

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
DECEMBER 14, 2006
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ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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.**

*Continued from November 9, 2006:
This item is being withdrawn from the docket.*

ITEM-6 ***SAN DIEGO TECHNOLOGY CENTER – PROJECT NO. 1689**
City Council District: 5 Plan Area: Mira Mesa

Staff: **Tim Daly**

Planned Development Permit and Vesting Tentative Map to subdivide an existing parcel lot into 16 individual lots, retaining five of the nine existing industrial/business park building, a restaurant building, and a fitness center with a total Gross Floor Area (GFA) of 524,995 square feet. Construct five industrial/business park buildings with a total GFA of 1,324,000 square feet and four parking structures, as well as circulation, utilities, and landscape/hardscape improvements on the 38.02-acre site located at 9605 – 9855 Scranton Road and 10055– 10075 Barnes Canyon Road, north of Morehouse Drive and west of Lusk Boulevard. Environmental Impact Report No. 1689.
Report No.PC-06-260

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-7: *Continued from December 7, 2006:*

BAYVIEW BAPTIST CHURCH - PROJECT NO. 73554
City Council District: 4 Plan Area: Southeastern San Diego

Staff: **Will Zounes**

Conditional Use Permit/Site Development Permit/Planned Development Permit for the construction of a church to include a 3,014 square foot chapel, a 22,426 square-foot class room building with child care facility, and a 39,047 square foot structure used for office space and sanctuary. The project is located at **5990 Linnet Street** in the SF-5000, west of 61st Street, north of Imperial Avenue and east of Linnet Street. Mitigated Negative Declaration No. 73554.
Report No.PC-06-289

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: *Continued from December 7, 2006:*

***GERST GRADING – PROJECT NO. 94230**

City Council District: 1; Plan Area: Del Mar Mesa

Staff: Cherlyn Cac

The development and future construction of a single family residence, grading and incidental improvements on vacant 0.92 acre parcel. The project also proposes a Site Development Permit, Planned Development Permit, and Multi-Habitat Planning Area Boundary Line Adjustment. The proposed residence would observe a 15-foot front setback, where a 25-foot setback is required. The site is located at the north east terminus of Duck Pond Lane in the AR-1-1 and AR-1-2 zones of the Del Mar Mesa Specific Plan within the Del Mar Mesa Community Plan area. Findings to Master EIR. 95-0353. Report No. PC-06-292

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: *Appeal of a Process 2 decision:*

MINNICH RESIDENCE - PROJECT NO. 99983

City Council District: 2; Plan Area: Ocean Beach Precise Plan

Staff: Cory Wilkinson

Appeal of an application for a Process 2 Coastal Development Permit to construct a new three-story single dwelling unit (three bedroom, 3.5 bath) and two car garage at grade on a 3,500 square foot (0.08 acre) site at **4670 Point Loma Avenue** in the RM-1-1 Zone within the Ocean Beach Precise Plan, Coastal Height Limit, City Coastal (non-appealable), Parking Impact, Ocean Beach Emerging Historic District, Council District 2. Exempt from environmental. Report No. PC-06-301

TODAY'S ACTION IS:

Process 2. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-10: ***CENTERPOINTE @ GRANTVILLE PROJECT NO. 80450**
City Council District: 7Plan Area: Navajo

Staff: Dan Stricker

The Centerpointe at Grantville project would involve an amendment to the Progress Guide and General Plan and Navajo Community Plan for the entire block (approximately 22 acres) surrounded by Vandever Avenue, Fairmount Avenue, Twain Avenue, and Mission Gorge Road, and approval of a Rezone, Site Development Permit, and Vesting Tentative Map for the approximately 12-acre project site under control of the project applicant to allow a mixed-use development of 588 multi-family dwelling units and 135,228 square feet of office, retail, and restaurant space. One existing 54,800-square-foot four-story commercial building would be retained on the project site and five existing service commercial, industrial, and office buildings containing a total of 180,630 square feet would be removed.

The land use amendments are proposed to redesignate the land use from Commercial and Industrial to Mixed-Use; the Rezone to rezone the 12-acre portion of the property from the existing IL-3-1 and CC-4-2 zones to RM-3-9 and CO-1-1; the Site Development Permit for a Pedestrian Bridge over an on-site public alley, for affordable/in-fill housing with deviations from the development regulations of the underlying zone, & for development within the Community Plan Implementation Overlay Zone (CPIOZ) Type A that does not comply with the development standards in the applicable Community Plan; and the Vesting Tentative Map for condominium purposes.

