

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
JUNE 22, 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-7: *Trailed from June 15; Continued from May 18, 2006:*

***SCRIPPS WISTERIA -EXPEDITE PROGRAM - PROJECT NO. 53037**
City Council District: 5; Plan Area: Scripps Miramar Ranch

Staff: Leslie Goossens

Vesting Tentative Map and Site Development Permit to construct 114 residential condominium units (including 3 shopkeeper units and 12 affordable units), and 35,258 square feet of office use on a vacant 3.92 acre site located at **9889 Erma Road**, west of Scripps Ranch Boulevard, and to allow the private encroachment of storm drains within Erma Road.

Mitigated Negative Declaration NO. 53037. Report No. PC-06-146.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-8: *Continued from January 26, February 2, March 2, and April 6, 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, March 2, and April 6, 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, and April 6, 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: *It is anticipated that this item will be continued to June 29, 2006:*

Continued from April 13, and May 25, 2006

4436 56th STREET TENTATIVE MAP– PROJECT NO. 81567
City Council District: 7; Plan Area: Mid-City

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 17,835 sq ft site at **4436 56th Street** in the RM-1-3 Zone of the Central Urbanized Planned District. Exempt from environmental.
Report No. PC-06-112.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: *Continued from May 25, 2006:*

4181 41st STREET VESTING TENTATIVE MAP – PROJECT NO. 84384
City Council District: 3 Plan Area: City Heights Community of the Mid-City Communities.

Staff: Jeff Peterson

Vesting Tentative Map (Process 4) to convert eight (8) existing residential units to condominiums and waive the requirement to underground existing overhead utilities on a 0.16-acre site. As a component of the application, the proposed project will conform to the Inclusionary Affordable Housing Requirements and Council Policy 600-27(D) criteria for the Affordable/In-Fill Housing Expedite Program by setting aside all units on-site (8 units) for households with an income at or below 150 percent Area Median Income (AMI). The property is located at **4181 41st Street** in the RM-1-3 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-06-159

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-13: *Continued from May 25, 2006:*

***CONGREGATION ADAT YESHURUN - PROJECT NO. 48467**
City Council District: 1; Plan Area: La Jolla & University City

Staff: Robert Tucker

Public Right-of-Way Use Permit and a Site Development Permit to install an ERUV line of demarcation for Congregation Adat Yeshurun at the following locations: Torrey Pines Road/La Jolla Villa Drive; Gilman Drive/La Jolla Village Drive; La Jolla Village Drive between Gilman Drive and Villa La Jolla Drive; La Jolla Village Drive between Villa La Jolla Drive and the Interstate 5 South on-ramp; Nobel Drive/Interstate 5 South on-ramp; Gilman Drive near Interstate 5 South on-ramp; across the Interstate 5 South frontage road just south of Gilman Drive; North La Jolla Scenic Drive/La Jolla Parkway; La Jolla Parkway/Torrey Pines Road; and Glenbrook Way and Torrey Pines Road. Mitigated Negative Declaration No. 48467. Report No. PC-06-126.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-14: *Continued from May 25, 2006:*

4455 WILSON TENTATIVE MAP - PROJECT NO. 81197
City Council District: 3; Plan Area: Normal Heights Neighborhood of the Mid-City Communities Plan Area.

Staff: Derrick Johnson

Tentative Map (Process 4) to convert eight (8) existing residential units to condominiums and waive the requirement to underground existing overhead utilities on a 0.14-acre site. The project is located at **4455 Wilson Avenue** between Monroe Avenue and Mead Avenue in the RM-1-1 Zone of the Central Urbanized Planned District, within the Normal Heights Neighborhood of Mid City Communities Plan Area. Exempt from environmental. Report No. PC-06-144

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-15: *Continued from May 25, 2006:*

3829 MARLBOROUGH TENTATIVE MAP - PROJECT NO. 84172
City Council District: 3; Plan Area: Mid -City Community Plan area

Staff: Jeff Robles

Tentative Map and waiver to underground utilities to convert nineteen (19) existing residential units to condominiums, on a 13,939 square foot site located at **3829 Marlborough Avenue** between University Avenue and Wightman Street. Exempt from environmental. Report No. PC-06-182

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM 16: **MISSION @ PACIFIC BEACH- PROJECT NO. 41256**
City Council District: 2; Plan Area: Pacific Beach

Staff: Jeff Peterson

Coastal Development Permit and Planned Development Permit to demolish the existing commercial building on site for the construction of a mixed-use development containing 18 residential units and seven commercial retail spaces located on a 21,856-square-foot site. The proposed project will conform to the Council Policy 900-14 criteria by generating more than 50% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaics). The property is located at **4105 and 4135 Mission Boulevard**, on the northeast corner of Mission Boulevard and Pacific Beach Drive, in the CV-1-2 zone within the Pacific Beach Community Planning Area, Coastal Overlay (non-appealable Area 2), Coastal Height Limitation, Parking Impact, Transit Area Overlay zones, and Council District 2. Mitigated Negative Declaration No. #41256. Report No. PC-06-163

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-17: **ALEXANDRIA TECHNOLOGY CENTER- SORRENTO VIEW-
PROJECT NO. 4466**

City Council District: 5 Plan Area: Mira Mesa

Staff: Tim Daly

Coastal Development Permit (Non-appealable Area 1), Site Development Permit, and Planned Development Permit application to construct two multi-storied office and research/development buildings with single-level basement parking garage; a four-level above-ground parking structure; a surface parking lot; a mechanical equipment enclosure; two refuse, recycling and storage enclosures; road widening along Vista Sorrento Parkway; retaining walls; and associated circulation, drainage facilities, utilities connections, and landscape/hardscape improvements on an undeveloped 11.2 acre parcel located on the east side of Vista Sorrento Parkway, south of Lusk Boulevard..
Environmental Impact Report No. 4466. Report No. PC-06-174

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-18: **NESTOR TOWN CENTER CPA - PROJECT NO. 100402**

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

Staff: Theresa Millette

Nestor Town Center CPA - An initiation of an amendment to the Progress Guide and General Plan and the Otay Mesa-Nestor Community Plan to redesignate approximately 27.2 acres from Park, Community Commercial and Low-Medium Density Residential to Park, Community Commercial and Low-Medium Density Residential (10-15 dwelling units per acre) to Park and Mixed-Use. Report No. PC-06-133

TODAY'S ACTION IS:

Approve or deny the initiation

DEPARTMENT RECOMMENDATION:

Approve the initiation

ITEM-19: **BUSINESS IMPROVEMENT DISTRICT PUBLIC RIGHT-OF-WAY PROGRAM**
City Council District: 1 & 3; Plan Area: City Heights and La Jolla

Staff: Vena Lewis

Site Development Permits to place freestanding "A" 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 City Heights and La Jolla Business Improvements Districts. Exempt from environmental. Report No. PC-06-183

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

DEPARTMENT RECOMMENDATION:
Approve

ITEM-20: **4516 IDAHO STREET TENTATIVE MAP - PROJECT NO. 76106**
City Council District: 3; Plan Area: Greater North Park

Staff: Will Zounes

Tentative Map to convert 6 existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 7,000 sq ft site at **4516 Idaho Street** in the MR-1750 Zone of the Mid City Communities Planned District within the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-06-136

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

DEPARTMENT RECOMMENDATION:
Approve

ITEM-21: **3975 MISSISSIPPI TENTATIVE MAP - PROJECT NO. 67420**
City Council District: 3; Plan Area: Greater North Park

Staff: Derrick Johnson

Tentative Map to convert eight existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.18 acre site. The property is located at **3975 Mississippi Street** between University Avenue and Lincoln 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-06-184

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-22: **4388 DELTA STREET TENTATIVE MAP - PROJECT NO. 78973**
City Council District: 8; Plan Area: Southeastern San Diego

Staff: Sandra Teasley

Tentative Map to convert 28 residential units into condominiums and to waive the requirement for undergrounding of the above ground utilities. The property is located at **4388 Delta Street** in the MF-1500 zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan area. Exempt from environmental. Report No. PC-06-185

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-23: **525 28th STREET TENTATIVE MAP - PROJECT NO. 71363**
City Council District: 8; Plan Area: Southeastern San Diego

Staff: Sandra Teasley

Tentative Map to convert 29 residential units into condominiums and to waive the requirement for undergrounding of the above ground utilities. The property is located at **525 28th Street** in the MF-3000 and CSF-1 zones of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan area. Exempt from environmental. Report No. PC-06-186

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve