

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
JULY 13, 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 MAY 11, MAY 25 AND JUNE 8, 2006.**

ITEM-7: *Continued from May 25, 2006 & June 22, 2006:*

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

**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-06-156.

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-8: *Continued from June 15, 2006:*

**4555 VANDEVER TENTATIVE MAP – PROJECT NO. 78951**  
City Council District: 7 Plan Area: Navajo

**Staff: Bill Tripp**

Tentative Map to convert forty -seven existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on an approximately 51, 836 square-foot site located at **4555 Vandever Avenue**, in the RM-3-7 Zone, in the Navajo Community Plan Area. Exempt from environmental. Report No. PC-06-164

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-9: *Continued from June 8, 2006::*

**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-10: *Continued from June 22, 2006:*

**\*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-11: *Continued from June 29, 2006:*

**\*FAIRBROOKS ESTATES – PROJECT NO. 5284**

City Council District: 5 Plan Area: Scripps Miramar Ranch

**Staff: Tim Daly**

Extension of Time to Planned Residential Development Permit and Vesting Tentative Map No. 98-1011, and a Rezone of property from the existing RS-1-8 and RS-1-9 zones to RS-1-12 and OP-1-1 zones located south of Fairbrook Road, east of Avenida Magnifica, and north of Caminito Sanudo in the Scripps Miramar Ranch Community Plan. Addendum to the Mitigated Negative Declaration No. 98-1011. Report No. PC-06-199

**TODAY'S ACTION IS:**

Process 5. Recommendation to City Council to approve or deny

**DEPARTMENT RECOMMENDATION:**

Recommend approval

ITEM-12: *Appeal of the Centre City Development Corporations Hearing Officers Decision:*

**ROUGE-REVOCATION OF CONDITIONAL USE PERMIT  
NO. 40-0109**

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. 40-0109 for Rouge to allow for an eating and drinking establishment with live entertainment at **624 E Street**, in the East Village District of the Downtown Community Plan Area. Exempt from environmental.

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM-13: *It is anticipated that this item will be continued to July 27, 2006:*

**HUNTERS GLEN CONDOMINIUMS – PROJECT NO. 87744**

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

**Staff: Dan Stricker**

Tentative Map to convert 5 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, located at **4010 to 4016 Texas Street** 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-06-204

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-14: **\*ARBOR CREST NORTH - PROJECT NO. 89239**

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

**Staff: Leslie Goossens**

Site Development Permit and Tentative Map to construct a 72-unit residential condominium development over subterranean parking with deviations to height, floor area, setbacks, and minimum street yard on a .995 acre site located at **3783-3825 Florida Street**, between University and Robinson Avenues. Mitigated Negative Declaration No. 89239. Report No. PC-06-209.

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-15: **\*UPPER VOLTAIRE MIXED USE - PROJECT NO. 58800**  
City Council District: 2; Plan Area: Peninsula

**Staff: Cory Wilkinson**

Mixed-use development of 28 for-sale residential units and 6 commercial units on a 0.97 acre site at **4104-64 Voltaire Street** and **4105-07 Whittier Street** within the Peninsula Community Planning Area, CC-3-5 and RM-2-5 zones, and the following overlay zones: Coastal Height Limitation, Airport Approach, Airport Environs, and the Community Plan Implementation Overlay Area B. The site is not within the Coastal Overlay Zone.  
Mitigated Negative Declaration No. 58800. Report No. PC-06-068

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-16: **\*MESA COLLEGE STREET VACATION - PROJECT NO. 60885**  
City Council District: 6; Plan Area: Clairemont Mesa & Linda Vista  
Community Plan areas.

**Staff: Helene Deisher**

Vacate a portion of Mesa College Drive; a Site Development Permit and a Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment.  
Mitigated Negative Declaration No. 60885. Report No. PC-06-177

**TODAY'S ACTION IS:**

Process 5. Recommendation to City Council to approve or deny

**DEPARTMENT RECOMMENDATION:**

Recommend approval to the City Council.

ITEM 17: **3721 SUNSET– PROJECT NO. 83724**  
City Council District: 8; Plan Area: San Ysidro Community Plan area.

**Staff: Will Zounes**

Tentative Map to convert 30 existing residential units to condominiums, and a request to underground existing overhead utilities, on a 1.02 acre site at **3721-27 Sunset Lane** in the RM-1-1 Zone within the San Ysidro Community Plan. Council District 8. Exempt from environmental. Report No. PC-06-192

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-18: **633 175 MISSOURI TENTATIVE MAP- PROJECT NO. 85515**  
City Council District: 2; Plan Area: Pacific Beach

**Staff: Robert Korch**

Tentative Map, Waiver of Undergrounding and Coastal Development Permit to convert 35 existing residential units to condominiums on a 0.43 acre site at **633 715 Missouri Street** in the RM-5-12 Zone within the Pacific Beach Community Plan, Parking Impact Overlay, Transit Area Overlay, Coastal Height Limit Zone, Residential Tandem Parking Overlay, and the Coastal Overlay Zone (Appealable area). Exempt from environmental. Report No. PC-06-201

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve

ITEM-19: *It is anticipated that this item will be continued to a date uncertain:*

**4176 OREGON TENTATIVE MAP - PROJECT NO. 78873**

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

**Staff: Paul Godwin**

Tentative Map 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. The property is located at **4176 Oregon Street** between Howard 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-06-202

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-20: **WORKSHOP – GENERAL PLAN UPDATE:**

**PUBLIC FACILITIES, SERVICES AND SAFETY ELEMENT; AND  
ECONOMIC PROSPERITY ELEMENT**

City Council District: citywide; Plan Area: All

**Staff: Nancy Bragado/General Plan Staff**

This is a workshop to discuss working drafts of the proposed Public Facilities, Services and Safety Element (PFE); and Economic Prosperity Element (EPE) of the General Plan. The PFE addresses the provision of facilities and services that have a direct influence on the location of land uses. The EPE contains policies to enhance quality of life through economic prosperity.  
Report No. PC-06-215 & PC-06-216