

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
MARCH 2, 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-7: *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-8: *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-9: *Continued from February 2, 2006:*

**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. PC-06-042.

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM 10: *Appeal of a Hearing Officer Decision*

**LA PALMA 7 - PROJECT NO. 7822**

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

**Staff: Robert Korch**

Appeal on an application for Coastal Development Permit, Tentative Map and a Waiver of Undergrounding to demolish existing structures and construct 7 condominium units with 8,743 square-feet and underground parking on a 10,008 square-foot site at **1353 La Palma** in the RM-2-5 zone of the Pacific Beach Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit and Beach Parking Impact Overlay. Mitigated Negative Declaration No. 7822. Report No. PC-06-056

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM-11: **\*5<sup>TH</sup> & PENNSYLVANIA– PROJECT NO. 66300**  
 City Council District: 3; Plan Area: Uptown

**Staff: Diane Murbach**

Site Development Permit and Vesting Tentative Map for a new 145 unit residential condominium development with 4,744 square feet of commercial space, on a 1.55 acre site located **south of Pennsylvania Avenue, west of Fifth Avenue, and east of Fourth Avenue**. The property is located in the NP-1, CV-1 and CN-1A Zones, Transit Area Overlay Zone, of the Mid-City Planned District within the Uptown Community Plan. The project includes a five-story building on 4<sup>th</sup> Avenue, and a six-story building on 5<sup>th</sup> Avenue, both with basement parking. The project was reviewed in the Affordable Housing Expedite Program and will provide 15 affordable units as defined by Council Policy 600-27. Report No. Mitigated Negative Declaration No. 66300. PC-06-061

**TODAY'S ACTION IS:**

Process 4. Approve

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-12: **\*4215 45<sup>TH</sup> STREET – PROJECT NO. 81533**  
 City Council District: 3; Plan Area: Mid-City

**Staff: Jeff Peterson**

Tentative Map (Process 4) to convert eight (8) existing residential units to condominiums on a 0.143-acre site. As a component of the application, the proposed project will conform to the Inclusionary Affordable Housing Requirements and Council Policy 600-27(A) criteria for the Affordable/In Fill Housing Expedite Program by setting aside at least 10 percent (one unit) of the total for-sale dwelling units on-site for households with an income at or below 100 percent Area Median Income (AMI). The property is located at **4215 45th Street** in the RM-1-1 Zone of the Central Urbanized Planned District within the City Heights Community of Mid-City Communities Planning Area, and Council District 3 Mitigated Negative Declaration No. 81533. Report No. PC-06-049

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-12: **\*FAIRBANKS COUNTRY VILLAS EXTENSION OF TIME – PROJECT NO. 85150**

City Council District: 1; Plan Area: Torrey Highlands Community

**Staff: Cherlyn Cac**

Extension of Time for the approved Fairbanks Country Villas’ Rezone, Easement Abandonment, Public Right-of-Way Vacation, Vesting Tentative Map, Planned Residential Development Permit, and Resource Protection Ordinance Permit Number 99-0329 to construct up to 95 dwelling units on a vacant 92.72-acre site. The property is located **south of Carmel Valley Road and north of Torrey Meadows Drive**. Mitigated Negative Declaration No. 85150. PC -06-082

**TODAY'S ACTION IS:**

Process 5. Recommendation approval or denial to the City Council

**DEPARTMENT RECOMMENDATION:**

Recommend approval.

ITEM-13: **\*LAKE MURRAY TRUNK SEWER - PROJECT NO. 31088**

City Council District: 7; Plan Area: Navajo

**Staff: Morris Dye**

Lake Murray Trunk Sewer Site Development Permit, located in portions of Lake Murray Park, Mission Trails Regional Park and Chaparral Canyon. The project would replace approximately 14,543 lineal feet of the existing 15,900 lineal-foot Lake Murray Trunk Sewer, construct permanent access paths, including a staircase. Mitigated Negative Declaration No. 31088. Report No. PC-06-084

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-14: **5131 34<sup>TH</sup> STREET TENTATIVE MAP – PROJECT NO. 77656**  
City Council District: 3; Plan Area: Uptown

**Staff: Jeannette Temple**

Tentative Map (TM) to convert seven (7) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.50-acre site located at **5131 34<sup>th</sup> Street**. The site is located within the RSI- 7 and OR-1-1 Zones of the Central Urbanized Planned District, within the Normal Heights Neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC -06-046.

**TODAY'S ACTION IS:**

Process 4. Approve

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-15: **7240 EL CAJON TENTATIVE MAP – PROJECT NO. 79619**  
City Council District: 7; Plan Area: College

**Staff: Jeannette Temple**

Tentative Map (TM) to convert Twenty-eight (28) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.32-acre site located at **7240 El Cajon Boulevard**. The site is located within the CU-2-3 Zone and the Transit Area Overlay Zone of the Central Urbanized Planned District, within the College Area Community Plan. Exempt from environmental. Report No. PC-06-081.

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-16:     **\*PRADO WALK TENTATIVE MAP – PROJECT NO. 60295**  
City Council District: 2 Plan Area: Uptown

**Staff:           Patrick Hooper**

Tentative Map and Site Development Permit to demolish 15 existing units and construct 22 condominium units on a 0.57 acre site located at **526 Grape Street** between Fifth Avenue and Sixth Avenue in the CV-4 and MR-800B Zones of the Mid-City Communities Planned District Ordinance within the Uptown Community Plan area. Mitigated Negative Declaration No. 60295. Report No. PC-06-093

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-17:     **LEGACY TENTATIVE MAP – PROJECT NO. 73675**  
City Council District: 5 Plan Area: Mira Mesa

**Staff:           Robert Tucker**

Tentative Map to convert 412 existing residential units to condominiums on a 17.58 acre site located at **9320 Hillery Drive Plan** between Mira Mesa Boulevard and Carroll Canyon Road within the CC-1-3 Zone and Mira Mesa Community Plan area. Exempt from environmental review. Report No. PC-06-048

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-18:     **4838 SANTA CRUZ TENTATIVE MAP – PROJECT NO. 71135**

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 on a 7,000 square foot (0.16 acre) site with eight parking spaces at **4838 Santa Cruz 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 review. Report No. PC-06-058

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-19: **4517 WEST POINT LOMA WALK TENTATIVE MAP  
PROJECT NO. 81215**

City Council District: 2 Plan Area: Peninsula

**Staff: Cory Wilkinson**

Tentative Map and Undergrounding Waiver to convert 14 existing residential units to condominiums with 26 parking spaces on a 10,180 square foot (0.23 acre) site at **4517 West Point Loma Boulevard** in the RM-3-7 Zone within the Peninsula Community Plan, Coastal Height Limit Overlay Zone, Airport Environs Overlay Zone, Airport Approach Overlay Zone, and Council District 2. This project is not within the Coastal Overlay Zone, therefore, no Coastal Development Permit is required. Exempt from environmental review. Report No. PC-06-059

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-20: **4361 IDAHO TENTATIVE MAP - PROJECT NO. 65180**  
City Council District: 3 Plan Area: Greater North Park

**Staff: Derrick Johnson**

Tentative Map to allow for the subdivision of a 0.16 acre site into one (1) lot for a seven unit residential condominium conversion. The applicant is also requesting the requirement for the undergrounding of existing overhead utilities be waived. The project is located on the west side of Idaho Street between El Cajon Boulevard and Meade Avenue at **4361 Idaho Street**. The project site is zoned MR-800B in the Mid-City Communities Planned District and is located within the Greater North Park Community Plan area. Exempt from environmental review. Report No. PC-06-080

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-21: **4410 41<sup>st</sup> STREET TENTATIVE MAP - PROJECT NO. 72860**  
City Council District: 3 Plan Area: Mid-City

**Staff: Derrick Johnson**

Tentative Map to convert 6 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.17 acre site located on the west side of 41<sup>st</sup> Street between Monroe Avenue and Meade Avenue at **4410 41<sup>st</sup> Street** in the RM-1-1 Zone of the Central Urbanized Planned District and the Transit Overlay Zone, within the Mid City Communities Plan. Exempt from environmental review. Report No. PC-06-086

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-22: **GENERAL PLAN UPDATE - WORKSHOP**

City Council District: All; Plan Area: Citywide

**Staff: Nancy Bragado**

The General Plan Update is underway to replace the 1979 Progress Guide and General Plan. The Update has been guided by the City of Villages Strategy and Citywide policy direction contained within the adopted General Plan Strategic Framework Element. The latest public review draft of the updated plan was released in July 2005. This report presents major proposed edits to the July 2005 draft, and seeks Planning Commission input on remaining issues. Staff will also brief the Commission on public input received to date. No action is required on the part of the Planning Commission at this time. Report No. PC-06-092

**Workshop**