

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
APRIL 6, 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ITEM-6: *It is anticipated that staff will be requesting this item to be withdrawn:*

4053 CHEROKEE TENTATIVE MAP - PROJECT NO. 74487

City Council District: 3; Plan Area: Mid-City

Staff: Paul Godwin

Tentative Map (TM) to convert nine (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 **4053 Cherokee Avenue**, on the east side of Cherokee Avenue, between University Avenue and Polk Avenue. The site is located within the RM-1-2 Zone of the Central Urbanized Planned District, in the City Heights neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-06-033.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-7: *Continued from February 2, and February 16, 2006:*

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-8: *Continued from January 26, February 2, and March 2, 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-9: *Continued from January 26, February 2, and March 2, 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-10: *Continued from March 2, 2006:*

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-11: *Continued from March 2, 2006:*

4517 WEST POINT LOMA 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-12: *Continued from March 2, 2006:*

5131 34TH STREET TENTATIVE MAP – PROJECT NO. 84224

City Council District: 3; Plan Area: Normal Heights

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 34th Street**. The site is located within the RS-1-7 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-13: *It is anticipated that staff will be requesting this item to be continued to May 11, 2006: This item was continued from March 2, 2006:*

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-14: *Continued from March 16, 2006:*

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-15: *Continued from March 16 and March 30, 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-16: ***USA GAS STATION NO. 855– PROJECT NO. 2956**
City Council District: 4; Plan Area: Southeast San Diego

Staff: Patricia Grabski

Site Development Permit/Conditional Use Permit to construct a gasoline station with six multi-product dispensers sheltered by a weather canopy and a 1,939 square foot mini-market at **3481 National Avenue** in the Southeast San Diego Community Plan area. The Planned Development Permit would permit a deviation to permit a 5-foot front yard setback where 15-feet is required. The project is currently zoned CT-2 (commercial transitional zone) and MF-1500 (multi family zone). A rezone is proposed to remove the MF-1500 zone to have the entire site zoned CT-2. Mitigated Negative Declaration No. 2956. Report No. PC-06-091

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-17: **SCRIPPS MERCY HOSPITAL COMMUNITY PLAN AMENDMENT INITIATION**
City Council District: 3; Plan Area: Uptown

Staff: Maxx Stalheim

Scripps Mercy Hospital General/Community Plan Amendment Initiation to re-designate a 2.6-acre portion of the hospital site from Open Space to Institutional (Hospital). The re-designation would facilitate the construction of a new 582-space parking structure. Scripps Mercy Hospital is located at **4077 5th Avenue** in the Uptown Community Planning Area. Report No. PC-06-104

TODAY'S ACTION IS:

Approve or deny the initiation

DEPARTMENT RECOMMENDATION:

Approve the initiation

ITEM-18: **5760 RILEY STREET TENTATIVE MAP – PROJECT NO. 84811**
 City Council District: 6; Plan Area: Linda Vista

Staff: Bill Tripp

Tentative Map (TM) to covert five (5) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.114-acre site addressed as **5760 Riley Street**, located south of Laretta Street, east of Colusa and west of Eureka Streets, in the RM-3-7 (Residential, Multi-Family) Zone. Exempt from environmental. Report No. PC-06-102

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-19: *It is anticipated that staff will be requesting for this item to be continued to May 11, 2006:*

WIGHTMAN STREET TENTATIVE MAP– PROJECT NO. 42595
 City Council District: 3; Plan Area: Greater North Park

Staff: Michelle Sokolowski

Tentative Map to convert 5 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.144 acre site located at **2601 Wightman Street** in the MR-1750 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 -06-071.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-20: *It is anticipated that staff will be requesting a continuance to May 11, 2006:*

4074 CHEROKEE TENTATIVE MAP– PROJECT NO. 68048
 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 0.17-acre site located at **4074 Cherokee Avenue** 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-06-070

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-21: **3686 MARLBOROUGH TENTATIVE MAP – PROJECT NO. 78326**
 City Council District: 5; Plan Area: City Heights, neighborhood of the Mid City Communities Plan Area.

Staff: Derrick Johnson

Tentative Map for the conversion of 18 existing residential units into condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.32 acre site located at **3686 Marlborough Drive** between 41st and 42nd Streets at 3686 Marlborough Drive in the RM-1-1 Zone of Central Urbanized Planned District, within the City Heights neighborhood of the Mid City Communities Plan Area. Exempt from environmental review. Report No. PC-06-114

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-22: **COMPASS POINTE VESTING TENTATIVE MAP
PROJECT NO. 81755**

City Council District: 5 Plan Area: Mira Mesa

Staff: Robert Tucker

Compass Pointe Vesting Tentative Map to convert 169 existing residential units to condominiums and waive the requirement to underground existing utilities on a 13.75-acre site located at **11526 Compass Pointe North Drive** in the RM-1-1 zone of the Mira Mesa Community Plan area. Exempt from environmental review. Report No. PC-06-117

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.