

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JUNE 12, 2008
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- ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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.**
- ITEM-4: **DIRECTOR'S REPORT.**
- ITEM-5: **COMMISSION COMMENT.**

ITEM-6: *Continued from May 22, 2008:*

UNIVERSITY TOWNE CENTER- PROJECT NO. 2214

City Council District: 1; Plan Area: University

Staff: Tim Daly

University Towne Center, Project No. 2214; An application for a Community Plan Amendment, Rezone, Master Planned Development Permit, an amendment to Planned Commercial Development Permit No. 83-0117, Site Development Permit, and Vesting Tentative Map with utility easement summary vacations to expand the existing 1,061,400 square-foot shopping center with 610,000 to 750,000 square feet of additional retail and 250 to 725 multi-family residential units located on a 75.86-acre site, southeast of the intersection of La Jolla Village Drive and Genesee Ave.; north of Nobel Drive, and west of Towne Center Drive in the University Community Plan area. Environmental Impact Report No.2214. Report No. PC-08-057

TODAY'S ACTION IS:

Process 5. Recommend to the City Council Approval or denial of the project.

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-7: *Appeal from the Hearing officer decision on April 23, 2008*

LA JOLLA CHILDREN'S POOL ROPE BARRIER- PROJECT NO. 119757

City Council District: 1; Plan Area: La Jolla

Staff: Morris Dye

An appeal on an application for a Site Development Permit/Coastal Development Permit to erect a temporary rope barrier (including support posts and foundations), until May 30th, 2008, at the La Jolla Children's Pool, located west of Coast Boulevard, near Jenner Street, La Jolla, within the Coastal Overlay Zone (Coastal Commission Appeal Jurisdiction) and the La Jolla Community Planning Area. Exempt from Environmental. Report No. PC-08-080

TODAY'S ACTION IS:

Process 3. Approve the appeal or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-8: *Continued from May 22, 2008:*

BIRD ROCK MIXED USE- PROJECT NO. 87287

City Council District: 1; Plan Area: La Jolla

Staff: Morris Dye

Coastal Development Permit, Site Development Permit, Planned Development Permit, and Tentative Map to construct a 20,507 square-foot, three-story, mixed-use development consisting of 11 residential units and seven commercial units, two levels of subterranean parking, and a loading area on a 0.37-acre site, located at **5702 La Jolla Boulevard** in Zone 4 of the La Jolla Planned District within the La Jolla Community Planning Area. Mitigated Negative Declaration No. 87287. Report No. PC-08-051

TODAY'S ACTION IS:

Process 4; Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-9: **2775 A STREET TENTATIVE MAP – PROJECT NO. 79486**

City Council District: 8; Plan Area: Greater Golden Hill

Staff: Will Zounes

Tentative Map to convert nine existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 8,426 square-foot site located at **2775 A Street** within the GH-2500 Zone of Golden Hill Planned District within the Greater Golden Hill Community Plan. Exempt from Environmental. Report No. PC-08-056

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-10: **3953 CENTRE TENTATIVE MAP – PROJECT NO. 79752**
City Council District: 3; Plan Area: Uptown

Staff: Will Zounes

Tentative Map to convert 21 existing residential units to condominiums and a request to waive the requirements to underground existing overhead utilities on a 16,540 square-foot site located at **3953 Centre Street** in the MR-800B Zone of Mid City Communities Planned District within the Uptown Community Plan. Exempt from Environmental. Report No. PC-08-055

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-11: *CONTINUED from 4-17-08*

**BAHIA VIEW CONDOMINIUMS- CENTRE CITY SITE
DEVELOPMENT 2007-27**

City Council District: 2; Plan Area: Downtown

Staff: Brad Richter

Bahia View Condominiums – consideration of Centre City Site Development Permit 2007-27 (SDP) for a proposed mixed use development on the south side of Market Street between 14th and 15th streets in the East Village District of the Downtown Community Plan area. The project consists of the construction of an 8- to 22-story (283-feet tall) building including 95 residential units, including six affordable units, ground floor retail space and 163 parking spaces. The project also involves the substantial modification of the two-story Tourist Hotel, designated Local Historical Resource No. 819, located at **1433 Market Street**. Under the 2006 Final Environment Impact Report (FEIR), an Environmental Secondary Study was prepared in order to evaluate the project's compliance with the Downtown Community Plan and Planned District Ordinance and, therefore, the findings and conclusions of the FEIR. Since the project has been found to be in compliance with these planning documents, no further environmental review is required. Report No. PC-08-036

TODAY'S ACTION IS:

Process 4; Approve or deny the project

DEPARTMENT RECOMMENATION:

Approve

ITEM-12: GASLAMP QUARTER AMENDMENT
 City Council District: 2; Plan Area: Downtown

Staff: Lucy Contreras/Brad Richter

Proposed amendments to the Gaslamp Quarter Planned District Ordinance and Design Guidelines (Development Manual) including, but not limited to: expansion of the Period of Significance; off-street parking requirements; maximum ground floor area ratio per use; guidelines for rehabilitation of historical structures; conditional use permit regulations; signage, automatic teller machine and sidewalk guidelines; new construction regulations and review procedures. An Environmental Secondary Study has been prepared for the proposed amendments in order to evaluate whether the 2006 Final Environment Impact Report (FEIR) prepared for the Downtown Community Plan adequately evaluated the proposed amendments. The proposed amendments have been found to be adequately covered by this previously certified FEIR; therefore, no further environmental review is required. Report No. PC-08-041

TODAY'S ACTION IS:

Process 5. Recommend to the City Council Approval or denial of the project.

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-13: MESA COMMONS EOT-PROJECT NO. 149118
 City Council District: 7; Plan Area: College

Staff: Renee Mezo

Mesa Commons project proposes an Extension of Time of 2 years for the Tentative Map No. 93414 to construct 52 residential condominium units and 2,833 sq. ft. of retail space on a 2.12 acre site at **6456 El Cajon Boulevard** in the CU-2-3 Zone of the Central Urbanized Planned District within the College Community Plan and Council District 7. Report No. PC-08-005

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project