

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JUNE 17, 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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Trailed from May 20, 2010 and June 3, 2010*

MONKEY TIME – PROJECT NO. 208460

City Council District: 5

Plan Area: Rancho Bernardo

Staff: Tim Daly

Recommendation 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:

Planning Commission recommendation 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?

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.

ITEM – 7: *Trailed from June 3, 2010*

MISSION BEACH PLANNED DISTRICT ORDINANCE AMENDMENTS - PROJECT NO. 12003225

City Council District: 2

Plan Area: Mission Beach

Staff: Dan Joyce

The amendments to the Mission Beach Planned District Ordinance constitute amendments to the Municipal Code and the City's Local Coastal Program. Most of the changes address removal of redundant language that is located elsewhere in the Municipal Code, reorganization of existing language, and rewording intended to clarify existing concepts. The main changes relate to determining grade, allowable

encroachments, eliminating the option to use a Neighborhood Development Permit to deviate from the requirements of the PDO, and expansion of the applicability of the 45 degree angled plane. Negative Declaration No. 12003225 was prepared for this project in accordance with the California Environmental Quality Act. Report No. – PC-10-028

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: *Appeal of Development Services Dept.’s decision of April 29, 2010*

AROMA BAKERY SIDEWALK CAFÉ – PROJECT NO. 203566

City Council District: 1

Plan Area: La Jolla

Staff: Tim Daly

Aroma Bakery Sidewalk Café, Neighborhood Use Permit application to construct a sidewalk café with a three-foot height rail fencing encroachment into public right of way located at 909 Prospect Street in Zone 1 of La Jolla Planned District within the La Jolla Community Plan, Parking Impact, Transit Area, Coastal Overlay (non-appealable), and Coastal Height Limit Overlay zones. CEQA categorically exempt. Report No. – PC-10-047

TODAY’S ACTION IS:

Process 2. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION

Deny the appeal.

ITEM – 9: **SR-163/FRIARS ROAD INTERCHANGE – PROJECT NO. 72782**

City Council District: 6

Plan Area: Mission Valley/Linda Vista/Serra Mesa

Staff: Jeannette Temple

A Site Development Permit with an Environmental Impact Report including Findings and a Statement of Overriding Considerations, for improvements to the State Route 163/Friars Road interchange and adjacent streets in the central portion of Mission Valley. The total length of the project is approximately 2.1 miles along the State Route 163 and 0.8 mile along Friars Road. Project improvements would encompass State Route 163 from the merge with Interstate 8 in the south to the Genesee Avenue

interchange in the north, as well as the Friars Road corridor from west of Avenida de las Tiendas to west of Mission Center Road. The project would include construction of: new at-grade lanes on the west side of southbound State Route 163 approaching Friars Road connecting to westbound Interstate 8 at Hotel Circle North; modifications to the existing interchange cloverleaf ramp at Friars Road; the addition of a flyover bridge from Ulric Street to southbound State Route 163; and the widening of Friars Road and Friars Road Bridge. The Friars Road Bridge would be widened over State Route 163 from six to ten lanes and sidewalks would be added along both sides of the bridge. Friars Road east of the northbound State Route 163 on-ramp would be widened. The west side of Frazee Road immediately north and south of Friars Road also would be widened. The median in Avenida de las Tiendas would be removed and the roadway would be restriped to provide three southbound lanes and three northbound lanes. Traffic signals would either be installed or upgraded at: Friars Road/Ulric Street; Ulric Street/southbound State Route 163 on-ramp; Friars Road/northbound State Route 163 on-ramp; and Frazee Road/Murray Canyon Road. Fifteen retaining walls and 10 noise attenuation barriers would be constructed along State Route 163 and Friars Road. The project is within or adjacent to the boundaries of three community plans: Mission Valley; Linda Vista; and Serra Mesa.
Report No. – PC-10-030

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: ARROYO VERDE – PROJECT NO. 149627

City Council District: 1

Plan Area: Del Mar Mesa

Staff: Renee Mezo

The proposed project requests Vesting Tentative Map, Site Development Permit (for Environmentally Sensitive Lands), Planned Development Permit, and Neighborhood Use Permit to subdivide the 3.64- acre parcel into two, 1.82-acre lots to allow for the future construction of two single-family residences, with guest quarters, and the restoration of unpermitted graded portions of the site. The property is located at 6739 Rancho Toyon Place, in the AR-1-1 and AR-1-2 Zones within the Del Mar Mesa Community Plan and the Airport Influence Area. This project is within the scope of Program Environmental Impact Report No. 95-0353, Certified on July 30, 1996. This Program Environmental Impact Report adequately describes the activity for the purposes of CEQA. Findings to Master Environmental Impact Report No. 95-0353, Project No. 149627, have been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines. Report No. – PC-10-035

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: *CITY OF SAN DIEGO FIRE STATION NO. 2 - PROJECT NO.

City Council District: 2 & 8

Plan Area: Downtown

Staff: Brandon Nichols/John Collum

This application is for approval of Centre City Planned/Coastal Development Permit 2010-27 for a three-bay fire station on a 10,000 square-foot site located at the southeast corner of Pacific highway and Cedar Street. The fire station would contain 15,980 square feet to accommodate three fire vehicles, living and working quarters for the fire crew, and one level of underground parking containing 16 spaces. The project requires approval of a Coastal Development Permit for development within the Coastal Zone and a Planned Development Permit for deviations to the development standards of the 1992 Centre City District Ordinance (PDA). An environmental secondary study has been prepared for the project. Report No. - PC-10-048

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 – 12: **PROPOSED FY 2011 CAPITAL IMPROVEMENTS PROGRAM
CONFORMANCE**

City Council District: NA

Plan Area: Most Community Planning Areas

Staff: Tim Nguyen

Per California State law, the Planning Commission's input is needed on whether the FY2011 Capital Improvement Program is in conformance with the City's General Plan. This application is not considered a 'project' per CEQA. Report No. – PC-10-036

TODAY'S ACTION IS:

The Planning Commission will find whether or not the FY2011 Capital Improvement Program is fully or partially in compliance with the General Plan of the City of San Diego and report this finding to the City Council.

DEPARTMENT RECOMMENDATION:

Find that the FY2011 Capital Improvement Program is in conformance with the General Plan of the City of San Diego and report this finding to the City Council.