

SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING

9:00 A.M., MAY 17, 2012

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 to Conference Room A, located on the 12th floor next to the Council Chambers.

ITEM - 1: ANNOUNCEMENTS/PUBLIC COMMENT - This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Time allotted to each speaker is determined by the Chair; however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under "Announcements/Public Comment."

ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 Staff's recommendation as stated in the Report to Planning Commission.

ITEM - 4: **DIRECTOR'S REPORT.**

ITEM - 5: **COMMISSION COMMENT.**

ITEM – 6: *Continued from December 8, 2011; Continued from February 2, 2012 and Continued from March 1, 2012*

JACK IN THE BOX – 1110 C STREET – PROJECT NO. 2011-04

City Council District: 2

Plan Area: Downtown Community Plan

Staff: Lucy Contreras

Jack In the Box (1110 C Street) – Centre City Development Permit/Planned Development Permit No. 2011-04 – East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project. This project includes the construction of a new 2,156 square foot restaurant with drive-thru, including exemptions to the development regulations of the Centre City Planned District Ordinance. Exempt from Environmental. Report No. - PC-11-095

TODAY'S ACTION IS:

Process 4. Approve, conditionally approve or deny the project.

DEPARTMENT RECOMMENDATION:

Deny the project.

ITEM – 7: *Appeal of Hearing Officer's decision of May 22, 2011; Continued from September 29, 2011; Continued from November 3, 2011; Continued from December 15, 2011; Continued from February 2, 2012 and Continued from March 15, 2012*

AT&T MOBILITY BONITA COVE – PROJECT NO. 198482

City Council District: 2

Plan Area: Mission Bay Park

Staff: Simon Tse

Appeal of a Process 3 Coastal Development Permit and Neighborhood Use Permit for a new Wireless Communication Facility (WCF) located at 3181 Mission Boulevard, San Diego, CA 92109 (in Mission Bay Park). The WCF consists of a new 30-ft high clock tower with a total of twelve antennas and associated equipment concealed within. The project was exempt from the California Environmental Quality Act

(CEQA) under Section 15303 (New Construction or conversion of small structures). The project is located in the CC-4-5 zone within the Mission Bay Park Master Plan. Report No. – PC-11-074

TODAY’S ACTION IS:

Process 3. Affirm, reverse or modify the Hearing Officer’s decision.

DEPARTMENT RECOMMENDATION:

Deny the appeal and affirm the Hearing Officer’s approval.

ITEM – 8: **SANDY LANE – PROJECT NO. 237907**

City Council District: 1

Plan Area: Pacific Highlands Ranch

Staff: Glenn Gargas

SANDY LANE – Planned Development Permit, Vesting Tentative Map and Public Right-of-Way Vacation to vacate a portion of Rancho Santa Fe Road and subdivide the property into ten residential lots, each lot containing a minimum of 3,000 square feet, one common driveway lot, one open space lot and construct ten, two-story, single family residences, each residence varying in size from approximately 2,403 square feet to 2,722 square feet of total gross floor area on the 1.47-acre property. The project proposes deviations to reduce the minimum front yard setback, the minimum rear yard setback, the minimum street frontage, the minimum unit separation and to allow a 5-foot solid fence within the street side setback of Lot 2, and within the front setback of Lot 3. The project site is located at 13551 Rancho Santa Fe Farms Road, in the RX-1-2 Zone within the Pacific Highlands Ranch Community Plan. Findings to Master EIR No. 96-7918. Report No. – PC-12-053

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 – 9: **BIOMED INNOVATION CENTER COMMUNITY PLAN AMENDMENT INITIATION – PROJECT NO. 270734**

City Council District: 1

Plan Area: University

Staff: Daniel Monroe

Biomed Innovation Center Community Plan Amendment Initiation. The project site is a 7.07 acre site located at 4775 and 4785 Executive Drive in the IP-1-1 Zone within the University Community Plan, FAA Part 77, Airport Influence Area, Parking

Impact Overlay Zone, Community Plan Implementation Overlay Zone, Prime Industrial Lands. The applicant is requesting the initiation of the community plan amendment to the University Community Plan to increase the development intensity identified in the Development Intensity Element of the community plan for Scientific Research use. This activity is not a “project” under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance CEQA Guidelines Section 15004. Report No. – PC-12-058.

TODAY’S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation

ITEM – 10: **SOUTHVIEW – PROJECT NO. 2204**

City Council District: 8

Plan Area: Otay Mesa

Staff: Sandra Teasley

The proposed project is a Rezone, Site Development Permit for environmentally sensitive lands and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel where no development will occur with this action. The lot sizes and proposed densities of the proposed lots are as follows: Lot 1: 5.068 acres - 152 units; Lot 2: 7.011 acres – 210 units; and, Lot 3: 5.881 acres - 176 units; Remainder Parcel: No development. Project implementation includes the construction of public roadway/right-of-way improvements and infrastructure to support the development footprint. Conceptual architectural plans are included as part of the Exhibit “A” to guide future ministerial development of each lot. The vacant property is zoned AR-1-1 (proposed RM-2-6 zone) and is located east of Caliente Avenue, south of Otay Mesa Road and west of Spring Canyon within the Otay Mesa Community Planning Area. Mitigated Negative Declaration No. 2204. Report No. – PC-12-038

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 – 11: **GENERAL PLAN MONITORING REPORT**

City Council District: Citywide

Plan Area: Citywide

Staff: Nancy Bragado

The General Plan Monitoring Report has been prepared to measure progress in implementing the City of San Diego General Plan. Staff will provide an overview of the Monitoring Report and highlight key implementation actions taken in 2011. This is an information item. No action is required by the Planning Commission.

TODAY'S ACTION IS:

INFORMATION ITEM

DEPARTMENT RECOMMENDATION:

NO ACTION REQUIRED