

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JULY 17, 2008
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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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.

ITEM-4: DIRECTOR'S REPORT.

ITEM-5: COMMISSION COMMENT.

ITEM-6: APPROVAL OF THE MINUTES OF JUNE 12, 2008

ITEM-7: *Continued from May 22, 2008, Trailed from June 12, 2008 and Continued from June 19, 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-8: *Continued from June 19, 2008:*

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: OCEAN VIEW VILLAGE- PROJECT NO. 96580

City Council District: 8; Plan Area: Otay Mesa

Staff: Diane Murbach

Site Development Permit, Vesting Tentative Map and Rezone to construct 143 residential units, 40 commercial units and 24 industrial units, on a 10.4 acre site located at **996 Otay Valley Road**. The project is located in the AR-1-1 Zone, Airport Influence Area, and Airport Environs Overlay Zone, of the Otay Mesa Community Plan. The Site Development Permit is for Steep Hillside, Sensitive Biological Resources and seven Deviations to development regulations for Affordable Housing. The Vesting Tentative Map is for a subdivision for condominium construction. The Rezone is to change the AR-1-1 Zone to RM-2-4, CN-1-2 and IL-2-1 in accordance with the adopted Robinhood Ridge Precise Plan and Community Plan. The site was previously regulated under CUP 88-0498 as an Auto Dismantling Center. The property proposes redevelopment from this auto dismantling use to the approved land uses. The project was reviewed in the Affordable Housing Expedite Program and will provide 15 of the residential units as affordable in accordance with the Inclusionary Housing Ordinance.

Addendum to EIR No. 98-0189, No. 96580

Report No. PC-08-085

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM-10: 4611 OHIO STREET- PROJECT NO. 83623

City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Tentative Map to convert 36 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.75 acre site located at **4611 Ohio Street**, between Madison Avenue and Adams Avenue, in the MR-800B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area. Exempt from Environment.

Report No. PC-08-094

COMMISSION ACTION:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-11: **4176 OREGON TENTIVE MAP - PROJECT NO. 78873**
City Council District: 3; Plan Area: Greater North Park

Staff: Paul Godwin

Tentative Map to convert nine existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16 acre site located at **4176 Oregon Street**, between Howard Avenue and Polk Avenue, in the MR-1250B Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area. Exempt from Environment. Report No. PC-08-095

COMMISSION ACTION:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project