

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
NOVEMBER 16, 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ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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.**

Appeal of a Hearing Officer Decision on 9/20/06

ITEM-6: ***GRACE CHURCH – PROJECT NO. 96089**
City Council District: 5; Plan Area: Rancho Bernardo

STAFF: Laura Black

Appeal on an application for a Conditional Use Permit to allow an 18,800 square foot church within an existing 23,193 square foot building on a 7.17 acre site located at **10966 Via Frontera** in the IP -2-1 Zone within the Rancho Bernardo Community Plan Area. Negative Declaration No. 96089. Report No. PC-06-285

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-7: ***SAINT GREGORY THE GREAT CHURCH – PROJECT NO. 87672**
City Council District: 7 Plan Area: Rancho Encantada Precise Plan

Staff: Patricia Grabski

Construct a 70,133-square-foot preschool to 8th grade educational facility with a chapel on a vacant 9.57-acre site located at **14999 ½ Stonebridge Parkway** in the Rancho Encantada Precise Plan area. Mitigated Negative Declaration No. 87672. Report No. PC-06-269

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-8: **734 SAPPHIRE TENTATIVE MAP – PROJECT NO.80627**
 City Council District: 2 Plan Area: Pacific Beach

Staff: Cherlyn Cac

Tentative Map and Coastal Development Permit to convert 8 existing residential units to condominiums on a 0.14 acre site and to waiver the requirement to underground existing overhead utilities. The property is located at 734 Sapphire Street in the RM-1-1 Zone with the Pacific Beach Community Plan, Council District 2. Exempt from environmental. Report No.PC-06-287

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: **2123 GARNET TENTATIVE MAP - PROJECT NO. 89756**
 City Council District: 2 Plan Area: Pacific Beach

Staff: Glenn Gargas

Coastal Development Permit and Tentative Map (Process 4) including a request to waive the requirement to underground the existing utilities to convert an existing, two-story, mixed use building with 8 existing residential dwelling units into 8 residential condominium units and convert approximately 2,324 square feet of existing commercial space into 3 commercial condominium spaces (approx. 775 square feet each) on a 0.289 acre site. The property is located at **2123 Garnet Avenue**, in the CO-1-2 Zone, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone and within the Pacific Beach Community Plan Area. Exempt from environmental. Report No.PC-06-296

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-10: ***NTC SHORELINE PLAZA – PROJECT NO. 80411**
City Council District: 2 Plan Area: Naval Training Center Precise Plan

Staff: Cory Wilkinson

Amendment to Master Planned Development Permit (PDP) / Coastal Development Permit (CDP) 99-1076to modify a permit condition to allow for expansion of an existing parking lot from 334 to 500 spaces, and to demolish Building 186 (in addition to the nine buildings and miscellaneous sheds/storage buildings previously entitled for demolition) to allow for a more efficient parking lot design to allow for successful adaptive reuse of adjacent buildings and six building to remain. The site location is identified as **2768 Chauncey Street** within the Airport Approach Overlay Zone (AAOZ), Airport Environs Overlay Zone (AEOZ), and Runway Protection Zone (RPZ), Coastal Overlay Zone (appealable), First Public Roadway, Parking Impact Overlay Zone, CR-1-1, and NTC Historic District. EIR Addendum No. 80411.
Report No.PC-06-295

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.