

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING**

**9:00 A.M., MAY 19, 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**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 NOVEMBER 18, 2010;  
DECEMBER 9, 2010; DECEMBER 16, 2010; APRIL 7, 2011.**

ITEM – 7: **PROPOSED FY 2012 CAPITAL IMPROVEMENT PROGRAM  
CONFORMANCE REVIEW**

City Council District: All

Plan Area: Citywide

Staff: Tim Nguyen

In accordance with Council Policy 000-02, the Planning Commission is to provide assurance that the CIP is in conformance with the City’s General Plan prior to the adoption of the annual budget. This review and assurance is needed on an annual basis. The proposed FY 2012 Capital Improvement Program (CIP) was analyzed by City Planning & Community Investment staff for conformance with the General Plan and respective community plans.

The CIP includes a listing of necessary capital infrastructure projects, together with funding estimates and a schedule for completion. The program is implemented through an interrelationship of client departments, service departments and multiple funding sources. The program funds a variety of infrastructure including transportation facilities, storm drains and flood control, fire and police facilities and many other City facilities. The proposed FY 2012 CIP is comprised of 723 projects. This application is not considered a project per CEQA. Report No. – PC-11-039.

**TODAY’S ACTION IS:**

The Planning Commission will find whether or not the FY 2012 Capital Improvement Program is in compliance with the General Plan of the City of San Diego subjective to the corrective measures outlined in the report.

**DEPARTMENT RECOMMENDATION:**

Find that the FY 2012 Capital Improvement Program is in conformance with the General Plan of the City of San Diego. The decision of the Planning Commission will be reported out to the City Council during the budget process.

ITEM – 8: **7<sup>TH</sup> UPDATE TO THE LAND DEVELOPMENT CODE/LOCAL COASTAL  
PROGRAM AMENDMENTS**

City Council District: All

Plan Area: Citywide

Staff: Amanda Lee

The 7<sup>th</sup> Update to the Land Development Code (LDC) is part of the code monitoring program directed by the Mayor and City Council as part of the adoption of the LDC (effective January, 2000) to simplify land development regulations; to make land development regulations more objective; to make the code more adaptable; to eliminate redundancies and contradictions; to standardize the code framework; and to increase predictability in the application of land development regulations. There are a total of 65 issues included in the 7<sup>th</sup> Update, that are divided into five issue categories including Permit Process, Measurement, Landscape, Parking, and Minor Corrections. The majority of amendments address various stages within the permit

process. The 7<sup>th</sup> Update includes Amendments to Municipal Code Chapter 9, Article 8; Chapter 11, Articles 2 and 3; Chapter 12, Articles 5, 6 and 9; Chapter 13, Articles 1 and 2; Chapter 14, Articles 1, 2, 3 and 4; and planned districts in Chapter 15, Articles 1, 3, 9, 10, 12, 16 and 19 (General Provisions, Carmel Valley, La Jolla, La Jolla Shores, Mid City, Old Town, and Southeastern San Diego). The regulations are intended to apply city-wide; but would not become effective in the coastal zone until unconditionally certified by the Coastal Commission. All impacts associated with the proposed code amendments were adequately addressed and disclosed and under the LDC Environmental Impact Report (EIR) No. 96-0333 that was prepared and certified for the original project, the adoption of the Land Development Code. Report No. – PC-11-040.

**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: AUTOZONE EASEMENT ABANDONMENT – PROJECT NO. 210480**

City Council District: 7

Plan Area: Mid City

Staff: John S. Fisher

The Autozone Easement Abandonment project requires the approval of a Drainage Easement Vacation to vacate a drainage easement as shown on Drawing 21172-B indicating approximately 988 square feet to be vacated between 58<sup>th</sup> Street and 60<sup>th</sup> Street to facilitate the future partial demolition of an existing retail store and other site improvements and construction of an expanded Auto Zone store which consists of an approximately 7,621 square feet, surface parking, landscaping and other site improvements and minor improvements in the public right-of-way. The site is located at 5921 University Avenue, between 58<sup>th</sup> and 60<sup>th</sup> Streets, in the CC-5-3 Zone of Central Urbanized Planned District within the Eastern Area Neighborhood of Mid City Communities Plan. This project is exempt from CEQA pursuant to State CEQA

Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 9, 2010, and the opportunity to appeal that determination ended July 23, 2010. Report No. – PC-11-046

**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 – 10: **FRONT AND CEDAR (230 W. CEDAR STREET) – PROJECT NO. 2010-59**  
City Council District: 2 Plan Area: Downtown

Staff: Lucy Contreras

Planned Development Permit/Site Development Permit (PDP/SDP) No. 2010-59 for the Front and Cedar project; a three-story, nine unit residential project, including deviations to the Centre City Planned District Ordinance (PDO) and the relocation and rehabilitation of the Frank L. Rawson Residence, Local Historical Resource No. 297.

Environmental Analysis: This activity is covered under the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (including all subsequent addenda) certified by the Redevelopment Agency pursuant to Resolution No. R-04001 adopted effective March 14, 2006, in compliance with the California Environmental Quality Act (CEQA). The FEIR is a “Program EIR” prepared in compliance with State CEQA Guidelines Section 15168. An Environmental Secondary Study (ESS) was prepared on March 30, 2011 for the project to evaluate the project’s compliance with the above documents. Based on the conclusions of the ESS, the environmental impacts of the proposed project were adequately addressed in the FEIR and the proposed project is within the scope of the development program described in the FEIR. Therefore, no further environmental documentation is required under CEQA. Report No. – PC-11-048

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 11: **\*BARRIO LOGAN COMMUNITY PLAN UPDATE (WORKSHOP)**  
City Council District: 8 Plan Area: Barrio Logan

Staff: Lara Gates

This is a workshop to discuss the draft Barrio Logan Community Plan Elements and proposed zoning regulations that have been developed in relation to the General/Barrio Logan Community Plan update process that commenced in April 2008. No action by the Planning Commission is required at this time.  
Report No. – PC-11-019

**THIS IS A WORKSHOP – NO ACTION IS REQUIRED.**