

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
APRIL 20, 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 MARCH 16, 2006 AND MARCH 30, 2006.**

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

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. Report No. PC-06-057

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: *Continued from March 30, 2006:*

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. Report No. PC -06-073

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: *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. Report No. PC-06-090

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: *Continued from April 6, 2006:*

It is anticipated that staff will be requesting a continuance to June 8, 2006:

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 Report No. PC -06-114

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: *Appeal of Centre City Development Corporation Hearing Officer:*

GALILEO 101-REVOCATION OF CUP NO. 2002-22

City Council District: 2; Plan Area: Centre City Community Plan Area

Staff: Lucy Contreras

Appeal of Centre City Development Corporation (CCDC) Hearing Officer decision to revoke Conditional Use Permit No. 2002-22 for Galileo 101 to allow for an eating & drinking establishment with live entertainment at 100 Harbor Drive, Suite 101 in the Marina Planned District of the Centre City Community Plan Area. Exempt from environmental.

TODAY'S ACTION IS:

Process 3. Deny or approve the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM 12: **COLLEGE COMMUNITY REDEVELOPMENT PROJECT AREA PLAN AMENDMENT.**

City Council District: 7; Plan Area: College Area

Staff: Mike Fortney

The College Community Redevelopment Project Area Plan Amendment proposes three changes to the current Redevelopment Plan. 1) Delete three parcels from the Redevelopment Project Area owned by SDSU, 2) Remove certain land-use language and instead refer to the Municipal Code, Community Plan, Master Project Plan and other relevant documents, and 3) Extend eminent domain authority in the Project Area an additional twelve years.
Report No. PC-06-165

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval to the City Council.

- ITEM-13: **CITY HEIGHTS SQUARE AVENDMENT - PROJECT NO. 95232**
City Council District: 3 Plan Area: City Heights neighborhood of the Mid-City Communities Plan area.

Staff: Michelle Sokolowski

Amendment to PDP 116927/NUP 116928/CUP 116929/SDP 228858. The original project, approved on June 28, 2005, allowed the construction of an approximately 212,289-square-foot mixed use development with deviations, consisting of 151 residential units (150 senior units and 1 manager unit), a medical clinic, parking, retail and office space in 3 buildings and a 5,432-square-foot recreational area. The requested amendment would allow minor deviations from the development regulations in order to accommodate the proposed development. No reductions in the amount of senior units or modifications to the previously-permitted uses are requested. The project is on a 2.857-acre site located in the **4300 block of University Avenue** in the CT-2-3 and CU-2-3 Zones of the Central Urbanized Planned District and the Transit Overlay Zone, within the City Heights neighborhood of the Mid-City Communities Plan and the City Heights Redevelopment Project Area. The project site is bounded by 43rd Street, University Avenue, Polk Avenue and Fairmount Avenue. Addendum to Mitigated Negative Declaration No. 40960. Report No. PC-06-158

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

- ITEM-14: **INITIATION –COMMUNITY PLAN AMENDMENT- AREO DRIVE MIXED USE - PROJECT NO. 90865**
City Council District: 6; Plan Area: Kearny Mesa

Staff: Lesley Henegar

Initiation of an amendment to the Kearny Mesa Community Plan and the Progress Guide and General Plan to redesignate a 7.52 acre parcel from Industrial to Mixed Use for the redevelopment of the site with commercial and residential.
Report No. PC-06-127

TODAY'S ACTION IS:

Approve or deny the initiation

DEPARTMENT RECOMMENDATION:

Approve the initiation.

- ITEM-15: **3227 LINCOLN TENTATIVE MAP – PROJECT NO. 87119**
City Council District: 3; Plan Area: Greater North Park neighborhood of the Mid-city Community Plan area.

Staff: Derrick Johnson

Tentative Map to convert 8 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.17-acre site. The property is located at the intersection of Lincoln Avenue and Bancroft Street, between Howard Avenue and University Avenue, at **3227 Lincoln Avenue**, in the MR-800B Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan Area. Exempt from environmental. Report No. PC-06-120

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

- ITEM-16: *It is anticipated that staff will be requesting a continuance to May 11, 2006:*

COSTA DEL MAR II -TENTATIVE MAP – PROJECT NO. 77453
City Council District: 3 Plan Area: Greater North Park

Staff: Derrick Johnson

Rezone of a 10.22-acre parcel from AR-1- 1 to AR-1-2 and OC-1-1; a Tentative Map to subdivide the 10.22 acre site into five separate parcels; a Planned Development Permit to allow access to Lots 2, 3, 4, and 5 via a private driveway over a proposed access easement on Lot 1; a Site Development Permit in accordance with the Environmentally Sensitive Lands Regulations; a Coastal Development Permit and Local Coastal Program Amendment; a Neighborhood Use Permit to allow guest quarters to be built on site and the adoption of the proposed Design Guidelines for future development of single family structures. The project site is located at the northern terminus of Arroyo Sorrento Place, within the Carmel Valley Community Plan Area. Mitigated Negative Declaration No 17013. Report No. PC-06-132

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommend approve

ITEM-17: *It is anticipated that staff will be requesting this item be withdrawn:*

4160 36th STREET TENTATIVE MAP - PROJECT NO. 74488

City Council District: 3; Plan Area: City Heights

Staff: Derrick Johnson

Tentative Map to allow for the subdivision of a 0.16 acre site into one (1) lot for a 10 unit residential condominium conversion. The applicant is also requesting the requirement for the undergrounding of existing overhead utilities be waived. The project site is located on 36th Street between University Avenue and Polk Avenue at ~~4160~~ **4160th Street**, and is described as Lots 8 and 9, Block 35, Map No. 1007, in the RM-1-2 Zone of the Central Urbanized Planned District, within the Transit Area Overlay Zone and the City Heights Neighborhood of the Mid-Cities Communities Plan area. Exempt from environmental. Report No. PC-06-134

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-18: **4475 49th STREET TENTATIVE MAP- PROJECT NO. 83623**

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

Staff: Derrick Johnson

Tentative Map to convert 12 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a .25-acre site located at **4475 49th Street** (between El Cajon Boulevard and Monroe Avenue) in the RM-1-2 zone of the Central Urbanized Planned District and Transit Overlay Zone, within the Kensington -Talmadge Neighborhood of the Mid City Communities Plan Area . Exempt from environmental. Report No. PC-06-139

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-19: **4102 MARLBOROUGH TENTATIVE MAP– PROJECT NO. 86137**
City Council District: 3; Plan Area: the City Heights Neighborhood of the
Mid-City Communities Plan area

Staff: Paul Godwin

Tentative Map to convert 18 existing residential units to condominiums, on a 0.402 acre site. The property is located at **4102 Marlborough Street**, at the northwest corner of Polk Avenue and Marlborough Avenue in the RM -1-3 of the Central Urbanized Planned District, in the Transit Overlay Zone and within the City Heights Neighborhood of the Mid City Communities Plan area. Exempt from environmental. Report No. PC-06-069.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.