

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., OCTOBER 18, 2007
CITY ADMINISTRATION BUILDING
202 C STREET, 12TH 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.

*Any information and/or material needing to be distributed to the Commissioners must be sent through recording secretary at one of the following: **Mailing address:** 1222 First Ave, 4th floor, San Diego, CA 92101; **Email address:** planningcommission@sandiego.gov **Fax:** 619-321-3200. The recording secretary can be reached at 619-321-3208.*

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 need to adjourn for lunch, the Commission will adjourn to Conference Room A, located on the 12th floor, next to the Council Chambers from 12:30pm to 1:30 pm.

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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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ITEM-6: *This item has been withdrawn from the docket and noticed for November 8, 2007:*

KENSINGTON TERRACE - PROJECT NO. 105244

City Council District: 3 Plan Area: Mid-Cities –Kensington-Talmadge Neighborhood.

Staff: Dan Stricker

Planned Development Permit and Vesting Tentative Map to demolish the existing structures and construct a mixed-use development consisting of 16,255 square feet of office, 16,550 square feet of retail, and 19,614 square feet of residential (six, 3-bedroom Penthouse units and three, 3-bedroom Townhome units, totaling 9 for-sale units) on a 0.78 acre site. The property is located at **4142, 4166, and 4178 Adams Avenue and 4708 Edgeware Road** in the CN-1-3 and CU-3-3 Zones of the Central Urbanized Planned District within the Kensington-Talmadge Neighborhood of the Mid-City Communities Plan Area and Council District 3. Mitigated Negative Declaration No. 105244. Report No. PC-07-140

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-7: *It is anticipated that this item will be continued to December 6, 2007:*

Continued from September 27, 2007:

RILEY STREET TENTATIVE MAP - PROJECT NO. 86853

City Council District: 8 Plan Area: Linda Vista

Staff: Linda French

Tentative Map to convert five existing residential units to condominiums and waiver for undergrounding overhead utilities on a 0.115 acre site. The property is located at **5646 Riley Street** in the RM-3-7 Zone within the Linda Vista Community Plan. Exempt from Environmental. Report No. PC -07-093

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-8: *Appeal of Hearing Officer Decision from August 22, 2007:*

AFGHAN ISLAMIC COMMUNITY CENTER – PROJECT NO. 100999
City Council District: 6; Plan Area: Serra Mesa

Staff: Paul Godwin

Conditional Use Permit to allow religious assembly in a existing 7,353 square foot commercial building located on 0.79-acre site at **3333 Sandrock Road**, in the CN-1-2 Zone within the Serra Mesa Community Plan area. Exempt from environmental. Report No. PC-07-153

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM-9: **CITY HEIGHTS SQUARE COMMUNITY PLAN AMENDMENT INITIATION - PROJECT NO. 134760**

City Council District: 3; Plan Area: Mid City Communities Plan Area

Staff: Melissa Tintocalis

Initiate an amendment to the Mid-City Communities Plan and the Progress Guide and General Plan to redesignate a 1.7 acre site from Commercial and Mixed Use at 29 (43 for mixed use) dwelling units per acre to Commercial and Mixed Use at 73 dwelling units per acre. The site located at **4302 and 4332 University Avenue** within the City Heights Community and is currently entitled as part of the larger City Heights Square PDP 308092 for a commercial office and retail building. Exempt from environmental. Report No. PC-07-126

TODAY'S ACTION IS:

Approve or deny the initiation

DEPARTMENT RECOMMENDATION:

Approve the initiation.

ITEM-10: **CARMEL TERRACE – PROJECT NO. 106361**
City Council District: 5 Plan Area: Carmel Mountain Ranch

Staff: Tim Daly

Vesting Tentative Map and Easement Vacation to convert 384 residential apartment units to condominium ownership on a 19.40 acre site at **11540 Windcrest Lane** in the RM-2-5 Zone within the Carmel Mountain Ranch Community Plan. Council District 5. Mitigated Negative Declaration No. 122002. Report No. PC-07-125

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--11: **ARCHSTONE-MISSION GORGE COMMUNITY PLAN AMENDMENT INITIATION - PROJECT NO. 137391**
City Council District: 7 Plan Area: Navajo

Staff: Jennifer Cordeau

Initiate an amendment to the Navajo Community Plan and the Progress Guide and General Plan to remove the Mobile Home Park Overlay Zone from a 10.45 acre site located at **6850 Mission Gorge Road** within the Navajo Community Plan area. Exempt from environmental. Report No. PC -07-156

TODAY'S ACTION IS:

Approve or deny the initiation

DEPARTMENT RECOMMENDATION:

Approve the initiation.