

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., NOVEMBER 15, 2007
CITY ADMINISTRATION BUILDING
202 C STREET, 12TH FLOOR**

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.

*Any information and/or material needing to be distributed to the Commissioners must be sent through recording secretary at one of the following: **Mailing address:** 1222 First Ave, 4th floor, San Diego, CA 92101; **Email address:** planningcommission@sandiego.gov **Fax:** 619-321-3200. The recording secretary can be reached at 619-321-3208.*

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 need to adjourn for lunch, the Commission will adjourn to Conference Room A, located on the 12th floor, next to the Council Chambers from 12:30pm to 1:30 pm.

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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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

Trailed from November 15, 2007:

ITEM-6: **ADOPTION OF THE 2007 CALIFORNIA BUILDING CODE AND ASSOCIATED CODES**

City Council District: All; Plan Area: Citywide

Staff: Ali Fattah

Adoption of the 2007 edition of the California Building Code, California Fire Code, California Electrical Code, California Mechanical Code, and California Plumbing Code as well updates to local amendments.

Impacts construction City wide based on State wide affective date of January 1, 2008 pursuant to State of California Mandate.

Every three years the City of San Diego adopts the latest editions of the California Building Codes and Fire Code. This is done in coordination with the State of California's adoption of these codes. This procedure provides an additional opportunity to modify local regulations and maintain local and state wide consistency.

The City's building and fire safety laws are incorporated in the San Diego Municipal Code. Exempt from Environmental. Report No. PC-07-163

TODAY'S ACTION IS:

Recommendation to City Council

ITEM-7: *Continued from October 18 and November 8, 2007;*

KENSINGTON TERRACE - PROJECT NO. 105244

City Council District: 3 Plan Area: Mid-Cities –Kensington-Talmadge Neighborhood.

Staff: Dan Stricker

Planned Development Permit and Vesting Tentative Map to demolish the existing structures and construct a mixed-use development consisting of 16,255 square feet of office, 16,550 square feet of retail, and 19,614 square feet of residential (six, 3-bedroom Penthouse units and three, 3-bedroom Townhome units, totaling 9 for-sale units) on a 0.78 acre site. The property is located **at 4142, 4166, and 4178 Adams Avenue and 4708 Edgeware Road** in the CN-1-3 and CU-3-3 Zones of the Central Urbanized Planned District within the Kensington-Talmadge Neighborhood of the Mid-City Communities Plan Area and Council District 3. Mitigated Negative Declaration No. 105244. Report No. PC-07-140.

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-8: ***SEACREST - PROJECT NO. 134855**
City Council District: 2; Plan Area: Pacific Beach

Staff: Dan Stricker
Presented by: John Fisher

Coastal Development Permit and Planned Development Permit to allow demolition of the existing structures and construction of a three-story mixed-use building, including 12 residential for-rent units and 2,477 square feet of retail space, on a 12,397 square-foot site **at 732 and 748 Hornblend Street** (northwest corner of Hornblend Street and Mission Boulevard) in the CM- 2 Zone within the Pacific Beach Community Plan, Coastal Overlay Zone (Appealable to the California Coastal Commission), Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone, in City Council District 2.
Mitigated Negative Declaration No. 134855. Report No. PC-07-154

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

DEPARTMENT RECOMMENDATION:
Approve.

ITEM-9: **TEEN CHALLENGE – PROJECT NO. 122595**
City Council District: 7 Plan Area: Eastern Area Neighborhood of Mid City Communities Plan Area

Staff: PJ Fitzgerald

Conditional Use Permit (CUP) No. 96-0445 to extend the use of an existing residential care facility with 50 beds on a 2.49 acre site located at **5450 Lea Street** in the IL-2-1 Zone of the Central Urbanized Planned District, and Residential Tandem Parking and Transit Area overlay zones, within the Eastern Area Neighborhood of the Mid City Communities Plan Area.
Exempt from environmental Report No . PC-07-132

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

DEPARTMENT RECOMMENDATION:
Approve.

ITEM--10: ***BOOTH BUILDING/GEORGE E. BARNES FAMILY JUNIOR TENNIS CENTER - PROJECT NO.116246**

City Council District: 2 Plan Area: Ocean Beach

Staff: Sandra Teasley

Conditional Use Permit, Amendment to Conditional Use Permit No. 88-1259 which permitted the existing tennis court facility. The amendment would allow the construction of additions to the facility consisting of a 4,400-square-foot, one-story children's center, two mini tennis courts and an outdoor play area. The property is located at **44 90 West Point Loma Boulevard** within the AR-1-1 Zone within the Ocean Beach Precise Plan and Local Coastal Program Plan, Coastal Overlay (state jurisdiction), Coastal Height Limit Overlay Zone, Airport Environs Overlay Zone, Airport Approach Overlay Zone, and Parking Impact Overlay Zone. Addendum to Environmental Impact Report 91041080. Report No. PC-07-159

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-11: **ERMA ROAD PROJECT – INITIATION - COMMUNITY PLAN AMENDMENT – PROJECT NO. 137944**

City Council District: 5 Plan Area: Scripps Miramar Ranch

Staff: Dan Monroe

Request to initiate an amendment to the Scripps Miramar Ranch Community Plan to redesignate a 3.92 acre site from Commercial Office to Medium Density Residential (15-29 du/ac). Exempt From Environmental. Report No. PC-07-146

TODAY'S ACTION IS:

Approve or deny the initiation

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-12: **4155 GEORGIA TENTATIVE MAP - PROJECT NO. 95649**
City Council District: 3 Plan Area: Greater North Park Community Plan

Staff: Derrick Johnson

Tentative Map to allow for the subdivision of a 0.40-acre site into one (1) lot for a 29 unit residential condominium conversion. The applicant is also requesting the requirement for the undergrounding of existing overhead utilities to be waived. The project is located at **4147-4163 Georgia Street**, on the east side of Georgia Street between Howard Avenue and Polk Avenue, in the MR-800B Zone of the Mid-City Communities Planned District, and the Transit Overlay Zone, within the Greater North Community Plan area.
Exempt from Environmental. Report No. PC-07-143

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-13: ***SAN DIEGO TECH 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 buildings, a restaurant building, and a fitness center and create a multi-phased Master Plan development with a total Gross Floor Area (GFA) of 3,312,912 square feet of primarily 1,848,995 GFA of office, research and development buildings, and other uses allowable per the underlying zone 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-07-147

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-14: WINDANSEA TENTATIVE MAP - PROJECT NO. 128934

City Council District: 1; Plan Area: La Jolla

Staff: Edith Gutierrez

Coastal Development Permit, Tentative Map and Sewer Easement Vacation to create five residential condominiums currently under construction. This project was previously approved by City Council on September 24, 2002, however, the Final Map did not get recorded prior to the expiration date and is now expired. The vacation of the sewer easement was to be abandoned upon the recordation of the final map. The project is located at **231 Bonair Street**, within the La Jolla Community Plan area. The site is in the RM-3-7, the Coastal Overlay (Appealable Area), the Beach Impact Area, Parking Impact Overlay, the Residential Tandem Parking Overlay, the Transit Overlay, and the Coastal Height Limit Overlay Zones. Exempt from Environmental. Report No. PC-07-148

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-15: LINDA VISTA/CLAIREMONT OPEN SPACE – REZONING
COMMUNITY PLAN AMENDMENT – PARK DEDICATION**

City Council District: 6; Plan Area: Linda Vista, Clairemont Mesa

Staff: Brian Schoenfisch

Amendments to the Linda Vista and Clairemont Mesa Community Plans to adjust the Community Plan boundaries and designate the City-owned land as Open Space; initiate the rezoning of the City-owned land to open Space. Direct staff to prepare an ordinance that would dedicate in perpetuity the area designated/zoned Open Space as park Land. It will result in a net gain of approximately 13.67 acres of dedicated Park Land. Exempt from Environmental. Report No. PC-07-145

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-16: **4133 KANSAS STREET TENTATIVE MAP - PROJECT NO. 83998**
City Council District: 3; Plan Area: Greater North Park

Staff: **Michelle Sokolowski**

Tentative Map to convert 43 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.64-acre site located at **4133 Kansas Street** in the MR-1250B Zone of the Mid-City Communities Planned District and the Transit Area Overlay Zone, within the Greater North Park Community Plan. Exempt from Environmental. Report No. PC-07-149

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-17: **2551 WORDEN TENTATIVE MAP - PROJECT NO. 84000**
City Council District: 2; Plan Area: Peninsula

Staff: **Paul Godwin**

Tentative Map to allow the conversion of 29 existing residential apartment units into condominiums, an Easement Abandonment to allow the vacation of unused on-site utility easements and a waiver of the requirement to underground the existing overhead utilities on a 1.10-acre site located at **2551 Worden Street**, in the RM-3-7 Zone and the Airport Environs, Airport Approach and Coastal Height Limit Overlay Zones, within the Peninsula Community Plan area. Exempt from Environmental. Report No. PC-07-151

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-18: **NATIONAL UNIVERSITY BUILDING D - PROJECT NO. 92959**
City Council District: 6; Plan Area: Kearny Mesa

Staff: Patrica Grabski

Coastal Development Permit, Tentative Map and Sewer Easement Vacation to create five residential condominiums currently under construction. This project was previously approved by City Council on September 24, 2002, however, the Final Map did not get recorded prior to the expiration date and is now expired. The vacation of the sewer easement was to be abandoned upon the recordation of the final map. The project is located at **231 Bonair Street**, within the La Jolla Community Plan area. The site is in the RM-3-7, the Coastal Overlay (Appealable Area), the Beach Impact Area, Parking Impact Overlay, the Residential Tandem Parking Overlay, the Transit Overlay, and the Coastal Height Limit Overlay Zones. Negative Declaration No. 92959. Report No. PC-07-155

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