

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
JANUARY 11, 2007
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ITEM-2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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.**

ITEM 6: **APPROVAL OF THE MINUTE FOR DECEMBER 7, 2006.**

ITEM-6 *Continued from December 14, 2006:*

***CENTERPOINTE @ GRANTVILLE PROJECT NO. 80450**

City Council District: 7 Plan Area: Navajo

Staff: Dan Stricker

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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-7: ***47th STREET SELF-STORAGE - PROJECT NO. 82503**
City Council District: 8 Plan Area: Southeastern San Diego

Staff: Dan Stricker

The 47th Street Self Storage Project is an application for a General Plan & Progress Guide and Southeastern San Diego Community Plan Amendment to allow moving and household storage facilities within Specialized Commercial land use category of the Lincoln Park Neighborhood via a Planned Development Permit; a Site Development Permit for industrial development within the Southeastern San Diego Planned District, for project sites with Environmentally Sensitive Lands; and for Sustainable Development which deviates from the applicable development regulations; and an Easement Abandonment to abandon a slope easement that is no longer necessary to construct a 162,327 square foot self storage building with 43,828 additional square feet of basement on a vacant 1.87 acre site with deviations to floor area (2.0 where 0.5 is allowed), lot coverage (0.57 where 0.5 is allowed) & landscaping (tree distribution) at **930 S 47th Street** within the Encanto Community of the Southeastern Community Planning Area, and the Southeastern San Diego Planned District, within City Council District 4. Mitigated Negative Declaration No. 82503. Report No. PC-07-011.

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve.

ITEM-8: Appeal of the Hearing Officer Decision on 11/22/06:

MANSOUR RESIDENCE – PROJECT NO. 18375

City Council District: 3; Plan Area: Uptown

Staff: Renee Mezo

Appeal of the Hearing Officer's decision to approve a Site Development Permit to deviate from the development regulations for the proposed construction of a new, approximately 1,653-square-foot, single family residence on a 1,433-square-foot site located at **311 W. Robinson Avenue** in the MR-1000 Zone of Mid City Communities Planned District, within the Uptown Community Plan area. Exempt from environmental. Report No.PC-07-003.

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Approve the appeal

ITEM-9: **1327 PACIFIC BEACH DRIVE TENTATIVE MAP
PROJECT NO. 78142**

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 and to convert an existing, 32 residential dwelling unit apartment complex into 32 residential condominium units on a 0.575 acre site. The property is located at **1327 1335 Pacific Beach Drive**, in the RM-2-4 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, and Beach Parking Impact Overlay Zone and within the Pacific Beach Community Plan Area. Exempt from environmental. Report No. PC-07-005

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-10: **1237 HORNBLEND TENTATIVE MAP– PROJECT NO. 80555**

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 and to convert an existing, 11 residential dwelling unit apartment complex into 11 residential condominium units on a 0.14 acre site. The property is located at **1237-1239 Hornblend Street**, in the RM-2-5 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, and Beach Parking Impact Overlay Zone and within the Pacific Beach Community Plan Area. Exempt from environmental. Report No. PC-07-006

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve

ITEM-11: **6504LA JOLLA TENTATIVE MAP - PROJECT NO. 78327**
 City Council District: 3 Plan Area: La Jolla

Staff: Glenn Gargas

Coastal Development Permit and Tentative Map (Process 4) including a request to waive the requirement to underground the existing utilities and to convert an existing, 11 residential dwelling unit apartment complex into 11 residential condominium units on a 0.25 acre site. The property is located at **6504-6512 La Jolla Boulevard**, in the RM-3-7 Zone, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone and within the La Jolla Community Plan Area. Exempt from environmental. Report No.PC-07-007

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **4321 CASS TENTATIVE MAP – PROJECT NO. 78866**
 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 and to convert an existing, 10 residential dwelling unit apartment complex into 10 residential condominium units on a 0.14 acre site. The property is located at **4321 Cass Street**, in the CC-4-2 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone and within the Pacific Beach Community Plan Area. Exempt from environmental. Report No.PC-07-008

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **4776 LAMONT TENTATIVE MAP – PROJECT NO. 80849**
City Council District: 2; Plan Area: Pacific Beach

Staff: John Cruz

Tentative Map to convert 20 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities on a 0.29 acre site at **4776 Lamont Street** in the RM-2-5 Zone within the Pacific Beach Community Plan. Coastal Height Limit. Exempt from environmental. Report No. PC-07-015

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **EXTENSION OF TIME TO COMMUNITY PREPARATION SCHOOL PROJECT NO. 89343**

City Council District: 4; Plan Area: Encanto Neighborhoods within the Southeastern San Diego Community Plan

Staff: Sandra Teasley

Extension of time for Conditional Use Permit and Site Development Permit Nos. 8194, 8195 & 8196 which permitted an elementary school and child care facility for grades kindergarten through 6th on a vacant 3.46-acre site located at **6362 North Broadway** in the SF-10,000 Zone within the Southeastern San Diego Planned District. Exempt from environmental. Report No. PC-07-017

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.