

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
NOVEMBER 9, 2006**

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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ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 THE MINUTES FOR SEPTEMBER 14, 2006:** *Were trailed from November 2, 2006 for correction to Item No. 10 – maker of the motion for the Hain Residence. Maker of the Motion should read Commissioner Otusji NOT Commissioner Garcia.*

ITEM -7: *Trailed from October 19, 2006 and continued from November 9, 2006:*

**CLEW’S HORSE RANCH – PROJECT NO. 5568**

City Council District: 1 Plan Area: Carmel Valley

**Staff: Patricia Grabski**

Rezone the property from MF-1 to AR-1-1, OS to AR-1-1, and MF-1 to OS, Local Coastal Program Amendment, Multi-Habitat Boundary Line Adjustment, Planned Development Permit, Site Development Permit and a Coastal Development Permit to construct two single-family residences, a farm employee residence, a horse ranch/boarding facility, and associated uses, with a pasture and open space on a 38.44-acre site located west of Carmel Country Road and south of State Route 56 in the Carmel Valley Neighborhood 8 Precise Plan and Carmel Valley Community Plan areas. Mitigated Negative Declaration No. 5568. Report No. PC-06-265

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend Approval

ITEM-8: *Appeal of a Hearing Officer decision:*

**METRO CAREER CENTER MAP WAIVER – PROJECT NO. 99860**

City Council District: 3 Plan Area: Mid-City Communities

**Staff: Paul Godwin**

Tentative Map Waiver to convert an existing commercial structure into seven (7) commercial condominiums on a 1.236 -acre site located at **3910 University Avenue**, at the northeast corner of **39<sup>th</sup> Street and University Avenue**, in the City Heights neighborhood of the Mid-City Communities Plan area. Exempt from environmental. PC-06-284

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM-9: **OTAY MESA EAST EXTENTION OF TIME – PROJECT NO. 108628**  
City Council District: 8 Plan Area: Otay Mesa

**Staff: Jeff Peterson**

Vesting Tentative Map, Site Development Permit, and Rezone for an Extension of Time of the Otay Mesa East Rezone/Vesting Tentative Map/ Resource Protection Ordinance Permit (RZ/VTM/ RPO). On September 16, 2003, the project was originally heard and approved by the Council of the City of San Diego. On September 29, 2003, the City Council adopted both Ordinances required for the project. The permits have not been implemented within the required three year period; therefore, the applicant has requested an Extension of Time. The proposed Otay Mesa East project would subdivide a vacant site into 14 commercial lots for development consistent with the Otay Mesa Development District (OMDD)-C Zone for commercial uses. The Resource Protection Ordinance regulations have been replaced with the Environmental Sensitive Lands Regulation within the current San Diego Municipal Code, and a Site Development Permit (SDP) has replaced the RPO permit. The site located within the **6600 Block of Otay Mesa Road**, on the south side of Otay Mesa Road and east of the intersection of Corporate Center Drive, in the Commercial Subdistrict of the Otay Mesa Development District within the Otay Mesa Community Plan Area and Council District 8. Exempt from environmental. Report No. PC-06-279

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommendation to approve

ITEM-10: **SAN DIEGO TECHNOLOGY CENTER – PROJECT NO. 1689**  
 City Council District: 5 Plan Area: Mira Mesa

**Staff: Tim Daly**

Planned Development Permit and Vesting Tentative Map to subdivide an existing parcel lot into 16 individual lots, retaining five of the nine existing industrial/business park building, a restaurant building, and a fitness center with a total Gross Floor Area (GFA) of 524,995 square feet. Construct five industrial/business park buildings with a total GFA of 1,324,000 square feet and four parking structures, as well as circulation, utilities, and landscape/hardscape improvements on the 38.02-acre site located at 9605 – 9855 Scranton Road and 10055– 10075 Barnes Canyon Road, north of Morehouse Drive and west of Lusk Boulevard. Environmental Impact Report No. 1689.  
 Report No.PC-06-260

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

**DEPARTMENT RECOMMENDATION:**  
 Approve.

ITEM-11: **IMPERIAL AVENUE MARKETPLACE - PROJECT NO. 111526**  
 City Council District: 8 Plan Area: Southeastern

**Staff: Myles Pomeroy**

Initiation of an amendment to the General Plan and the Southeastern San Diego Community Plan to redesignate an approximate 3 acre project site along Imperial Avenue and Commercial Street from 20<sup>th</sup> to 22<sup>nd</sup> Street from Multiple Use (imperial Avenue frontage) and Industrial (Commercial Street frontage) to a designation to be determined that would allow mixed use (commercial/residential) development. Exempt from environmental.  
 Report No. PC-06-276

**TODAY'S ACTION IS:**  
 Initiation-Community Plan Amendment. Approve or deny the initiation.

**DEPARTMENT RECOMMENDATION:**  
 Approve the initiation.

ITEM-12: **4303 MENTON TENTATIVE MAP - PROJECT NO. 86201**  
City Council District: 2 Plan Area: Peninsula

**Staff: Laila Iskandar**

Tentative Map to convert seven existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 6,256 square foot (0.14 acre) site. The property is located at **4303 Mentone Street** between Clovis Street and Camulos Street within the Loma Alta neighborhood of the Peninsula Community Plan and Local Coastal Program, in the RM-3-7 Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, and Council District 2. Exempt from environmental. Report No.PC-06-268

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-13: **1621 LA PLAYA STREET TENTATIVE MAP – PROJECT NO. 85333**  
City Council District: 2 Plan Area: Pacific Beach

**Staff: John Fisher**

Tentative Map, Coastal Development Permit and waive the requirement to underground existing utilities to convert 24 existing residential units to condominiums on a 0.35 acre site located at **1621 La Playa Avenue** in the MR-1-1 zone within the Pacific Beach Community Plan area between Ingraham Street and Yosemite Street. Exempt from environmental. Report No.PC-06-282

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-14: **THE MARKETPLACE – PROJECT NO. 47993**  
City Council District: 1; Plan Area: University

**Staff: John Fisher**

Planned Development Permit to amend PCD 83-0074 and PCD No. 49 to extend hours of operation for two businesses, one existing and one proposed, at **3202 Governor Drive** in the CN-1-2 zone within the University Community Plan. No new development will result from the approval of this action. Exempt from environmental. Report No. PC-06-283

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.