

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
MAY 11, 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-6: **APPROVAL OF THE MINUTES FOR MARCH 16, AND 30, 2006.  
APPROVAL OF THE MINUTES FOR APRIL 6, AND 20, 2006.**

ITEM-7: *Continued from March 30, 2006:*

**TELES (4365 MISSISSIPPI STREET) TENTATIVE MAP  
PROJECT NO. 69896**

City Council District: 3 Plan Area: Greater North Park Neighborhood of the  
Mid-City Community Plan area

**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-06-074

**TODAY'S ACTION IS:**

Process 4. Approve or deny.

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-8: *Continued from April 6, 2006:*

**WIGHTMAN STREET TENTATIVE MAP– PROJECT NO. 42595**

City Council District: 3; Plan Area: Greater North Park Neighborhood of the  
Mid-City Community Plan Area.

**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-9: *Continued from April 6, 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-10: *Continued from March 2, 2006 and April 6, 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-11: *Continued from April 20, 2006:*

**\*COSTA DEL MAR II - PROJECT NO. 17013**

City Council District: 1 Plan Area: Carmel Valley Community Plan

**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 approval to the City Council

ITEM-12 **\*MISSION BREWERY VILLAS - PROJECT NO. 52078**

City Council District: 2; Plan Area: Midway/Pacific Highway Corridor Community Plan area.

**Staff: Cory Wilkinson**

Mixed-use, transit-oriented condominium development at the site of the Washington Street Trolley Station consisting of 89 for-sale residential and 8 commercial units located at 1815-1875 Hancock Street on a 3.12 acre site, and vacation of the adjoining Sutherland Street right-of-way, within the Midway/Pacific Highway Corridor Community Planning Area and North Bay Redevelopment Project Area within the CC-4-2 zone. Discretionary actions to be considered for recommendation to City Council: Mitigated Negative Declaration, Amendment to Progress Guide and General Plan, Amendment to the Midway/Pacific Highway Corridor Community Plan, Right-of-Way Vacation, Planned Development Permit, Tentative Map. Report No. PC-06-115.

**TODAY'S ACTION IS:**

Process 5. Recommendation to City Council to approve or deny

**DEPARTMENT RECOMMENDATION:**

Recommend approval to City Council

ITEM 13: *It is anticipated that staff will be requesting a continuance to May 18, 2006:*

**\*CHABAD ERUV – PROJECT NO. 48457**

City Council District: 7 Plan Area: College Area

**Staff: Robert Tucker**

Public Right-of-Way Use Permit to install an ERUV line of demarcation for Congregation Chabad. The Eruv would consist of an inert, clear monofilament line attached atop city-owned utility poles within the public right-of-way. It would be located at the following four locations: Governor Drive at Interstate 805 South; Genesee Avenue near University City High School; Genesee Avenue at State Route 52 West; and Regents Road at State Route 52 West. Mitigated Negative Declaration No. 48457. Report No. PC -06-116

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-14: **INITIATION – COMMUNITY PLAN AMENDMENT- SOILLE SAN DIEGO HEBREW DAY SCHOOL**

City Council District: 6 Plan Area: Kearny Mesa

**Staff: Lesley Henegar**

Initiation of a community plan amendment to the Kearny Mesa Community Plan and the Progress Guide and General Plan to redesignate a 2.77-acre parcel located at the southwest corner of Aero Drive and Afton Road in Kearny Mesa from Industrial and Business Park to General Commercial to maintain the existing school on the site. Report No. PC-06-131

**TODAY'S ACTION IS:**

Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**

Approve the initiation

ITEM-15: **4461 49<sup>th</sup> STREET TENTATIVE MAP - PROJECT NO. 87117**  
 City Council District: 3; Plan Area: Kensington-Talmadge Neighborhood of the Mid-City Communities Plan

**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 0.127 acre site. The property is located at **4461 49th Street** between El Cajon Boulevard and Montezuma Road, in the RM- 2 Zone of the Central Urbanized Planned District within the Kensington-Talmadge Neighborhood of Mid City Communities Plan Area. Exempt from environmental. Report No. PC-06-094

**TODAY'S ACTION IS:**  
 Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**  
 Approve

ITEM-16: **4165 MISSISSIPPI TENTATIVE MAP – PROJECT NO. 83377**  
 City Council District: 3; Plan Area: Greater North Park neighborhood of the Mid-city Community Plan area.

**Staff: Paul Godwin**

Tentative Map to convert 10 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.24 acre site. The property is located at **4165 Mississippi 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. Report No. PC-06-109

**TODAY'S ACTION IS:**  
 Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**  
 Approve.

ITEM-17: *It is anticipated that staff will be requesting a continuance to May 18, 2006*

**4447 49<sup>TH</sup> STREET TENTATIVE MAP - PROJECT NO. 81200**

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

**Staff: Renee Mezo**

Tentative Map to convert 7 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.13 acre site. The property is located at **4447 49th Street** between El Cajon Avenue and Montezuma Road, in the RM-1-2 Zone of the Central Urbanized Planned District within the Kensington-Talmadge Neighborhood of the Mid-City Communities Plan Area. Report No. PC-06-128

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-18: **4093FIRST AVENUE TENTATIVE MAP - PROJECT NO. 84895**

City Council District: 3; Plan Area: Mid-City Communities Planned District within the Uptown Community Plan

**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 0.17 acre site. The property is located at **4093 First Avenue** between Washington Avenue and Lewis Street, in the MR800B Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. Exempt from environmental. Report No. PC-06-129

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-19: **3265 C STREET VESTING TENTATIVE MAP– PROJECT NO. 79596**  
City Council District: 8; Plan Area: Greater Golden Hills

**Staff: Will Zounes**

Vesting Tentative Map to convert 62 existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.97 acre site at **3265 C Street** in the GH-1500 Zone of Golden Hill Planned District. Exempt from environmental. Report No. PC-06-122

**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 June 8, 2006:*

**HAMPTON SQUARE TENTATIVE MAP– PROJECT NO. 63383**  
City Council District: 7; Plan Area: Eastern Area

**Staff: Will Zounes**

Tentative Map to convert 15 existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.35 acre site at **4845 70<sup>th</sup> Street** in the RM-1-3 zone of Central Urbanized Planned District. Exempt from environmental. Report No. PC-06-123

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.



ITEM-21: **4960 CORONADO TENTATIVE MAP – PROJECT NO. 71968**  
City Council District: 2; Plan Area: Ocean Beach

**Staff: Laila Iskandar**

Coastal Development Permit and Tentative Map to convert eight (8) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 7,010 square foot (0.16 acre) site. The property is located **at 4960 Coronado Avenue** in the RM-2-4 Zone, Coastal Overlay Zone (non appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, and the Ocean Beach Emerging Historic District, within the Ocean Beach Precise Plan. Exempt from environmental. Report No. PC-06-140

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-22: *It is anticipated that staff will be requesting a continuance to May 18, 2006*

**3654 42<sup>ND</sup> STREET TENTATIVE MAP - PROJECT NO. 86204**  
City Council District: 3; Plan Area: City Heights Community Plan Area

**Staff: Renee Mezo**

Tentative Map to convert 14 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.241 acre site. The property is located at **3654 42<sup>ND</sup> Street** between Landis Street and Dwight Street, in the RM-1-1 Zone of the Central Urbanized Planned District within the City Heights Neighborhood of Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-06-138

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve