

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING**

**9:00 A.M., APRIL 28, 2011**

**CITY ADMINISTRATION BUILDING**

**COUNCIL CHAMBERS**

**202 C STREET, 12<sup>TH</sup> FLOOR**

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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.*

*When it is determined that the Planning Commission will adjourn for lunch, the Planning Commission will adjourn to Conference Room A, located on the 12<sup>th</sup> floor next to the Council Chambers.*

**ITEM - 1: ANNOUNCEMENTS/PUBLIC COMMENT** - This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Time allotted to each speaker is determined by the Chair, however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under "Announcements/Public Comment."

**ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**

**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 MINUTES FROM OCTOBER 14, 2010; OCTOBER 21, 2010 AND OCTOBER 28, 2010.**

ITEM – 7: *Appeal of Hearing Officer's decision on January 26, 2011*

**FLORIDA CANYON STORM DRAIN – PROJECT NO. 217602**

City Council District: 3

Plan Area: Balboa Park

Staff: Helene Deisher

Appeal of a Process 3 Site Development Permit for Environmentally Sensitive Lands for slope and drain repair between Park Blvd. and Florida Street (Work Completed as an emergency) within the Balboa Park Community Plan. Report No. – PC-11-033

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal.

ITEM – 8: **COMMUNITY GARDEN AMENDMENTS - PROJECT NO. 965500100101**

City Council District: All

Plan Area: Citywide

Staff: Dan Joyce

Amendments to the Land Development Code, the Planned District Ordinances, and the City's Local Coastal program related to the regulations for Community Gardens. Community Gardens are a Separately Regulated Use and contain regulations that are specific to development of gardens. The proposed amendments modify the regulations in three areas. First, community gardens would be permitted as a limited use (by-right) in all commercial zones, citywide. Community gardens are currently prohibited in commercial zones. Second, community gardens would be permitted as a limited use (by-right) in residential zones, citywide. Community gardens are currently required to process a Neighborhood Use Permit. Third, the development regulations for community gardens would be expanded to address operational concerns.

The City of San Diego, as lead Agency, has reviewed the project in accordance with CEQA Section 15162 and has determined that no additional impacts and/or mitigation measures are required beyond those that were analyzed in the original

Environmental Impact Report No. 96-0333, SCH 96081056, certified on November 18, 1997 by the City Council Resolution No. 98-288. Report No. – PC-11-035.

**TODAY’S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve the project.

ITEM – 9: **ARCO BALBOA AVENUE – PROJECT NO. 163653**

City Council District: 6

Plan Area: Clairemont Mesa

Staff: Jeannette Temple

The ARCO Balboa Avenue project is a request for a Rezone from CN-1-2 to CC-1-3, A Conditional Use Permit for continued alcohol sales (Type 20: Off-Premise Beer and Wine only), Site Development Permit, Planned Development Permit and Neighborhood Use Permit to amend Conditional Use Permit No. 83-0729, to demolish an existing gas station and construct a new gas station with a 2,400 square foot convenience store and 3,400 square foot canopy with six (6) fuel dispensers on a 0.42 acre site. The project is located at 6130 Balboa Avenue in the Airport Influence Overlay, FAA Part 77, Clairemont Mesa Height Limit Overlay, and Community Plan Implementation Overlay Zone Area B, within the Clairemont Mesa Community Plan area, and has been determined to be Exempt from the California Environmental Quality Act. Report No. – PC-11-041

**TODAY’S ACTION IS:**

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

**DEPARTMENTS RECOMMENDATION:**

Recommendation to City Council to approve the project.

ITEM – 10: **47<sup>TH</sup> STREET SELF STORAGE – PROJECT NO. 231888**

City Council District: 4

Plan Area: Southeastern San Diego

Staff: John S. Fisher

An Extension of Time for the previously approved 47<sup>th</sup> Street Self Storage project located at 930 S. 47<sup>th</sup> Street in the CSF-3 Zone of the Southeastern San Diego Planned District in the Encanto neighborhood of the Southeastern San Diego

Community Plan. No changes are proposed to the project, nor any amendments that would result in impacts beyond those disclosed in Mitigated Negative Declaration No. 82503. In accordance with CEQA Section 15162, staff has determined the proposed extension of time is covered by MND No. 82503. Report No. – PC-11-045

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project.