

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
FEBRUARY 16, 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 DECEMBER 15, 2005, JANUARY 12, 2006, JANUARY 19, 2006, JANUARY 26, 2006 AND FEBRUARY 2, 2006**

ITEM-7: Trailed from February 2, 2006 and *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-8: *Trailed from February 2, 2006:*

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-9: **Anticipate that this item will be requesting a continuance
Trailed from February 2, 2006:**

4677 IDAH0 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-10: **Continued from January 26, 2006 - 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-11: *Continued from January 12 , 19 and 26, 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 0.161 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-12: *Continued from February 2, 2006 and Trailed from January 26, 2006:*

464 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-13: **LEVANTO - PROJECT NO. 51049**
 City Council District: 7; Plan Area: Navajo

Staff: Jeannette Temple

Community Plan Amendment, Site Development Permit, Planned Development Permit, Tentative Map with Easement Vacations and Rezone from CV-1-1 to RM-2-4, Parking Impact Overlay, and inclusion in the Residential Tandem Parking Overlay Zones. The project would consist of the demolition of an existing 96 room motel with a 7,000 square foot restaurant, and the construction of 100 residential condominium units with amenities on a 5.672 acre site at **4545 Waring Road** within the Navajo Community Plan area. Mitigated Negative Declaration No. 51049.
 Report No. PC-06-037.

TODAY'S ACTION IS:

Process 5. Recommendation to approve or deny to the City Council

DEPARTMENT RECOMMENDATION:

Recommend approval to the City Council.

ITEM-14: **ANNUAL RENTAL VACANCY RATE DETERMINATION**
 City Council District: All; Plan Area: Citywide

Staff: Bill Levin

The Planning Commission is required to make an annual determination regarding the vacancy rate for rental housing in the City. The Planning Department provides the latest estimates on rental vacancy rates based on two surveys that are conducted twice a year. If the vacancy rate is determined by the Planning Commission to have been below 7% during the previous year, relocation payments to people displaced by condominium conversions will be required during the next year until another vacancy rate determination is made.
 Report No. PC-06-052

DEPARTMENT RECOMMENDATION:

Determine that the rental vacancy rate in 2005 in San Diego was below 7% and that relocation payments should continue to be provided to qualifying persons displaced by condominium conversions for the next year.

ITEM-15: **4335 MCCLINTOCK TENTATIVE MAP – PROJECT NO. 78138**
City Council District: 3; Plan Area: Mid-City

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 0.14-acre site located at **4335 McClintock Street**, on the east side of McClintock Street, between Meade Avenue and El Cajon Boulevard. The site is located within the CT-2-4 zone of the Central Urbanized Planned District, in the Normal Heights neighborhood of the Mid-City Communities Plan area. Exempt from environmental Report No. PC-06-018

TODAY'S ACTION IS:

Process 4. Approve

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **4220 THORN TENTATIVE MAP – PROJECT NO. 72856**
City Council District: 3 Plan Area: Mid-City

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 0.16-acre site located at **4220 Thorn Street**, at the northeast corner of Thorn Street and 42nd Street. The site is located within the RSI- 7 zone in the City Heights neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC -06-017

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: **PARKE MEADE TENTATIVE MAP - PROJECT NO. 59502**
City Council District: 3; Plan Area: Greater North Park

Staff: John Cruz

Tentative Map to convert 9 existing residential units to condominiums, including a request to waive the requirements to underground the existing overhead utilities, on a 7,000 square foot site. The property is located at **3111 Meade Avenue** in the MR-800B Zone of Mid City Communities Planned District within the Greater North Park Community Plan. Council District 3. Exempt from environmental review. Report No. PC-06-057

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-18: **3151 LINCOLN TENTATIVE MAP - PROJECT NO. 77221**
City Council District: 2; Plan Area: Ocean Beach

Staff: Will Zounes

Tentative Map to convert ten existing residential units to condominiums on a 0.16 acre site. The property is located at site **3151 Lincoln Avenue** in the MR-800B Zone of Mid City Communities Planned District within the Greater North Park Community Plan, Council District 3. Exempt from environmental review. Report No. PC-06-031

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-19: **3695 TEXAS TENTATIVE MAP - PROJECT NO.77181**

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

Staff: Will Zounes

Tentative Map to convert 8 existing residential units to condominiums on a 6,375 sq ft site. The property is located at **3695 Texas Street** in the RS-1-7 Zone within the Greater North Park Community Plan, Council District 3. Exempt from environmental. Report No. PC-06-035

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-20: **PEDESTRIAN MASTER PLAN**

City Council District: All; Plan Area: Citywide

Staff: Maureen Gardner

The City of San Diego is developing a Pedestrian Master Plan (Plan) to guide the way the City plans and implements pedestrian improvement projects. The Plan will identify and prioritize pedestrian improvement projects based on technical analysis and community input and improve the City's ability to implement pedestrian projects. The Planning Commission is requested to provide input on the Plan development process and the Plan. Report No. PC-06-085

TODAY'S ACTION IS:

Workshop