

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
DECEMBER 7, 2006
THE PLANNING COMMISSION WILL BREAK FOR LUNCH
FROM 12:30 TO 1:30 IN THE CLOSED SESSION ROOM**

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: **NEW COMMISSIONER TO BE SWORN INTO OFFICE.**

ITEM-2: **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ITEM-3: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**

ITEM-4: **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-5: **DIRECTOR'S REPORT.**

ITEM-6: **COMMISSION COMMENT.**

*Trailed from November 16, 2006:
Appeal of a Hearing Officer Decision on 9/20/06*

ITEM-7: ***GRACE CHURCH – PROJECT NO. 96089**
City Council District: 5; Plan Area: Rancho Bernardo

STAFF: Laura Black

Appeal on an application for a Conditional Use Permit to allow an 18,800 square foot church within an existing 23,193 square foot building on a 7.17 acre site located at **10966 Via Frontera** in the IP -2-1 Zone within the Rancho Bernardo Community Plan Area. Negative Declaration No. 96089. Report No. PC-06-285

TODAY'S ACTION IS:
Process 3. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:
Deny the appeal

ITEM-8: *Continued from November 2, 2006:*

SUMMIT @ RANCHO BERNARDO - PROJECT NO. 4225
City Council District: 5 Plan Area: Rancho Bernardo

Staff: Tim Daly

Planned Development Permit, Site Development Permit, and Vesting Tentative Map to subdivide a 56-acre parcel located at **16550 West Bernardo Drive**, east of Via Del Campo, into seven lots for a multi phased light industrial and commercial office building development with approximately 1,100,000 square feet of gross floor area. Mitigated Negative Declaration No. 4425 Report No. PC-06-261

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

DEPARTMENT RECOMMENDATION:
Approve.

ITEM-9: *Continued from November 16, 2006:*

***NTC SHORELINE PLAZA – PROJECT NO. 80411**

City Council District: 2 Plan Area: Naval Training Center Precise Plan

Staff: Cory Wilkinson

Amendment to Master Planned Development Permit (PDP) / Coastal Development Permit (CDP) 99-1076to modify a permit condition to allow for expansion of an existing parking lot from 334 to 500 spaces, and to demolish Building 186 (in addition to the nine buildings and miscellaneous sheds/storage buildings previously entitled for demolition) to allow for a more efficient parking lot design to allow for successful adaptive reuse of adjacent buildings and six building to remain. The site location is identified as **2768 Chauncey Street** within the Airport Approach Overlay Zone (AAOZ), Airport Environs Overlay Zone (AEOZ), and Runway Protection Zone (RPZ), Coastal Overlay Zone (appealable), First Public Roadway, Parking Impact Overlay Zone, CR-1-1, and NTC Historic District. EIR Addendum No. 80411. Report No.PC-06-295

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: **BAYVIEW BAPTIST CHURCH - PROJECT NO. 73554**

City Council District: 2 Plan Area: Pacific Beach

Staff: Will Zounes

Conditional Use Permit/Site Development Permit/Planned Development Permit for the construction of a church to include a 3,014 square foot chapel, a 22,426 square-foot class room building with child care facility, and a 39,047 square foot structure used for office space and sanctuary. The project is located at **5990 Linnet Street** in the SF-5000, west of 61st Street, north of Imperial Avenue and east of Linnet Street. Mitigated Negative Declaration No. 73554 Report No.PC-06-289

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: **4522 UTAH TENTATIVE MAP – PROJECT NO. 91143**
City Council District: 3 Plan Area: Greater North Park

Staff: Renee Mezo

Tentative Map to convert 8 existing residential units to condominiums and undergrounding overhead utilities waiver on a 0.161 acre site at **4522 Utah Street** within Council District 3 in the Greater North Park Community Plan area. Exempt from environmental. Report No.PC-06-298

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: *This item is being withdrawn from the docket*

3rd AVENUE TENTATIVE MAP – PROJECT NO. 82295
City Council District: 2 Plan Area: Uptown

Staff: John Fisher

Tentative Map and waiver from the requirement to underground exiting utilities to convert sixteen existing residential units to condominiums on a 0.23 acre site at **238- 2360 Third Avenue** on the southwest corner of Kalmia Street and Third Avenue in the Uptown Community Plan area. Exempt from environmental. Report No.PC-06-271

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **4081 ARIZONA TENTATIVE MAP – PROJECT NO. 81311**
City Council District: 3 Plan Area: Greater North Park

Staff: Michelle Sokolowski

Tentative Map to convert 10 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 161 acre site located at **4081 Arizona 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-06-297

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **WORKSHOP:**

OTAY MESA FOCUSED WORKSHOP

City Council District: 8 Plan Area: Otay Mesa

Staff: Theresa Millette

As part of the Otay Mesa Community Plan Update, this focused workshop will concentrate on the residential policy opportunities associated with the comprehensive plan update. The workshop will provide staff an opportunity to gather input from the Planning Commission on policy direction for the update in areas where residential designations are proposed on lands not currently designated for residential development. Report No. PC-06-300

ITEM-15: ***GRAND AVENUE MIXED USE – PROJECT NO. 59006**
 City Council District: 2 Plan Area: Pacific Beach

Staff: Laura Black

Community Plan Amendment, Local Coastal Plan Amendment, Rezone, Coastal Development Permit, Variance, Map Waiver and Waiver of Undergrounding to demolish an existing one-story, 787 square-foot single family residence and a 200 square-foot detached garage and construct a three-story, mixed use building on a 4,688 square foot property located at **1042 Grand Avenue** in the RM-2-5 and CC-4-2, Coastal Overlay (non-appealable), Coastal Height Limit Overlay Zones within the Pacific Beach Community Plan. Negative Declaration No 59006. Report No.PC-06-290

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve.

ITEM-16: ***IOWA MIXED USE – PROJECT NO. 88598**
 City Council District: 3 Plan Area: Greater North Park

Staff: Paul Godwin

Site Development Permit and Vesting Tentative Map to allow the demolition of two commercial buildings and the construction of 136 residential condominium units, 15 commercial condominium units and 220 structured parking spaces in a 268,598-square-foot, two- to four-story structure with subterranean parking, including deviations from the development regulations, on a 1.35-acre site at the northeast corner of University Avenue and Iowa Street, in the MR-800B and CN-1 Zones of the Mid-City Communities Planned District, in the Transit Overlay Zone, in the Greater North Park Community Plan area. Mitigated Negative Declaration No. 88598. Report No.PC-06-291

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: ***GERST GRADING – PROJECT NO. 94230**
 City Council District: 1; Plan Area: Del Mar Mesa

Staff: Cherlyn Cac

The development and future construction of a single family residence, grading and incidental improvements on vacant 0.92 acre parcel. The project also proposes a Multi-Habitat Planning Area Boundary Line Adjustment. The proposed residence would observe a 15-foot front setback, where a 25-foot setback is required. The site is located at the north east terminus of Duck Pond Lane in the AR-1-1 and AR-1-2 zones of the Del Mar Mesa Specific Plan within the Del Mar Mesa Community Plan area. Findings to Master EIR 95-0353. Report No.PC-06-292

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-18: ***WORLD CLASS MONTESSORI – PROJECT NO. 91668**
 City Council District: 1 Plan Area: Del Mar Mesa

Staff: Cherlyn Cac

Conditional Use Permit and Planned Development Permit to develop and operate an 8,341 square-foot child care center with classrooms, play areas and administrative office on a 1.14 acre site. The site is located at **14727 Camino Del La Luna**, south of Via Inez and west of Via Fiesta, in the AR-1-1 Zone within the Black Mountain Ranch Community Plan area. Addendum to the Black Mountain Ranch II EIR 95-0173. Report No.PC-06-292

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-19: **ROBINSON CONDOMINIUM – PROJECT NO. 2906**

City Council District: 3 Plan Area: Uptown

Staff: Patrick Hooper

Map Waiver and Sewer Easement Abandonment project to convert two detached dwellings units into condominium units including a request to waive the requirement to underground existing overhead utilities; and the abandonment of an existing 3 foot wide sewer easement on a .084 acre site located at **1501 and 1505 Robinson Avenue** in the MR-3000 Zone of the Mid-City Communities Planned District. Exempt from environmental. Report No.PC-06-302

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve

ITEM-20: **OTAY MESA EAST EOT – PROJECT NO. 108628**

City Council District: 8; Plan Area: Otay Mesa

Staff: Jeff Peterson

Extension of Time (Process 5) for the Otay Mesa East Vesting Tentative Map (VTM) and Resource Protection Ordinance Permit (RPO). The original application included a rezone. This Rezone Ordinance No.O-19216 (New Series) has expired and a new rezone ordinance will accompany the VTM and RPO extension of time. 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 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 has replaced the RPO permit. The site located 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. Mitigated Negative Declaration No. 3159, Certified on September 16, 2003. Report No. PC-06-279.

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve.