

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
JUNE 8, 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 May 25, 2006:*

4480 EUCLID CONDOS TENTATIVE MAP - PROJECT NO. 84444

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

Staff: Michelle Sokolowski

Tentative Map to convert 20 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 **4480 Euclid Avenue** in the RM-2-5 zone of the Central Urbanized Planned District and the Transit Overlay Zone, within the Kensington-Talmadge neighborhood of the Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-06-143.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-8: *Continued from April 13, 2006:*

It is anticipated that staff will be requesting a continuance to a date uncertain:

4611 OHIO TENTATIVE MAP- PROJECT NO. 83623

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

Staff: Paul Godwin

Tentative Map to convert 36 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.75 acre site. The property is located at **4611 Ohio Street** between Madison Avenue and Adams 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-06-106.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: *Continued from April 13, 2006:*

4816 W. MOUNTAIN VIEW TENTATIVE MAP- PROJECT NO. 74764
City Council District: 3; Plan Area: Mid-City

Staff: Paul Godwin

Tentative Map to convert 28 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.36 acre site. The property is located at **4816 West Mountain View Drive** between Collier Avenue and Copley Avenue, in the RM-2-5 Zone of the Central Urbanized Communities Planned District within the Normal Heights Park Community Plan Area. Exempt from environmental. Report No. PC-06-107

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: *Continued from April 6 & April 20, 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: *Continued from May 11, 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 a **4845 70th 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-12: *Continued from May 11, 2006 & May 18, 2006*

***WINNETT HOMES - PROJECT NO. 17393**

City Council District: 4; Plan Area: Southeastern San Diego

Staff: Will Zounes

Site Development Permit for Environmentally Sensitive Lands, Planned Development Permit and Tentative Map to create 14 parcels for 13 single family homes on a 2.87 acre site located on the southwest corner of Federal Boulevard and Winnett Street in the SF-5000 Zone of Southeastern San Diego Planned District. Mitigated Negative Declaration No. 17393. Report No. PC-06-135.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-13: *Continued from May 11, 2006 & 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: *Continued from March 30, 2006 & May 11, 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 15: ***CARROLL CANYON ROAD EXTENTSION – PROJECT NO. 16138**
City Council District: 1& 5; Plan Area: Torrey Pines and Mira Mesa
Community Plan areas.

Staff: Derrick Johnson

Construction of a 0.55-mile extension of Carroll Canyon Road, between Scranton Road (east of Interstate 805) to Sorrento Valley Road (west of Interstate 805), in both the Mira Mesa Community and the Torrey Pines Community Plan areas. Mitigated Negative Declaration No. 16138 Report No. PC-06-166

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-16: **TORREY HILLS-INITIATION-TORREY HILLS UNIT 19,
LOTS1-4– PROJECT NO. 96165**
City Council District: 1 Plan Area: Torrey Hills

Staff: Sara Osborn

Initiation of an amendment to the Torrey Hills Community Plan and Progress Guide and General Plan to redesignate approximately 10 acres east of Vista Sorrento Parkway from Industrial to Residential. Report No. PC-06-169

TODAY'S ACTION IS:

Approve or deny the initiation

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-17: **PROPOSED FY 2007 CAPITAL IMPROVEMENTS PROGRAM
CONFORMANCE - PROJECT NO. 17393**

City Council District: Various; Plan Area: Various

Staff: Evelyn Lee

Is the City's proposed FY2007 Capital Improvements Program (CIP) in Conformance with the City's Progress Guide and General Plan and with applicable Community Plans? Report No. PC-06-171.

