

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., DECEMBER 6, 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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Appeal of a Staff Decision of July 16, 2006:*

ROSEMAN RESIDENCE - PROJECT NO. 52589

City Council District: 1 Plan Area: La Jolla

Staff: Jeff Robles

Appeal of staff decision approving a Coastal Development Permit to demolish an existing 2,415 square-foot, two-story single-family residence and replace with a new 5,019 square-foot, over a 2,767 square-foot basement single-family residence on two lots located at 7272 Dune Lane in the RS-1-7 zone, within the La Jolla Community Plan area in Council District 1. Mitigated Negative Declaration No. 105244. Report No. PC-07-135.

TODAY'S ACTION IS:

Process 2; City Staff Decision. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Certify Mitigated Negative Declaration No. 52589.

Deny the appeal and Approve Coastal Development No. 159127.

ITEM-7: *Continued from April 5, April 26, May 31, June 21, and Sept. 6, 2007:*

SUNROAD CENTRUM RESIDENTIAL – PROJECT NO. 99397

City Council District: 6; Plan Area: Kearny Mesa

Staff: Jeannette Temple

Planned Development Permit and Vesting Tentative Map for one 5-story residential building containing 129 residential units and two 4-story residential buildings containing 379 residential units; subterranean parking, two recreation centers, and a 2-acre park site on a 12.49 acre site located at **8773-8827 Lightwave Avenue and 8770-8786 Spectrum Center Boulevard**. The project will also include a Building Restricted Easement recorded over a 0.69 acre, unencumbered area on portions of Parcel 6 and portions of Parcel 7, of Parcel Map No. 18972. The project site is located between Kearny Villa Road and Paramount Drive in the CA Zone per the New Century Center Master Plan (currently CC-1-3) within the Kearny Mesa Community Plan area.. Addendum to Environmental Impact Report No. 99397. Report No. PC-07-058

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Deny the project

ITEM-8: *Continued from September 27 & October 18, 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-9: *Continued from October 18, 2007:*

It is anticipated that this project will be continued to January 17, 2008.

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. Exemption from Environmental. 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-10: *Continued from November 15, 2007*

NATIONAL UNIVERSITY BUILDING D - PROJECT NO. 124223

City Council District: 6; Plan Area: Kearny Mesa

Staff: Patrica Grabski

National University Building D to construct a two-story 14,100 square foot, building, parking and landscaping to expand the university at **3570 Aero Drive** in the IP-2-1 zone of the Kearny Mesa Community Plan area. The proposal requires certification of Negative Declaration No. 124223; approval of Planned Development Permit No. 425728; and Conditional Use Permit No. 424404. This project is an amendment to planned Development Permit No. 30991 and Conditional Use Permit No. 309920. Report No. PC-07-155

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM--11: *This item had been withdrawn from the November 15, 2007 docket:*

SEACREST - PROJECT NO. 134855

City Council District: 2 Plan Area: Pacific Beach

Staff: Dan Stricker

Coastal Development and Planned Development Permit to demolition of the existing structures and construction of a three-story mixed-use building, including 12 residential for-rent units and 2,477 square feet of retail space, on a 12,397 square-foot site at **732 and 748 Hornblend Street** (northwest corner of Hornblend Street and Mission Boulevard) in the CV-1-2 Zone within the Pacific Beach Community Plan, Coastal Overlay Zone (Appealable to the California Coastal Commission), Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone, in City Council District 2. Mitigated Negative Declaration No. 134855. Report No. PC -07-154

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM--12: **RACETRACK VIEW DRIVE - PROJECT NO. 99387**
 City Council District: 1 Plan Area: Torrey Pines

Staff: Leslie Goossens

Tentative Map, Coastal Development, Site Development, Planned Development and Neighborhood Use Permit to create 2 parcels from one existing 1.84 acre site and construct 2 single family residences and a guest quarters at **2835 Racetrack View Drive** in the RS-1-1 Zone within the Torrey Pines Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone. Mitigated Negative Declaration No.99387 . Report No. PC-07-152

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM--13: **VILLAGE MARINE - PROJECT NO. 130118**
 City Council District: 2 Plan Area: Peninsula

Staff: Renee Mezo

Planned Development Permit, a Coastal Development Permit and a Site Development Permit (Process 4) for an approximately 1,200 square-foot addition to an existing commercial building. The property is located at **2820 Shelter Island Drive** in the CV -1-2 Zone within the Peninsula Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Community Plan Implementation Overlay Area B, and Council District 2. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) on June 18, 2007 and the opportunity to appeal that determination ended July 9, 2007. Report No. PC-07-165

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM--14: *It is anticipated that this project will be continued to December 13, 2007.*

4354 52ND STREET TENTATIVE MAP - PROJECT NO. 89438

City Council District: 2 Plan Area: Peninsula

Staff: Michelle Sokolowski

Tentative Map to convert 16 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.445 acre site located at **4354 52nd Street** in the CT-2-3 Zone of the Central Urbanized Planned District, within the City Heights neighborhood of the Mid-City Communities Plan area. Exempt from Environmental. Report No. PC-07-171

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM--15: **VALENCIA BUSINESS PARK REZONE - PROJECT NO. 133813**

City Council District: 4 Plan Area: Southeastern

Staff: Sandra Teasley

Rezone of a vacant parcel (described as Lots 2 through 7 of Valencia Business Park Map No. 14256) from Industrial to Commercial within the Southeastern San Diego Planned District. The 4.33-acre site is located at **5515 Stevens Way**, just north of Imperial Avenue within the Southeastern San Diego Community Planning area. No development is proposed with this application. Exempt from Environmental. Report No. PC-07-162

TODAY'S ACTION IS:

Process 5. Recommend to the City Council to Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommend to the City Council to Approve