Supplemental Environmental Impact Report to Program Environmental Impact Report (PEIR) for the Grantville Redevelopment Project, Project No. 80450.
Report No.PC-06-299

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve.

**ITEM-11: 4452 DAWSON TENTATIVE MAP AND EASEMENT VACATION
PROJECT NO. 97239**

City Council District: 3 Plan Area: Mid-City Communities

Staff: Paul Godwin

Tentative Map to allow the conversion one existing residential unit and one unit under construction to be converted to condominiums, including a request to waive the requirement to underground the existing overhead utilities on a 0.11-acre site located at **4452 Dawson Avenue**, between Monroe Avenue and El Cajon Boulevard in the RM-1-1 Zone of the Central Urbanized Planned District, in the Kensington-Talmadge neighborhood of the Mid-City Communities Plan area, Council District 3. The project would also allow the vacation of an unused sewer easement located at the rear of the property adjacent to the alley. Exempt from environmental. Report No.PC-06-294

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve.

ITEM-12: 4345 Mc CLINTOCK TENTATIVE MAP – PROJECT NO. 86835

City Council District: 3; Plan Area: Normal Heights neighborhood of the Mid-City Communities Plan

Staff: Michelle Sokolowski

Tentative Map to convert 21 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.434 acre site located at **4345 McClintock Street** in the CT-2-4 Zone of the Central Urbanized Planned District within the Normal Heights neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No.PC-06-303

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **1274 ESSEX TENTATIVE MAP – PROJECT NO. 93543**
 City Council District: 3; Plan Area: Uptown Community

Staff: Derrick Johnson

Tentative Map to convert six existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.10-acre site located at **1274 Essex Street** in the MR-1000 Zone of the Mid-City Communities Planned District, the Transit Overlay Zone, and the Residential Tandem Parking Overlay Zone, within the Uptown Community Plan Area. Exempt from environmental. Report No.PC-06-307

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: ***DEJOY PROPERTY – PROJECT NO. 46820**
 City Council District: 1 Plan Area: La Jolla

Staff: Glenn Gargas

Coastal Development Permit, Site Development Permit and Planned Development Permit to retain an existing residence (located at the front of the property), which is designated historic (Historic Site No. 708), demolish another existing residence (located behind the front unit) and construct three-story, 6,848 gross square-foot, three dwelling unit residential building with a subterranean garage on a 5,362 square-foot property. The project site is located at 1049-1051 Coast Boulevard and 1046 Coast Boulevard South, in Zone 5 of the La Jolla Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, and Parking Impact Overlay Zone and within the La Jolla Community Plan Area. Mitigated Negative Declaration No 46820. Report No.PC-06-304

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-15: **MISSION VALLEY MULTI-USE - COMMUNITY PLAN AMENDMENT INITIATION - PROJECT NO. 115146**

City Council District: 6Plan Area: Mission Valley

Staff: Brian Schoenfisch

Initiation of an amendment to the Atlas Specific Plan, the Mission Valley Community Plan and the Progress Guide and General Plan. Located at **901 and 925 Hotel Circle South**. Approximately 19 acres. Mission Valley Community Planning Area. The applicant is proposing to initiate an amendment to the Atlas Specific Plan, the Mission Valley Community Plan and the Progress Guide and General Plan to remove an approximate 19 acre site from the Atlas Specific Plan and to redesignate the site in the Community Plan from Commercial Recreation to Multi-Use. Exempt from Environmental Report No.PC-06-305

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve the initiation

ITEM-16: **BALBOA MESA CENTER COMMUNITY PLAN AMENDMENT INITIATION**

City Council District: 6Plan Area: Clairemont Mesa

Staff: Brian Schoenfisch

Initiation of an Amendment to the Clairemont Mesa Community Plan and the Progress Guide and General Plan. Located at **5937 Balboa Avenue**. 1.68 acres. Clairemont Mesa Community Planning Area. The applicant is proposing to initiate an amendment to the Clairemont Mesa Community Plan and the Progress Guide and General Plan to remove a 1.68-acre site from the “Community Core – Community Plan Implementation Overlay Zone (CPIOZ) Type B” and redesignate the site with a new mixed-use designation. Exempt from Environmental. Exempt from Environmental Report No.PC-06-306

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Deny the initiation