighborhood of the Mid-City Communities Plan. Exempt from environmental review . Report No. PC-06-011

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **2913 A STREET TENTATIVE MAP - PROJECT NO. 68656**

City Council District: 3; Plan Area: Uptown

Staff: Will Zounes

Tentative Map to convert 10 existing residential units to condominiums and to waive the requirements to underground overhead utilities on a 0.258 acre site at **2913 A Street** in the GH-1500 Zone of Golden Hill Planned District within the Greater Golden Hill Community Plan. Council District 8. Department Recommendation Exempt from environmental review. Report No. PC-06-043

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-13: **THIRD AVENUE TENTATIVE MAP AND STREET VACATION
PROJECT NO. 33105**

City Council District: 2; Plan Area: Uptown

Staff: Paul Godwin

Tentative Map (TM) to convert five (5) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, and a public right-of-way vacation for the undeveloped portion of Third Avenue located between Redwood Street and Quince Street. The 0.32-acre site is located at 3065 Third Avenue, on the east side of Third Avenue between Redwood Street and Quince Street, in the RS-1-1 zone in the Uptown Community Plan. Exempt from environmental. Report No. PC-06-012

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **4857 NARRAGANSETT TENTATIVE MAP - PROJECT NO. 71122**

City Council District: 2; Plan Area: Ocean Beach

Staff: Cory Wilkinson

Coastal Development Permit, Tentative Map, and Undergrounding Waiver, to convert eight existing residential units to condominiums with five parking spaces on a 6,992 square foot (0.16 acre) site at **4857-63 Narragansett Avenue** in the RM-2-4 Zone within the Ocean Beach Precise Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Ocean Beach Emerging Historic District, Airport Environs Overlay Zone, Airport Approach Overlay Zone, and Council District 2. Exempt from environmental. Report No. PC-06-013

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: **4945 NARRAGANSETT TENTATIVE MAP - PROJECT NO. 71127**
City Council District: 2; Plan Area: Ocean Beach

Staff: Cory Wilkinson

Coastal Development Permit, Tentative Map, and Undergrounding Waiver, to convert nine existing residential units to condominiums on a 6,568 square foot (0.15 acre) site at **4945 Narragansett Avenue** in the RM-2-4 Zone within the Ocean Beach Precise Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Ocean Beach Emerging Historic District, Airport Environs Overlay Zone, Airport Approach Overlay Zone, and Council District 2. Exempt from environmental Report No. PC-06-014.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **CITY VILLAS CONDOMINIUMS (formally known as 837 16th Street)**
PROJECT NO. 68637
City Council District: 2; Plan Area: Centre City

Staff: Pete Lynch

Tentative Map to allow the conversion of 70 residential units into condominiums on a site located at **837, 841 and 845 16th Street** within the Centre City Community Plan area. Exempt from environmental review.
Report No. PC-06-041

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: **6627 LA JOLLA BOULEVARD TENTATIVE MAP – PROJECT NO. 60030**
City Council District: 1; Plan Area: La Jolla

Staff: John Fisher

Tentative Map, Coastal Development Permit and waiver from the requirement to underground existing overhead utilities to convert an existing five unit apartment property to condominiums in the RM-3-7 zone at **6627-6631B La Jolla Boulevard** within the Coastal Overlay Zone and the La Jolla Community Plan area. Exempt from environmental. Report No. PC-06-044.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-18: **4641 HOME AVENUE TENTATIVE MAP – PROJECT NO. 74689**
City Council District: 3; Plan Area: Mid City Community Plan Area

Staff: John Fisher

Tentative Map to convert 87 existing residential units to condominiums and waive the requirement to underground existing utilities **at 4641 Home Avenue** in the RM-1-1 and OR-1-1 zone of the Central Urbanized Planned District within the Mid-City Community Plan area. Exempt from environmental review. Report No. PC-06-030

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-19: **3907 GEORGIA TENTATIVE MAP – PROJECT NO. 66700**

City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Tentative Map (TM) to convert 27 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.48-acre site located at **3907 Georgia Street**, at the northeast corner of Georgia Street and University Avenue. The site is located within the MR-800B zone of the Mid-City Communities Planned District, in the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-06-004.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.