

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., JUNE 19, 2008  
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**ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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.**

**ITEM-4: DIRECTOR'S REPORT.**

**ITEM-5: COMMISSION COMMENT.**

ITEM-6: *Trailed from June 12, 2008:*

**BIRD ROCK MIXED USE- PROJECT NO. 87287**

City Council District: 1; Plan Area: La Jolla

Staff: Morris Dye

Coastal Development Permit, Site Development Permit, Planned Development Permit, and Tentative Map to construct a 20,507 square-foot, three-story, mixed-use development consisting of 11 residential units and seven commercial units, two levels of subterranean parking, and a loading area on a 0.37-acre site, located at **5702 La Jolla Boulevard** in Zone 4 of the La Jolla Planned District within the La Jolla Community Planning Area. Mitigated Negative Declaration No. 87287. Report No. PC-08-051

**TODAY'S ACTION IS:**

Process 4; Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM-7: *Trailed from June 12, 2008:*

**GASLAMP QUARTER AMENDMENT**

City Council District: 2; Plan Area: Downtown

Staff: Lucy Contreras/Brad Richter

Proposed amendments to the Gaslamp Quarter Planned District Ordinance and Design Guidelines (Development Manual) including, but not limited to: expansion of the Period of Significance; off-street parking requirements; maximum ground floor area ratio per use; guidelines for rehabilitation of historical structures; conditional use permit regulations; signage, automatic teller machine and sidewalk guidelines; new construction regulations and review procedures. An Environmental Secondary Study has been prepared for the proposed amendments in order to evaluate whether the 2006 Final Environment Impact Report (FEIR) prepared for the Downtown Community Plan adequately evaluated the proposed amendments. The proposed amendments have been found to be adequately covered by this previously certified FEIR; therefore, no further environmental review is required. Report No. PC-08-041

**TODAY'S ACTION IS:**

Process 5. Recommend to the City Council Approval or denial of the project.

**DEPARTMENT RECOMMENDATION:**

Recommend approval

**ITEM-8: NANCY RIDGE BUSINESS PARK-PROJECT NO. 114358**

City Council District: 5; Plan Area: Mira Mesa

Staff: Tim Daly

Site Development Permit, Planned Development Permit, Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment, and Rezone from AR-1-1 to IL-2-1, within Environmentally Sensitive Lands to construct two graded level pads for outdoor storage use only and an access road on two parcel lots of 25.79 acres. The property is located on the south side of Nancy Ridge Drive, south of Carroll Canyon Road intersections, and north of the Coaster railway in the AR-1-1, Airport Environs, Accident Potential Zone 1, MCAS Airport Influence Area, Brush Management, Multiple Habitat Planning Area, Floodplain Zone “A”, Community Plan Implementation Zone “B”, and Residential Tandem Parking zones within the Mira Mesa Community Plan area. Mitigated Negative Declaration. 114358 Report No. PC-08-068

**TODAY'S ACTION IS:**

Process 5. Recommend to the City Council Approval or denial of the project.

**DEPARTMENT RECOMMENDATION:**

Recommend approval

**ITEM-9: LEILANI BAY TENTATIVE MAP-PROJECT NO. 105191**

City Council District: 2; Plan Area: Mission Beach

Staff: Jeannette Temple

Coastal Development Permit and Tentative Map to convert fifteen existing residential units to condominiums and a waiver for undergrounding overhead utilities on a 0.101 acre site at **3550 Bayside Walk** in the RS Zone of the Mission Beach Planned District, Coastal (appealable), Coastal Height Limit, Parking Impact, Residential Tandem and Transit area Overlay zones within the Mission Beach Precise Plan area, north of Nahant Court. Exempt from Environmental Report No. PC-08-071

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM-10: **KELLY RESIDENCE-PROJECT NO. 48764**  
 City Council District: 1; Plan Area: La Jolla

Staff: Glenn Gargas

Coastal Development Permit and Site Development Permit (for Environmentally Sensitive Lands) to demolish an existing single family residence and construct an approximate 6,796 square foot, split-level, single family residence with attached three car garage and swimming pool on a 18,100 square foot property. The project site is located at **961 La Jolla Rancho Road**, in the RS-1-4 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone and within the La Jolla Community Planning Area. Exempt from Environmental Report No. 08-079

**TODAY'S ACTION IS:**

Process 3; Approve or deny the appeal

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM-11: **1560 CORONADO AVENUE TENTATIVE MAP-PROJECT NO. 82897**  
 City Council District: 8; Plan Area: Otay Mesa-Nestor

Staff: Sandra Teasley

Tentative Map to convert 76 existing residential units to condominiums and a request to waive the requirements to underground existing overhead utilities on a 1.72-acre site located at **1560 Coronado Avenue**, between 15<sup>th</sup> Street and Thermal Avenue in the RM-3-7 Zone within the Otay Mesa-Nestor Community Plan. Exempt from Environmental. Report No. 08-081

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project