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommend approve to City Council

ITEM-18: **4670 ARIZONA TENTATIVE MAP - PROJECT NO. 86558**

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

Staff: Bill Tripp

Tentative Map to convert ten existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 7,516 square-foot parcel in the MR-1750 Zone, of the Mid-City Communities Planned District. Exempt from environmental.
Report No. PC-06-160

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-19: **3989 RICHMOND STREET TENTATIVE MAP - PROJECT NO. 77270**
City Council District: 3; Plan Area: Uptown

Staff: Sandra Teasley

Tentative Map to convert 24 existing residential units to condominiums including a request to waive the requirements to underground existing overhead utilities on a 0.375 acre site located at **3989 Richmond Street**. The site is zoned MR-800B Zone of Mid City Communities Planned District within the Uptown Community Plan. Exempt from environmental. Report No. PC-06-153

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-20: **4450 BOUNDARY TENTATIVE MAP- PROJECT NO. 78968**
City Council District: 3; Plan Area: Greater North Park

Staff: Michelle Sokolowski

Tentative Map to convert 12 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.29-acre site located at **4450 Boundary Street** in the MR-800B Zone of 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 -06-095

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-21: **4240 FELTON TENTATIVE MAP - PROJECT NO. 88605**
City Council District: 3 Plan Area: City Heights Neighborhood of the Mid-City Communities Plan Area.

Staff: Michelle Sokolowski

Tentative Map to convert 27 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 **4240 Felton Street** in the RM-1-3 and CT-2-4 Zones 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-06-147

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-22: **4146 HAMILTON TENTATIVE MAP - PROJECT NO. 71366**
City Council District: 3; Plan Area: Greater North Park

Staff: Michelle Sokolowski

Tentative Map to convert 20 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 **4146 Hamilton Street** 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-06-144

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-23: **3rd AVENUE TENTATIVE MAP - PROJECT NO. 88195**
 City Council District: 3; Plan Area: Greater North Park

Staff: Renee Mezo

Tentative Map to convert 6 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.15 acre site. The property is located at **3760 3rd Avenue** between Pennsylvania Avenue and Robinson Avenue, in the MR-800B Zone of the Mid-City Communities Planned District within the Uptown Community Plan Area. Exempt from environmental. Report No. PC-06-151

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-24: **4058 51ST STREET TENTATIVE MAP - PROJECT NO. 83646**
 City Council District: 7; Plan Area: City Heights Neighborhood of the Mid-City Communities Plan Area.

Staff: Renee Mezo

Tentative Map to convert 22 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.502 acre site. The property is located at **4058 51st Avenue** between University Avenue and Adelaide Avenue, in the RM- 3 Zone of the Central Urbanized Planned District within the City Heights Neighborhood of Mid-City Communities Plan Area. Exempt from environmental. Report No. PC-06-167

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-25: **3951 ALBATROSS STREET TENTATIVE MAP - PROJECT NO. 82146**
City Council District: 3 Plan Area: Uptown Community Plan Area.

Staff: Derrick Johnson

Tentative Map for the conversion of 14-existing residential units into condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.23 acre site located at **3951 Albatross Street** between Washington Street and Robinson Street, in the MR-1000 Zone of the Mid-City Communities Planned District and the Transit Area Overlay Zone, within the Uptown Community Plan area. Exempt from environmental. Report No. PC-06-170

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-26: **4009 ILLINOIS TENTATIVE MAP - PROJECT NO. 76894**
City Council District: 3; Plan Area: Greater North Park

Staff: Derrick Johnson

Tentative Map for the conversion of 8-existing residential units into condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16 acre site located at **4009 Illinois Street** between Lincoln Avenue and Polk Avenue, in the MR-1250B Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan Area. Exempt from environmental. Report No. PC-06-162

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-27: **3365 29th STREET TENTATIVE MAP - PROJECT NO. 76650**
City Council District: 3; Plan Area: Greater North Park

Staff: Derrick Johnson

Tentative Map for the conversion of 8-existing residential units into condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.14 acre site located at **3356 29TH Street** between Thorn Street and Upas Street, in the RS-1-7 Zone, within the Greater North Park Community Plan Area. Exempt from environmental. Report No. PC-06-161

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve