

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
MARCH 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 JANUARY 12, 2006, FEBRUARY 2, 2006, FEBRUARY 16, AND FEBRUARY 23.**

ITEM-7: *Trailed from March 2, 2006:*

***5TH & 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 4th Avenue, and a six-story building on 5th 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-8: *Trailed from March 2, 2006*

***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-9: *Trailed from March 2, 2006:*

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-10: *Continued from February 16, 2006: (anticipate that this item will be continued)*

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-11: *Continued from February 23, 2006:*

TRIESTE TENTATIVE MAP – PROJECT NO. 63257

City Council District: 1; Plan Area: University City

Staff: Robert Tucker

Tentative Map to convert 30 existing residential units to condominiums on a 6.65-acre site located at **3950 Mahaila Avenue** between La Jolla Village Drive and Nobel Drive. Exempt from environmental. Report No. PC-06-039

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: *Continued from March 2, 2006:*

***4215 45TH 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 Exempt From Environmental. Report No. PC-06-049

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM 13: *Appeal of a Staff Decision*

***ARMSTRONG RESIDENCE - PROJECT NO. 3511**

City Council District: 1; Plan Area: La Jolla

Staff: Laura Black

Consider an appeal of an application for a Coastal Development Permit to allow the construction of a two-story, 2,883 square-foot single family residence, with an attached 483 square foot, two-car garage, on an existing vacant 7,812 square foot lot, located at **5746 La Jolla Mesa Drive** within the RS-1-5 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable) and Coastal Height Limit Overlay Zone. Mitigated Negative Declaration No. 3511. Report No. PC-06-051.

TODAY'S ACTION IS:

Process 2. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-14: **JEWELL STREET CONDOMINIUMS - EXPEDITE PROJECT NO. 58194**

City Council District: 2; Plan Area: Pacific Beach

Staff: Diane Murbach

Tentative Map and Coastal Development Permit for the project located at **3993 Jewell Street**, south of Fortuna Avenue, west of an unnamed alley in the RM-1-1 Zone of the Pacific Beach Community Planning area. The Tentative Map is for the subdivision of a 0.69-acre site to convert 40 existing residential apartment units into condominiums, and waiving the requirement to underground existing overhead utilities in the adjacent right-of-way. This subdivision also requires a Coastal Development Permit since the project is located in the Coastal Overlay Zone. No new development is proposed with this Tentative Map and Coastal Development Permit. The project is a Sustainable Building project in accordance with Council Policy 900-14. Exempt from Environmental review. Report No. PC-06-096.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-15: ***MIRAMAR TRUNK SEWER - PROJECT NO. 33120**

City Council District: 1; Plan Area: University

Staff: Vena Lewis

Site Development Permit to allow for the replacement of 5,456 linear feet of sewer main and the creation of maintenance access paths in **Rose Canyon** which is located within the University City Community Planning Area. The replacement would consist of the upgrade of existing 15-inch sewer main to 21-inch sewer main, all of which would take place in existing trenches at the same depth as the existing 15-inch main. The majority of the construction would take place in the canyon bottom; however creation of a new 8-foot access path would be required for a sewer lateral adjacent to Interstate 805. The path would include turn-arounds in dead-end areas. Mitigated Negative Declaration No. 33120. Report No. PC-06-055.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-16: **DENNERY RANCH NEIGHBORHOODS – PROJECT NO. 79619**

City Council District: 8; Plan Area: Otay Mesa

Staff: Patricia Grabski

Vesting Tentative Map, Planned Development Permit, Site Development Permit, abandonment of water and sewer easements and deviations. The proposed project is for the construction of 410 multi-family residential units for condominiums including four guest units and two recreational centers. Three open space lots (Lots A, B, and C) totaling 9.1 acres. Lot B (0.6 acres) will be provided with an asphalt or equivalent cap as approved by the Solid Waste Local Enforcement Agency (LEA). Addendum to Environmental Impact Report Project No. 86-0785, and ADOPTION of the Mitigation, Monitoring and Reporting Program. Report No. PC-06-024

TODAY'S ACTION IS:

Process 5. Recommend approval or denial to the City Council

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-17: **INITIATION-COMMUNITY PLAN AMENDMENT-47TH AND LOGAN MOVING AND HOUSEHOLD STORAGE FACILITY PROJECT NO. 82503**

City Council District: 4; Plan Area: Encanto Neighborhoods of the Southeastern San Diego Community Plan.

