

**SAN DIEGO PLANNING COMMISSION**  
**DOCKET FOR PLANNING COMMISSION MEETING**  
**9:00 A.M., JUNE 7, 2007**  
**CITY ADMINISTRATION BUILDING**  
**202 C STREET, 12<sup>TH</sup> FLOOR**

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**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 @ 12:30 and reconvene @ 1:30, to Conference Room A, located on the 12<sup>th</sup> floor, next to the Council Chambers.*

**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**ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 MINUTES FOR MAY 10, 2007.**

ITEM-7: *Continued from May 10, 2007:*

**\*CARMEL HIGHLANDS VILLAGE – PROJECT NO. 72522**

City Council District: 1; Plan Area: Carmel Valley

**Staff:           Derrick Johnson**

The Carmel Highlands Village proposal requires several actions to implement the project. These approvals are as follows: a Vesting Tentative Map (VTM) to amend VTM # 96-0737; a Site Development Permit in accordance with the Carmel Valley Planned District Ordinance; the transfer of 3.06 acres from the applicants to the City of San Diego, the transfer of 0.18 acres, in fee simple from the City to the applicant and lastly the abandonment of three separate public easements on the property.

The project site is located north of Carmel Mountain Road and west of Carmel Country Road in the CVPD-OS/SF2/MF1/NC zones of the Carmel Valley Planned District within the Carmel Valley Community Plan. The project proposes the subdivision of a vacant 21-acre site, the construction of a 172-Unit Condominium Complex, one single family lot and a Commercial Center. The project consists of: 32, two story buildings with attached garages; one approximately 4,500-square foot recreational building; one-single family residences, 28,040-square feet of commercial space within five buildings and associated Open Space. The project requires and Addendum to an EIR.  
PC-07-071.

**TODAY'S ACTION IS:**

Process 5. Recommendation to City Council to approve or deny

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve.

ITEM-8: *This item will be continued to June 21, 2007:*

*Appeal of Development Services Department Staff's decision (process 2):*

**\*LIBERTY STATION SIGN PLAN – PROJECT NO. 86572**  
City Council District: 2; Plan Area: Peninsula

**Staff: Cory Wilkinson**

Process 2 appeal of a Neighborhood Use Permit for the Sign Plan at the former Naval Training Center (NTC) located in the NTC Liberty Station and portions of the Redevelopment Project Area in the Peninsula community between Rosecrans Street, Lytton Street, Nimitz Boulevard, and Harbor Drive. The NUP No. 274911 was approved pursuant to San Diego Municipal Code [SDMC] Sections 141.1102, 141.1105, and 142.1260, for reallocation of sign area to provide for approximately 25,175 square feet of signage in a combination of Primary Signs (including wall signs, projecting sign and ground signs) and Secondary Signs (including directional signs, directories and other secondary signs); and signs with automatic changing copy, as defined in the Liberty Station Sign Plan (Exhibit A) and corresponding conditions of approval of the associated Permit No. 274911.

The Property is zoned CR-1-1 and is within the NTC Precise Plan and Local Coastal Program Plan, the Coastal Overlay Zone (Appealable and Non-Appealable areas); the NTC Visitor and Community Emphasis Overlay (VCEO) Zone; the NTC Historic District; the Airport Approach Overlay Zone (AAOZ) the Airport Environs Overlay Zone (AEOZ), and the Runway Protection Zone (RPZ). Addendum to Environmental Impact Report 86572. Report No. PC 07-074

**TODAY'S ACTION IS:**

Process 2. Approve or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM-9:        **\*MUIR 4 – PROJECT NO. 106119**  
City Council District: 2; Plan Area: Ocean Beach

**Staff:           Cory Wilkinson**

Site Development Permit for environmentally Sensitive Lands (100-year floodplain), Planned Development Permit, Coastal Development, and Tentative Map to demolish 9 apartment units (on lots 11-14), to construct 4 residential condos (on lots 12 and 13) at 5137 Muir Avenue, RM2-4, Ocean Beach Precise Plan, Coastal (non-appealable), Coastal Height Limit, the Airport Approach Overlay Zone, the Airport Environs Overlay Zone, 100-year floodplain. Mitigated Negative Declaration No. 106119 Report No. PC-07-062

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-10:       **PROPOSED FY 2008 CAPITAL IMPROVEMENTS PROGRAM BUDGET CONFORMANCE**  
City Council District: All; Plan Area: Various

**Staff:           Evelyn Lee**

Is the proposed FY 2008 Capital Improvements Program (CIP) in conformance with the City's Progress Guide and General Plan and with applicable community plans? Exempt from environmental. Report No. PC-07-073

**TODAY'S ACTION IS:**

Process 5. Recommendation to City Council to approve or deny

**DEPARTMENT RECOMMENDATION:**

Recommendation to City Council to approve.

ITEM-11: **FRONT & CEDAR TENTATIVE MAP - PROJECT NO. 105680**  
City Council District: 2; Plan Area: Centre City

**Staff: Peter Lynch**

A Tentative Map to consolidate 3 lots into 144 residential condominium units and 3 commercial condominium units on a 0.62-acre site presently under construction at 1551 Union Street, in the Centre City Planning Area. Exempt from environmental Report No. PC-07-077

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-12: **2404 J STREET TENTATIVE MAP- PROJECT NO. 87368**  
City Council District: 8; Plan Area: Southeastern

**Staff: Renee Mezo**

Tentative Map to convert 11 existing residential units, including a request to waive the requirement to underground existing overhead utilities on a 0.289-acre site. The property is located at **2404-2408 J Street** in the MF 3000 Zone and the Transit Area Overlay Zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Plan. Exempt from environmental. Report No. PC-07-089

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.

ITEM-13: **4530-36 51<sup>ST</sup> TENTATIVE MAP - PROJECT NO. 96694**  
City Council District: 3; Plan Area: Mid-City Communities Plan Area

**Staff: Renee Mezo**

Tentative Map to convert 6 existing residential units, including a request to waive the requirement to underground existing overhead utilities on a 0.143-acre site. The property is located at **4530-36 51st Street** in the RM-1-1 Zone, the Parking Impact Overlay Zone, and the Transit Area Overlay Zone within the Kensington-Talmadge Neighborhood of the Mid-City Communities Plan and Council District 3. Exempt from environmental. Report No. PC 07-088

**TODAY'S ACTION IS:**

Process 4. Approve or deny

**DEPARTMENT RECOMMENDATION:**

Approve.