

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
JANUARY 25, 2007
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: **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ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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ITEM-7 **It is anticipated that this item will be withdrawn**

Continued from November 2, & December 7, 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-8: *Continued from December 14, 2006:*

**MISSION VALLEY MULTI-USE - COMMUNITY PLAN AMENDMENT
INITIATION - PROJECT NO. 115146**

City Council District: 6; Plan Area: Mission Valley

Staff: Brian Schoenfisch

Initiation of an amendment to the Atlas Specific Plan, the Mission Valley Community Plan and the Progress Guide and General Plan. Located at **901 and 925 Hotel Circle South**. Approximately 19 acres. Mission Valley Community Planning Area. The applicant is proposing to initiate an amendment to the Atlas Specific Plan, the Mission Valley Community Plan and the Progress Guide and General Plan to remove an approximate 19 acre site from the Atlas Specific Plan and to redesignate the site in the Community Plan from Commercial Recreation to Multi-Use. Exempt from Environmental Report No. PC-06-305

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation

ITEM-9: Appeal of the Hearing Officer Decision on 11/15/06:

***GENESEE PLAZA EXPANSION – PROJECT NO. 63208**

City Council District: 6; Plan Area: Clairemont Mesa

Staff: Jeannette Temple

Appeal on an application for a Planned Development Permit, Site Development Permit and Conditional Use Permit, an amendment to permit numbers 89-0740, 92-0216 and 95-0199 to demolish or modify seven buildings totaling 355,490 square feet and construct or modify five buildings totaling 397,811 square feet, for a new total of approximately 516,948 square feet of commercial retail space on 43.84 acre site located at properties including **5502-6050 Balboa Avenue & 4203-4375 Genesee Avenue** within the CC-1-3 zone and the Clairemont Mesa Height Limit and Community Plan Implementation Overlay Zones of the Clairemont Mesa Community Plan area. Mitigated Negative Declaration No. 63208. Report No. PC-07-013.

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-10: Appeal of the Hearing Officer Decision on 11/15/06:

***BALBOA MESA – PROJECT NO. 70797**

City Council District: 6; Plan Area: Clairemont Mesa

Staff: Jeannette Temple

Appeal on an application for a Planned Development Permit to Amend Planned Commercial Development No. 96-7779 and Site Development Permit to demolish four buildings totaling 13,096 square feet and construct four buildings totaling 29,430 square feet, for a new total of approximately 207,138 square feet of commercial retail space on 16.2 acre site located at **5401-5685 Balboa Avenue & 4104 Genesee Avenue** within the CC-1-3 zone and CN-1-2, Clairemont Mesa Height Limit and Community Plan Implementation Overlay Zones of the Clairemont Mesa Community Plan area. Mitigated Negative Declaration No. 70797. Report No. PC-07-012

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-11: ***PLAZA LINDO PASEO– PROJECT NO. 88113**
City Council District: 7Plan Area: College

Staff: **Jeannette Temple**

Planned Development Permit, Site Development Permit, Conditional Use Permit and Vesting Tentative Map to demolish four single family residences and construct a five-story, 71,401-square foot, mixed-use residential-commercial building with a total of 47 residential condominium units with four commercial condominium units located on the ground floor. Of the 47 residential units, two would be sold as fraternity units. The 0.626-acre site is located at **5649-5691 Lindo Paseo** between 55th Street and Campanile Drive in the RM-3-9 zone within the College Area Community Plan and Council District 7. Additionally, the project is located in the College Community Redevelopment Project Area. Mitigated Negative Declaration No. 88113. Report No.PC-07-014

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-12: ***LAFAYETTE HOTEL & RESIDENCES- PROJECT NO. 106678**
City Council District: 3Plan Area: Greater North Park

Staff: **Paul Godwin**

Tentative Map and an amendment to a previously approved Site Development Permit to allow the demolition of a portion of an existing hotel, the renovation of the historic portion of the 73-room hotel, the conversion of 18 existing residential units to condominiums and the construction of 110 residential condominium units (128 residential units total) with 265 structured parking spaces with a maximum structure height of seven stories, with deviations to the Mid-City Communities Planned District Ordinance, on a 2.32-acre site located at **223 El Cajon Boulevard** in the CL-1 and MR -800B Zones of the Mid-City Communities Planned District. On June 23, 2005, the Planning Commission approved 271 residential units in a 17-story structure on the project site, which have not yet been constructed. Therefore, the proposed Site Development Permit amendment would result in less units and a smaller-scale structure than was originally approved. The hotel renovations would remain a project feature. Addendum to an Environmental Impact Report No. 106678 Report No. PC-07-002

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **4027 UTAH TENTATIVE MAP – PROJECT NO. 82773**
City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Tentative Map to convert eight (8) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16-acre site located at **4027 Utah 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-07-004

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: ***SCRIPPS MEMORIAL HOSPITAL – PROJECT NO. 90784**
City Council District: 1; Plan Area: University

Staff: Laura Black

Planned Development Permit and a Conditional Use Permit (CUP) to amend CUP No. 292 to construct a 434,101 square-foot, eight level, above grade, parking structure within the southwestern portion of a 39.23 acre site located at 9888 Genesee Avenue in the RS-1-14, Parking Impact Overlay and Community Plan Implementation – A Overlay Zones within the University Community Plan area. Negative Declaration No. 90784. Report No. PC-07-009

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: **9669 GOLD COAST VESTING TENTATIVE MAP
PROJECT NO. 93512**
City Council District: 5 Plan Area: Mira Mesa

Staff: Laura Black

Vesting Tentative Map (VTM) and Waiver of Undergrounding to convert 92 existing residential units to condominiums on a 3.934 acre site located at 9669 Gold Coast Drive, at the southwest corner of Maya Linda Road and Gold Coast Drive. The site is located within the AR-1-1 Zone within the Mira Mesa Plan area. Exempt from environmental. Report No.PC-07-016

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: ***LAS PALMAS - PROJECT NO. 92178**
City Council District: 8 Plan Area: San Ysidro

Staff: Will Zounes

Site Development Permit and Tentative Map to remove a single family home and construct 17 residential condominiums units on a 1.15 acre site located at **122 Alverson Road** in the RM-1-1 Zone within the San Ysidro Community Plan. Negative Declaration No. 92178. Report No. PC-07-001

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-17: **MISSION BOULEVARD TENTATIVE MAP - PROJECT NO. 43665**
City Council District: 2; Plan Area: Mission Beach

Staff: Vena Lewis

Tentative Map for the conversion of twelve (12) existing residential units to condominium ownership and to waive the requirement to underground existing overhead utilities. The project site is located at **3414 Mission Boulevard** adjacent to Stand Way on the west, Lido Court on the south and an alley on the south, within the Mission Beach Planned District, NC-S zone. Exempt from environmental. Report No. PC-07-022

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.