

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
FEBRUARY 2, 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: Trailed from January 26, 2006 and *Continued from January 12, 2006:*

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 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-7: *Trailed from January 26, 2006:*

**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-8: *Trailed from January 26, 2006:*

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-9: *Continued from December 15, 2005:*

4037 IDAHO VESTING TENTATIVE MAP – PROJECT NO. 74806

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

Staff: Michelle Sokolowski

Vesting Tentative Map to convert 9 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16-acre site located at **4037 Idaho Street** in the MR-1250B Zone of the Mid-City Communities Planned District and the Transit Overlay Zone, within the Greater North Park Community Plan. Exempt from environmental.
Report No. PC-05-324

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: *Continued from January 26, 2006:*

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-11: *Continued from January 26, 2006:*

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-12: **4566 OHIO TENTATIVE MAP – PROJECT NO. 77456**
City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Tentative Map (TM) to convert eight (8) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16-acre site located at **4566 Ohio Street**, on the west side of Ohio Street, between Madison Avenue and Monroe 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-06-015

TODAY'S ACTION IS:

Process 4. Approve

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **4677 IDAHO TENTATIVE MAP – PROJECT NO. 72966**
City Council District: 3 Plan Area: Greater North Park

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, on a 0.21-acre site located at **4677 Idaho Street**, on the east side of Idaho Street, between Madison Avenue and Adams Avenue. The site is located within the MR-1750 and the CN-3 zones of the Mid-City Communities Planned District, in the Greater North Park Community Plan area.
Exempt from environmental Report No. PC -06-016

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **CARDINAL COURT REZONE - PROJECT NO. 60465**
City Council District: 6; Plan Area: Serra Mesa

Staff: Jeff Robles

Rezone from RS-1-7 to CO-1-2 on a 1.11-acre site located at **7695 Cardinal Court** in the Serra Mesa Community Plan area. Mitigated Negative Declaration No.60465. Report No. PC-06-019

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-15: **4650 NIAGARA TENTATIVE MAP WAIVER - PROJECT NO. 77221**
City Council District: 2; Plan Area: Ocean Beach

Staff: Cory Wilkinson

Coastal Development Permit, Tentative Map, and Undergrounding Waiver, to convert five existing residential units to condominiums on a 10,436 square foot (0.24 acre) site at **4650-60 Niagara Avenue** in the RM-1-1 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. The site includes the following addresses: 4650, 4652, 4654, 4656, and 4660 Niagara Avenue. Exempt from environmental review. Report No. E- 06-042

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-16: **4560 NORTH AVENUE TENTATIVE MAP - PROJECT NO.69080**
City Council District: 3; Plan Area: Uptown

Staff: Michelle Sokolowski

Tentative Map to convert 18 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.33-acre site located at **4560 North Avenue** in the MR-1500 Zone of the Mid City Communities Planned District and the Transit Overlay Zone, within the Uptown Community Plan area. Exempt from environmental. Report No. PC-06-023

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: **CAMINO DEL SUR ROAD EXTENSION - PROJECT NO. 1902**
City Council District: 1 Plan Area : Rancho Penasquitos & Torrey Highland Subarea Plan

Staff: Patricia Grabski

Extension of Camino del Sur approximately 0.5 mile from its current terminus just north of Dormouse Road northward to its planned intersection with Carmel Mountain Road. At this point, it would also connect with an extension of Camino del Sur southward from State Route 56 (SR 56). The project area is located **west of Interstate 15**, in the communities of Rancho Penasquitos and Torrey Highlands. Environmental Impact Report No 1902. Report No. PC-06-029

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.