

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., SEPTEMBER 15, 2011  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> 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 12<sup>th</sup> 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**ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 the Manager's recommendation as stated in the Report to Planning Commission.

ITEM - 4: **DIRECTOR’S REPORT.**

ITEM - 5: **COMMISSION COMMENT.**

ITEM – 6: **SCRIPPS SEWER EASEMENT VACATION – PROJECT NO. 236902**  
 City Council District: 1 Plan Area: University

Staff: John S. Fisher

The Scripps Sewer Easement Vacation project requires the approval of an Easement Vacation and Coastal Development Permit to vacate a sewer easement, as shown on Drawing 36467-B indicating approximately 0.160 acres, to be vacated south from John Jay Hopkins Drive parallel to Torrey Pines Road to facilitate future site improvements. The site is located at 10670 John Jay Hopkins Drive in the IP-1-1 zone in the University Community Plan area. This activity is covered by the previously certified EIR No. 88-0244 and Addendum to EIR No. 88-0244. Report No. – PC-11-075

**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 – 7: **NAUTILUS EASEMENT VACATION – PROJECT NO. 237470**  
 City Council District: 1 Plan Area: University

Staff: John S. Fisher

The Nautilus Easement Vacation project requires the approval of an Easement Vacation and Coastal Development Permit to vacate a water easement, as shown on Drawing 36480-B indicating approximately 0.259 acres, to be vacated at 10313 John Jay Hopkins Drive and 3580 John Jay Hopkins Court in the IP-1-1 Zone within the University Community Plan. This activity is covered by the previously certified EIR No. 86-0884 and Addendum to EIR No. 86-0884. Report No. – PC-11-076

**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: **FANUEL STREET UNITS EXTENSION OF TIME – PROJECT NO. 235548**  
City Council District: 2 Plan Area: Pacific Beach

Staff: William Zounes

Fanuel Street Units Extension of Time: Extension of Time (EOT) for Coastal Development Permit 337909 and Planned Development Permit 426601 approved on May 5, 2007 by the Planning Commission to demolish an existing 16-unit residential building and construct 10 for rent residential complex on a 15,625 square-foot site located at 4459 Fanuel Street in the RM-2-5 Zone within the Pacific Beach Community Plan area, Coastal Overlay Zone, Coastal Height Limit Overlay Zone. Exempt from CEQA. Report No. – PC-11-079

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT’S RECOMMENDATION:**

Approve the project.

ITEM – 9: **MIRA MESA REZONE – PROJECT NO. 158201**  
City Council District: 5 Plan Area: Mira Mesa

Staff: Sandra Teasley

Mira Mesa Shopping Center Rezone Project requires the approval or a Rezone and Certification of Mitigated Negative Declaration, and Adoption of Mitigation, Monitoring and Reporting Program for the rezone of a 4.50-acre site from RM-2-5 to RM-3-7 located at 9812 through 9946 Reagon Road. The site is currently developed with 108 apartment units and located within the Mira Mesa Community Planning Area. Mitigated Negative Declaration No. 158201. Report No. – PC-11-078

**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 – 10: EL CAJON BOULEVARD BID, PUBLIC RIGHT-OF-WAY ENHANCEMENT PROGRAM – PROJECT N. 222026**

City Council District: 3 & 7                      Plan Area: North Park, City Heights, Normal Heights, Kensington, Talmadge

Staff: Beth Murray

El Cajon Boulevard BID – Site Development (Process 4) to implement a Public Right-of-Way Enhancement Program and adopt guidelines to allow encroachments into Public Right-of-Way within the Normal Heights, North Park, Kensington, Talmadge and City Heights Community Planning areas. Report No. – PC-11-081.

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

**ITEM – 11: STELLA AMENDMENT – PROJECT NO. 243037**

City Council District: 2    Plan Area: North Bay

Staff: Patrick Hooper

The Stella project is an existing 85 unit residential development requesting a Planned Development Permit to remove 13 affordable units and allow for deviations granted as part of approved Site Development Permit No. 240731. The revised project proposes to pay the in lieu fee rather than providing the 13 units on site. The 0.89 acre site is in the RM-4-10 Zone at 2015 Hancock Street within the Midway-Pacific Highway (North Bay) Community Plan. Report No. – PC-11-083

**TODAY’S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT’S RECOMMENDATION:**

Approve the project.