

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
AUGUST 3, 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-6: *Continued from March 2, April 6, June 22 and July 20, 2006:*

4838 SANTA CRUZ TENTATIVE MAP – PROJECT NO. 71135

City Council District: 2 Plan Area: Ocean Beach

Staff: Cory Wilkinson

Coastal Development Permit, Tentative Map, and Undergrounding Waiver, to convert eight existing residential units to condominiums on a 7,000 square foot (0.16 acre) site with eight parking spaces at **4838 Santa Cruz Avenue** in the RM-2-4 Zone within the Ocean Beach Precise Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Ocean Beach Emerging Historic District, Airport Environs Overlay Zone, Airport Approach Overlay Zone, and Council District 2. Exempt from environmental review. Report No. PC-06-058

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-7: *Continued from July 13, 2006*

HUNTERS GLEN CONDOMINIUMS – PROJECT NO. 87744

City Council District: 3 Plan Area: Greater North Park

Staff: Dan Stricker

Tentative Map to convert 5 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, located at **4010 to 4016 Texas Street** in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area. Exempt from environmental. Report No. PC-06-204

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-8: *Appeal of a Hearing Officer Decision:****PACIFIC BEACH SHELL STATION AND CONVENIENCE STORE
PROJECT NO. 4977**

City Council District: 2 Plan Area: Pacific Beach

Staff: Sandra Teasley

An appeal of the Hearing Officer's decision to deny a Conditional Use Permit to allow the sale of beer and wine within an expanded convenience store on a site developed with a service station. The Conditional Use Permit included a request to remodel the existing automobile service station by expanding the convenience store and adding a second story office along with other accessory improvements. The Hearing Officer denied the Conditional Use Permit request for beer and wine sales, but approved the Conditional Use Permit for the remodel to the gas station. The applicant has appealed the denial of the Conditional Use Permit for beer and wine sales. The property is located at **2830 Grand Avenue**. Negative Declaration No. 4977. Report No. PC-06-235

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Approve the appeal.

ITEM-9: ***5040 SANTA MONICA MUXED USE – PROJECT NO. 90825**

City Council District: 2; Plan Area: Ocean Beach

Staff: Cory Wilkinson

Coastal Development Permit (CDP), Planned Development Permit (PDP), and Tentative Map, and Undergrounding Waiver Request, to construct four residential for-sale condominium units and one ground-floor commercial unit in a three-story, 10,312 square-foot building with eight underground and four surface parking spaces on a 7,000 square foot site at **5040 Santa Monica Ave** in the CC-4-2 Zone within the Ocean Beach Precise Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit, Airport Environs Overlay Zone, Airport Approach Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Council District 2. Mitigated Negative Declaration No. 90825. Report No. PC-06-205

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-10: ***SPRINT/NEXTEL TIERRASANTA PARK - PROJECT NO. 61738**
City Council District: 7 Plan Area: Tierrasanta

Staff: Natalie de Frenitas

Neighborhood Use Permit and a Planned Development Permit for a wireless communication facility consisting of a new 70-foot high stadium light pole supporting three antennas at the 40-foot elevation. Associated equipment will be located in an approximate 150 square-foot enclosure located on the southwest side of the existing Tierrasanta Recreation Center. The property is located at **11220 Clairemont Mesa Boulevard** in the RS-1-8 Zone of the Tierrasanta Community Plan area. Negative Declaration No. 61738 Report No. PC-06-207

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-11: ***NORTH DRAPER – PROJECT NO. 3727**
City Council District: 1 Plan Area: La Jolla

Staff: Glenn Gargas

Coastal Development Permit, Site Development Permit, Tentative Map and a Waiver of Undergrounding to demolish existing improvements on the site and to construct a new 9,743 square-foot, two-story, five residential unit building over a basement garage on an existing 7,000 square-foot lot at **7538-7542 Draper Avenue** between Pearl and Silver Streets within the Coastal Overlay Zone (non-appealable area), Coastal Height Limit, Zone 5 of the La Jolla Planned District Ordinance, and within the boundaries of the La Jolla Community Plan. Negative Declaration No.3727. Report No. PC-06-224

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

approve

ITEM-12: ***RANCHO BERNARDO RETAIL - PROJECT NO. 39177**
City Council District: 5; Plan Area: Rancho Bernardo

Staff: **Tim Daly**

Rancho Bernardo Retail, a Planned Development Permit to construct a 7,213 square-foot mixed-use retail development on a vacant 34,080 square-foot site located at **11611 Rancho Bernardo Road** between West Bernardo Drive and Interstate 15 in the IP-2-1 Zone within the Rancho Bernardo Community Plan area. Mitigated Negative Declaration No. 39177. Report No. PC-06-234

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve