

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
MARCH 30, 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 PLANNING COMMISSION MINUTES FOR FEBRUARY 23, 2006.**

ITEM-7: *Continued from January 12, 2006:*

BUSINESS IMPROVEMENT DISTRICT PUBLIC RIGHT-OF-WAY PROGRAM

City Council District: 12,3,7, & 8; Plan Area: Center City, City Heights, College Area, La Jolla, Normal Heights, Greater North Park, Ocean Beach, Old Town, Pacific Beach, Uptown and San Ysidro

Staff: Vena Lewis

Site Development Permit(s) to place freestanding “A” frame signs, display merchandise/goods and establish outdoor dining areas within the public right-of-way in front of the businesses’ store fronts on the public-right-of-way or to set up outdoor dining areas within the public right-of-way of the Adams Avenue, City Heights, College Area, Hillcrest, La Jolla, Little Italy, Mission Hills, North Park, Ocean Beach, Old Town, Pacific Beach and San Ysidro Business Improvement Districts.

TODAY'S ACTION IS:

Process 4. Approve or Deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: *Continued from March 2 & March 16, 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, including a request to waive the requirement to underground existing overhead utilities, 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-9: *Continued from March 2, 2006:*

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 east 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-10: *Continued from March 2, 2006:*

4410 41st 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 41st Street between Monroe Avenue and Meade Avenue at **4410 41st 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-11: *Continued from March 16, 2006:*

***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-12: *Continued from March 16, 2006:*

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-13: ***VISTA DIEGO - PROJECT NO. 59986**
City Council District: 2 Plan Area: Uptown

Staff: Jeff Peterson

Site Development Permit, Tentative Map, Public Right-Of-Way Use Permit, and Angle Parking to demolish the existing auto repair complex with associated structures, and consolidate the three parcels into one lot for the construction of a mixed-use development containing 11 for-sale residential units and two commercial retail spaces. The project would include the replacement of four on-street parallel parking spaces with 12 on-street angle parking spaces with five landscaped islands on San Diego Avenue, and the reconfiguration and landscaping of the traffic island at the intersection of San Diego Avenue and California Street. The proposed project would conform with 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 of the total for-sale dwelling units on-site for households with an income at or below 100 percent Area Median Income (AMI). The 0.336-acre site is located at **1858 and 1866 San Diego Avenue** on the corner of California Street and San Diego Avenue, east of Interstate 5 within the Uptown Community Plan, the CL-6 Zone of the Mid-City Communities Planned District, and the Airport Approach Overlay Zone (AAOZ). Mitigated Negative Declaration No. 59986 Report No. PC-06-066

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-14: ***MESA COMMONS - EXPEDITE PROJECT NO. 82698**
City Council District: 7; Plan Area: College Area

Staff: Dan Stricker

Amendment to the City of San Diego Progress Guide and General Plan and College Area Community Plan to redesignate the land use of a 1.96-acre site from Low Density Residential 1 to 10 dwelling units per acre to Low-Medium Density Residential 10 to 15 dwelling units per acre; a Rezone of the 1.96-acre site from RSI- 7 to RM-1-2 ; a Planned Development Permit (PDP) for sustainable development which deviates from the regulations of the underlying zone and to amend the existing PDP to add units and modify the site and parking plan; a Site Development Permit (SDP) for a multi-unit development that exceeds 4 dwelling units on lots which are consolidated or otherwise joined together for the purpose of accommodating the development and to amend the existing SDP; and a Vesting

Tentative Map for condominium purposes for the 1.96-acre Mesa Commons II site, located at **4883, 4905, and 4915 Catoctin Drive**. The SDP and PDP amend the previously approved Mesa Commons I project site, located at **6456 El Cajon Boulevard**. Addendum to Negative Declaration No. 33812.
Report No. PC-06-083.

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM 15: *It is anticipated that staff will be requesting this item to be withdrawn:*

36th STREET CONDO MAP - PROJECT NO. 50781

City Council District: 3; Plan Area: City Heights Neighborhood of the Mid-City Communities Plan

Staff: Michelle Sokolowski

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 **4065 36th Street** in the RM-1-2 Zone of the Central Urbanized Planned District, within the City Heights neighborhood of the Mid-City Communities Plan area. Exempt from environmental.
Report No. PC-06-075.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: *It is anticipated that staff will be requesting this item be continued to May 18, 2006:*

440 OHIO STREET - PROJECT NO. 73427

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

Staff: Renee Mezo

Tentative Map to convert 31 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 1.37 acre site. The property is located at **4469 Ohio Street** between Meade Avenue and Madison Avenue, in the MR-800B Zone of the Mid-City Communities Planned District and the Transit Overlay Zone, within the Greater North Park Community Plan Area. Exempt from environmental. Report No. PC-06-050.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-17: **1394 ORO VISTA TENTATIVE MAP – PROJECT NO. 88457**

City Council District: 8; Plan Area: Otay Mesa - Nestor

Staff: William Zounes

Tentative Map to convert 128 existing residential units to condominiums and a request to waive the requirement for undergrounding overhead utilities on a 8.85 acre site located at **1394 Oro Vista Road**. Exempt from environmental. Report No. PC-06-098

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-18: **2711 MANOS TENTATIVE MAP -PROJECT NO. 80233**

City Council District: 4 Plan Area: Skyline/Paradise Hills

Staff: William Zounes

Tentative Map to convert 38 existing residential units to condominiums and a request to waive the requirements to underground existing overhead utilities on a 1.05 acre site at **2711 Manos Drive** in the RM-3-7 Zone. Exempt from environmental. Report No. PC-06-103

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-19: *It is anticipated that staff will be requesting this item be continued:*

TELES TENTATIVE MAP– PROJECT NO. 69896

City Council District: 3 Plan Area: Greater North Park

Staff: Michelle Sokolowski

Tentative Map to convert 9 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, located at **4365 Mississippi Street** in the MR-800B Zone of the Mid-City Communities Planned District and the Transit Overlay Zone, within the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-06-087

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-20: **4219 35th STREET TENTATIVE MAP – PROJECT NO. 74598**
City Council District: 3 Plan Area: City Heights Neighborhood of the Mid-City
Communities Plan

Staff: Michelle Sokolowski

Tentative Map to convert 7 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.142 acre site located at **4219 35th Street** in the RM-1-3 Zone of the Central Urbanized Planned District and the Transit Overlay Zone, within the City Heights neighborhood of the Mid-City Communities Plan Area. Exempt from environmental review. Report No. PC-06-073

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-21: **4458 LOUISIANA TENTATIVE MAP - PROJECT NO. 81717**
City Council District: 3 Plan Area: Greater North Park

Staff: Paul Godwin

Tentative Map to convert eight 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 **4458 Louisiana Street** between Monroe and Meade Avenue, in the MR-2500 Zone of the Mid-City Communities Planned District and the Transit Area Overlay Zone within the Greater North Park Community Plan Area. Exempt from environmental. Report No. PC-06-067

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.