

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
JUNE 15, 2006
COUNCIL CHAMBERS, 12th FLOOR
9:00 A.M.**

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 CONTINUANCE.**

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-7: **Workshop: Information item only**

GENERAL PLAN UPDATE - WORKSHOP

City Council District: Citywide; Plan Area: All

Staff: Nancy Bragado/General Plan Staff

This workshop will be to discuss working drafts of the introductory sections and the following seven elements of the General Plan: Land Use and Community Planning, Mobility, Urban Design, Conservation, Historic Preservation, Noise, and Recreation. Report No. PC-06-149

ITEM-8: *Continued from March 30, 2006, April 13, 2006, May 18 and 25, 2006:*

2711 MANOS TENTATIVE MAP -PROJECT NO. 80233

City Council District: 4 Plan Area: Skyline/Paradise Hills

Staff: William Zounes

Tentative Map to convert 38 existing residential units to condominiums and a request to waive the requirements to underground existing overhead utilities on a 1.05 acre site at **2711 Manos Drive** in the RM-3-7 Zone. Exempt from environmental. Report No. PC-06-103.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: *Continued from April 13, 2006 and May 25, 2006::*

4140 38th STREET TENTATIVE MAP - PROJECT NO. 81036

City Council District: 3; Plan Area: City Heights

Staff: Renee Mezo

Tentative Map to convert 7 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.24 acre site. The property is located at **4140 38th Street** between Orange and Polk Avenue, in the RM-2-5 Zone of the Central Urbanized Planned District within the City Heights Neighborhood of the Mid-City Communities Plan. Exempt from environmental. Report No. PC-06-099

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-10: *Continued from May 18, 2006:*

***SCRIPPS WISTERIA -EXPEDITE PROGRAM - PROJECT NO. 53037**
City Council District: 5; Plan Area: Scripps Miramar Ranch

Staff: Leslie Goossens

Vesting Tentative Map and Site Development Permit to construct 114 residential condominium units (including 3 shopkeeper units and 12 affordable units), and 35,258 square feet of office use on a vacant 3.92 acre site located at **9889 Erma Road**, west of Scripps Ranch Boulevard, and to allow the private encroachment of storm drains within Erma Road.

Mitigated Negative Declaration NO. 53037. Report No. PC-06-146.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-11: *Appeal of a Hearing Officer Decision:*

***PACIFIC COAST OFFICE BUILDING – PROJECT NO. 54384**
City Council District: 6; Plan Area: Mission Valley

Staff: Anne Jarque

Site Development Permit to construct an approximate 10,000 square foot office building on an approximate five-acre site containing environmentally sensitive lands, located east of the southerly terminus of Scheidler Way, south of the **3300 block of Camino Del Rio South** in the MV-CO zone of the Mission Valley Planned District. Mitigated Negative Declaration No 54384.

Report No. PC-06-194

TODAY'S ACTION IS:

Process 4. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-12: ***LA JOLLA COMMONS - PROJECT NO. 79804**
City Council District: 1; Plan Area: University

Staff: Laura Black

Planned Development Permit to amend Planned Commercial Development/Resource Protection Ordinance Permit No. 99-0762 and Vesting Tentative Map to perform lot line adjustments within five existing lots and to construct a 581,557 square foot, 32-story, 350-foot high, Hotel/Condo Tower containing 213 hotel rooms and 112 residential condominium units; a 287,771 square foot, 32-story, 348-foot high, Condo Tower containing 156 residential condominium units; a 340,405 square foot, 15-story, 220'-6" tall Office Building and a 501,994 square foot, eight level detached parking structure on a vacant 16.85 site located at **4720 La Jolla Village Drive**, between Nexus Centre Drive and La Jolla Village Drive, in the CV-1-2 and IP-1-1, Airport Environs Overlay Zone, Community Plan Implementation Overlay Zone-A (CPIOZ-A) and Parking Impact Overlay Zones, within the University Community Plan Area. Mitigated Negative Declaration No. 79804. Report No. PC-06-165.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-13: *It is anticipated that staff will be requesting a continuance to June 29, 2006:*

4555 VANDEVER TENTATIVE MAP – PROJECT NO. 78951
City Council District: 7 Plan Area: Navajo

Staff: Bill Tripp

Tentative Map to convert forty -seven existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on an approximately 51, 836 square-foot site located at **4555 Vandever Avenue**, in the RM-3-7Zone , in the Navajo Community Plan Area. Exempt from environmental. Report No. PC-06-164

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-14: **3786 43rd STREET TENTATIVE MAP-PROJECT NO. 86497**
City Council District: 3 Plan Area: Mid-City Communities

Staff: Jeannette Temple

Tentative Map to convert ten (10) existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16-acre site located at **3786 43rd Street** in the CU-3-6 Zone of the Central Urbanized Planned District and the Transit Overlay Zone, within the City Heights Neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. PC-06-174

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM 15: **4757 A STREET TENTATIVE MAP – PROJECT NO. 78325**
City Council District: 4; Plan Area: Mid-City Communities

Staff: Anne Jarque

Tentative Map to convert 10 existing residential units to condominiums on a 29,161 sq ft site at **4757 A Street**, between 47th Street and 49th Street, in the RS-1-7 (Residential) zone of Central Urbanized Planned District, within the Eastern Area Neighborhood of Mid City Communities Plan Area. Exempt from environmental. Report No. PC-06-176

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-16: **2201 GRAND TENTATIVE MAP- PROJECT NO. 76049**
City Council District: 2 Plan Area: Pacific Beach

Staff: Robert Korch

Coastal Development Permit, Tentative Map and a Waiver of Undergrounding to convert 40 existing residential apartment dwelling units to condominium ownership located on a 0.76 acre site at **220 Grand Avenue** in the RM-2-5 Zone within the Pacific Beach Community Plan, Coastal Overlay Zone (non-appealable area), and within the Coastal Height Limit Overlay. Exempt from environmental. Report No. PC-06-169

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve