

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., NOVEMBER 8, 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.*

*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, 4<sup>th</sup> floor, San Diego, CA 92101; **Email address:** [planningcommission@sandiego.gov](mailto: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 12<sup>th</sup> 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**ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: APPROVAL OF MINUTES FOR SEPTEMBER 6, 2007**

ITEM-7: *Continued from November 1, 2007:*

**\*GENERAL PLAN UPDATE - PROJECT NO. 104495**

City Council District: All Plan Area: Citywide

Staff: Nancy Bragado and the General Plan Team

The Planning Commission Hearing Draft General Plan (Draft General Plan, available at <http://www.sandiego.gov/planning/genplan/draftfinal.shtml>) sets out a long-range vision and comprehensive policy framework for how the City should grow and develop, provide public services, and maintain the qualities that define San Diego over the next 20 to 30 years. The Draft General Plan does not change land use designations or zoning on individual properties, but rather provides the framework and policy direction for future community plan updates, discretionary project review, and implementation programs. The Draft General Plan is comprised of an introductory Strategic Framework chapter and nine elements: Land Use and Community Planning; Mobility; Economic Prosperity; Public Facilities, Services and Safety; Urban Design; Recreation; Historic Preservation; Conservation; and Noise. The update to the Housing Element was adopted by the City Council under a separate cover on December 5, 2006.

Environmental Impact Report No. 104495 Report No. PC-07-158.

**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-8: *Continued from October 18, 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-9: **ADOPTION OF THE 2007 CALIFORNIA BUILDING CODE AND ASSOCIATED CODES**

City Council District: All; Plan Area: Citywide

Staff: Ali Fattah

Adoption of the 2007 edition of the California Building Code, California Fire Code, California Electrical Code, California Mechanical Code, and California Plumbing Code as well updates to local amendments.

Impacts construction City wide based on State wide affective date of January 1, 2008 pursuant to State of California Mandate.

Every three years the City of San Diego adopts the latest editions of the California Building Codes and Fire Code. This is done in coordination with the State of California's adoption of these codes. This procedure provides an additional opportunity to modify local regulations and maintain local and state wide consistency.

The City's building and fire safety laws are incorporated in the San Diego Municipal Code. Exempt from Environmental. Report No. PC-07-163

**TODAY'S ACTION IS:**

Recommendation to City Council

ITEM-10: **LAUREL & KETTNER PARKING - PROJECT NO. 101373**  
City Council District: 2; Plan Area: Midway-Pacific Highway

Staff: Patrick Hooper

Conditional Use Permit and Planned Development Permit for a 160,043 sq ft expansion to an existing parking structure with deviations to reduce setbacks and reduced the 45 degree angle of parking spaces. The project is located at **1139 West Nutmeg Street** in the IS-1-1 Zone on a 0.85-acre site. Mitigated Negative Declaration No. 101373. Report No. PC-07-164

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project