

SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING

9:00 A.M., MAY 20, 2010

CITY ADMINISTRATION BUILDING

COUNCIL CHAMBERS

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.

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 will adjourn for lunch, the Planning Commission will adjourn @ 12:30 to Conference Room A, located on the 12th floor next to the Council Chambers, and reconvene @ 1:30.

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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Appeal of Hearing Officer's decision of March 24, 2010****PALM AVENUE CAR WASH – PROJECT NO. 155821**

City Council District: 8

Plan Area: Otoy Mesa – Nestor

Staff: PJ Fitzgerald

The Palm Avenue Car Wash is an application for a Coastal Development Permit and Site Development Permit (ESL) to construct a 8,928 square-foot car wash with convenience store and associated site improvements on a vacant 0.94-acre site. The property is located at 1440 Palm Avenue in the CC-4-2 Zone within the Otoy Mesa-Nestor Community Plan area, and within the Coastal (appealable), Coastal Height Limit, FEMA Flood Plain (100-year) and Parking Impact Overlay zones. Mitigated Negative Declaration 155821. Report No. – PC-10-038

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 7: **MERCADO DEL BARRIO - PROJECT NO. 203874**

City Council District: 8

Plan Area: Barrio Logan

Staff: Jeffrey A. Peterson

Mercado del Barrio (Process Five) Coastal Development Permit (CDP), Site Development Permit (SDP), Planned Development Permit (PDP), Vesting Tentative Map (VTM), and an Easement Abandonment (EA) for the construction of a mixed-use development that includes 92 multi-family residential units of which 91 units will be set aside for households with an income at or below 30- to 60-percent Area Median Income (AMI), and one manager unit at market rate; the residential units will be wrapped around a two and half story above grade parking structure containing 219 parking spaces; the project also includes an additional 209 surface parking spaces; 35,890 square-feet of general commercial/ grocery (Northgate Market); 34,555 square-feet of retail; 13,865 square-feet of restaurant uses with 2,325 square-feet of outdoor seating; 2,790 square-feet of shopkeeper units (included in the residential unit count); 445 square feet of apartment leasing office; and other on- and off-site infrastructure improvements. The site is located at 1135 Cesar E. Chavez Parkway on a vacant 6.8 acre site which encompass a two block area between Cesar E. Chavez Parkway (formally Crosby Street) and Dewey Street, and National Avenue and Main Street. The site is in the Redevelopment Sub District (Mercado District) of the Barrio Logan Planned District, the Barrio Logan Redevelopment Project Area, the Coastal Overlay Zone (Non-Appealable Area 2), the Transit Area Overlay Zone, the Barrio Logan/Harbor 101 Community Plan Area, and the Federal Aviation Administration

(FAA) Part 77 Noticing Area of San Diego International Airport (SDIA) and North Island Naval Air Station (NAS), and Council District 8. Addendum to EIR 90-0133. Report No. – PC-10-026

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 – 8: FLOTV CORAL TREE PLAZA – PROJECT NO. 195665

City Council District: 3

Plan Area: Uptown

Staff: Simon Tse

FloTV Coral Tree Plaza – PTS 195665 Conditional use Permit and Site Development Permit to install a Wireless Communication Facility (WCF) consisting of one antenna and one equipment cabinet concealed inside an expanded rooftop penthouse addition behind Fiberglass Resistant Panel (FRP) screening at 3634 7th Avenue within the Uptown Community Planning area. Project is within the Mid City Communities Planned District MR800B zone. This project is exempt from environmental review pursuant to Article 19, Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA). Report No. – PC-10-039

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: WESLEY PALMS CPA INITIATION – PROJECT NO. 204221

City Council District: 2

Plan Area: Pacific Beach

Staff: Lesley Henegar

Initiation of an amendment to the Pacific Beach Community Plan. The property is approximately 35.3 acres and is located at 2404 Loring Street in the Pacific Beach Community Plan.

The property is currently designated single family residential (2-5DU/AC) by the Pacific Beach Community Plan. The proposed amendment would designate the entire property multifamily residential (9-14DU/AC). No environmental document; the initiation is exempt from CEQA. Report No. – PC-10-042

TODAY'S ACTION:

Process 4. Approve or deny the project.

DEPARTMENT'S RECOMMENDATION:

Approve the project.

ITEM – 10: **MONKEY TIME – PROJECT NO. 208460**

City Council District: 5

Plan Area: Rancho Bernardo

Staff: Tim Daly

Determination of Use Category and Subcategory by Planning Commission for Monkey Time, Inc., 15932 Bernardo Center Drive, Rancho Bernardo Community Plan. Monkey Time, Inc., applicant, is challenging City staff's determination in accordance with SDMC section 131.0110(b) and is requesting a recommendation from the Planning Commission as to the appropriate use category. The applicant has suggested that child care centers, a separately regulated commercial services use category, would apply to their business operation because that use category is permitted as a limited use in the IP-2-1 zone. The Development Services Department has determined the applicant's business operation is classified within the assembly and entertainment use category for their gym and fitness center, including children's gyms. Personal services and instructional studios are similar commercial service use categories that relate to services offered by the applicant's business; however, none of these commercial service uses are permitted as a primary use within the IP-2-1 zone. This application is not considered a "Project" per CEQA. Report No. – PC-10-044

TODAY'S ACTION:

Determination of use category and subcategory conducted by Monkey Time Inc.'s, Rancho Bernardo My Gym business and is the use permitted within the IP-2-1 (Industrial Park) zone? Does the LDC contain an appropriate use category for gyms and fitness centers in the Land Development Code?

DEPARTMENT'S RECOMMENDATION:

The primary use being conducted by Monkey Time Inc.'s, Rancho Bernardo My Gym is not a child care center pursuant to the Land Development Code. Provide a recommendation to City staff as to the most appropriate use category for the primary use, or determine whether a new use category is necessary for children's gyms and fitness centers.