

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
SEPTEMBER 21, 2006
COUNCIL CHAMBERS, 12th FLOOR**

9:00 A.M.

**THE PLANNING COMMISSION WILL BREAK FOR LUNCH
FROM 12:30 TO 1:30 IN THE CLOSED SESSION ROOM**

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.

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ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: **APPROVAL OF MINUTES**

ITEM -7: *This item was continued from September 14, 2006:*

HOLY CROSS CATHOLIC CEMETERY – PROJECT NO. 77831

City Council District: 4 Plan Area: Southeastern San Diego

Staff: Will Zounes

Site Development Permit, Planned Development Permit and Conditional Use Permit Amendment to modify the Holy Cross Catholic Cemetery with the addition of a 3,132 square foot maintenance building and additional burial grounds located at **4470 Hilltop Dr.** on a 3.9 acre site within the MF-3000 zone within the Southeastern San Diego Planned District located at south of I-94 and east of I-805. Exempt from environmental review. Report No. PC-06-236

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: **Workshop:**

OTAY MESA COMMUNITY PLAN UPDATE WORKSHOP

PROJECT NO. 87003

City Council District: 8 Plan Area: Otay Mesa

Staff: Theresa Millette

Gather input from the Planning Commission on the Otay Mesa Community Plan Update. A comprehensive update is underway and draft discussion land use alternatives have been released for public review. Specific issues to be addressed include the mix of land uses, industrial conversion and collocation, infrastructure, housing and Brown Field Airport.
Report No. PC-06-196

ITEM-9: **ALVARADO CREEK PLAZA -INT-CPA**
City Council District: 7 Plan Area: Navajo

Staff: Lesley Henegar

Initiate an amendment to the Navajo Community Plan and the Progress Guide and General Plan to redesignate 3.2 acre site from industrial to mixed use, located at **5803-5841 Mission Gorge Road**. The plan amendment initiation request also includes the study of a larger area surrounding the site and its suitability to redesignate the area from industrial to mixed use. A master plan study is proposed of up to 70 acres located along Mission Gorge Road, Mission Gorge Place and Alvarado Canyon Road. Report No. PC-06-247

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-10: **PACIFIC HIGHLANDS RANCH UNITS 23-38– PROJECT NO. 5382**
City Council District: 1 Plan Area: Pacific Highlands Ranch

Staff: John Fisher

Easement Vacation, Vesting Tentative Map, Planned Development Permit, Site Development Permit Coastal Development Permit and Multiple Habitat Preservation Area Boundary Line Adjustment to subdivide a 299.2 acre site for the creation of 524 lots: 474 single family residential lots; one lot for 96 affordable multi-family dwelling units with a recreation center including pool and recreation buildings; two lots for dedication as MHPA open space; one lot for a water quality basin; 43 lots for ownership by a homeowners association; one lot for a private community recreation center and two lots; one for a school and a second for a public park; landscaping; regional and local public improvements, and a segment of a regional open space trail. The site is located generally **south and north State Route 56 and east of Rancho Santa Fe Farms Road** in the Pacific Highlands Ranch Subarea III Plan area. Findings to the Pacific Highlands Ranch Subarea III Plan Master EIR (LDR No. 96-7918) have been prepared for these actions. Report No. PC-06-237

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommendation to approve

ITEM-11: **4470 48th STREET TENTATIVE MAP – PROJECT NO. 91924**
City Council District: 3 Plan Area: Kensington-Talmadge Neighborhood of the
Mid City Communities Plan Area.

Staff: William Zounes

Tentative Map to convert six existing residential units to condominiums including a request to waive the requirement to underground overhead utilities on a 0.143 acre site at **4470 48th Street** in the RM-1-2 Zone of the Central Urbanized Planned District. Exempt from environmental.
Report No. PC-06-241

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-12: **4054 ILLINOIS TENTATIVE MAP – PROJECT NO. 84341**
City Council District: 3 Plan Area: Mid City Communities Planned District
within the Greater North Park Community Plan.

Staff: Jeff Robles

Tentative Map to convert eight existing residential units to condominiums including a request to waive the requirement to underground overhead utilities on a 0.16 acre site at **4054 Illinois Street** in the MR-1250B Zone of the Mid City Communities Planned District within the Greater North Park Community Plan area, Transit Area Overlay Zone, and Council District 3. Exempt from environmental review. Report No. PC-06-119

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: *This item will be withdrawn:*

7090 CAMINITO LA BENERA – PROJECT NO. 80936

City Council District: 1 Plan Area: La Jolla

Staff: John Cruz

Coastal Development Permit for Lot Line Adjustment for lots 115 and 170-A of La Jolla Soledad West Unit No.2, and a Planned Development Permit for the resulting amendment to PRD #11, located at **7090 Caminito La Benera** in the RSI- 2, Parking Impact, Coastal Height Limit, and Coastal (non-appealable) zones of the La Jolla Community Plan. Exempt from environmental review. Report No. PC-06-242

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: *Workshop:*

TRANSPORTATION WORKSHOP:

FAST (FINANCIALLY ACHIEVABLE, SAVE TIMES) PLAN

City Council District: All; Plan Area: City-Wide

Presentation from local non-profit Move San Diego of their independent transit study:

FAST (Financially Achievable, Save Times) Plan.

They are proposing adoption of FAST Plan as part of the RTP 2030 update in 2007 in order to:

Specify a better core infrastructure to directly target major regional job zones and improve access for all.

Better target and serve areas of high market demand and help address traffic & parking impacts.

Better support transit-oriented development.

Improve the cost-efficiency of transit investments and transit operations.