Staff: Myles Pomeroy

Initiation of a site specific amendment to Southeastern San Diego Community .Plan to allow a moving and household storage facility at 47th and Logan under the Specialized Commercial Land Use designation. Report No. PC-06-097.

TODAY'S ACTION IS:

Process 4. Approve the initiation or deny the initiation

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-18: **GOLDEN HILL BUNGALOWS – PROJECT NO. 66452**

City Council District: 8; Plan Area: Greater Golden Hills

Staff: Sandra Teasley

Tentative Map to convert 12 residential units into condominiums and to waive the requirement for undergrounding of the above ground utilities. The property is located at **1217-1231 28th Street** in the GH-CN zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan area. Exempt from environmental review. Report No. PC-06-087

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-19: **GROVE AVENUE TENTATIVE MAP – PROJECT NO. 80229**
City Council District: 8; Plan Area: Otay Mesa-Nestor

Staff: Sandra Teasley

Tentative Map to convert 19 residential units into condominiums and to waive the requirement for undergrounding of the above ground utilities. The property is located at **2320-2328 Grove Avenue** in the RM-1-3 zone of the Otay Mesa-Nestor Community Plan area. Exempt from environmental review.
Report No. PC-06-090

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-21: **1264 REED AVENUE TENTATIVE MAP - PROJECT NO. 86523**
City Council District: 2 Plan Area: Pacific Beach

Staff: John Fisher

A Coastal Development Permit No. 274546, Tentative Map No. 274547 and waiver from the requirement to underground existing utilities to convert eight existing residential units to condominiums at **1264 Reed Avenue** in the Pacific Beach Community Plan area. This project is exempt from CEQA per Article 19, Section 15301(k). Report No. PC-06-045

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-22: **3910 HAINES TENTATIVE MAP - PROJECT NO. 79664**
City Council District: 2; Plan Area: Pacific Beach

Staff: Glenn Gargas

Coastal Development Permit and Tentative Map (Process 4) including a request to waive the requirement to underground the existing utilities to convert 18 existing residential units to 18 condominium units on a 0.23 acre site. The property is located at **3910 Haines Street** in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone within the Pacific Beach Community Plan Area. Exempt from environmental review.
Report No. PC-06-101

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-23: **4718 KENMORE TENTATIVE MAP - PROJECT NO. 80837**
City Council District: 3 Plan Area: Normal Heights

Staff: Michelle Sokolowski

Tentative Map to convert 14 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.29-acre site located at **4718 Kenmore Terrace** in the RM-1-1 Zone of the Central Urbanized Planned District within the Normal Heights neighborhood of the Mid-City Communities Plan. Exempt from environmental review.
Report No. PC-06-053

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-24: **4173 OHIO TENTATIVE MAP - PROJECT NO. 74857**
City Council District: 3 Plan Area: Greater North Park

Staff: Renee Mezo

Tentative Map to convert 8 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16 acre site. The property is located at **4173 Ohio Street** between Howard Avenue and Polk Avenue, in the MR-1250B Zone of the Mid-City Communities Planned District and the Transit Overlay Zone, within the Greater North Park Community Plan Area. Exempt from environmental review.
Report No. PC-06-065

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-25: **4657 OREGON STREET TENTATIVE MAP - PROJECT NO. 78882**
City Council District: 3 Plan Area: Normal Heights

Staff: Michelle Sokolowski

Tentative Map to convert 8 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 7,000 square-foot site located at **4657 Oregon Street** in the MR-1750 of the Mid-City Communities Planned District within the Greater North Park Community Plan area. Exempt from environmental review. Report No. PC-06-076

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-26: **4585 HAMILTON STREET TENTATIVE MAP - PROJECT NO. 73745**
City Council District: 3 Plan Area: Greater North Park

Staff: Michelle Sokolowski

Tentative Map to convert 8 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 6,990 square-foot site located at **4585 Hamilton Street** in the MR-1750 Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area. Exempt from environmental review.
Report No. PC-06-077

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-27: *Continued Workshop from March 2, 2006 for a full Commission:*

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