

SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING

9:00 A.M., APRIL 2, 2009

CITY ADMINISTRATION BUILDING

COUNCIL CHAMBERS

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.

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 will adjourn for lunch, the Planning Commission will adjourn @ 12:30 to Conference Room A, located on the 12th floor next to the Council Chambers, and reconvene @ 1:30.

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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 FROM FEBRUARY 5, 2009; FEBRUARY 19, 2009 AND MARCH 5, 2009.**

ITEM – 7: *Appeal of Staff Decision of January 16, 2009:*

GRANT RESIDENCE – PROJECT NO. 166204

Council District: 1 Plan Area: La Jolla

Staff: PJ Fitzgerald

Appeal of the staff decision (Process 2) to approve the Grant Residence project, an Extension of Time/Coastal Development Permit No. 596078 to previously approved Coastal Development Permit No. 165304 to demolish an existing residence and construct a 6,862 square foot single family residence on a 0.577 acre site. The property is located at 6929 Fairway Road in the RS-1-4 Zone, Coastal (non-appealable) and Coastal Height Limit overlay zones, within the La Jolla Community Plan area (Council District 1). Mitigated Negative Declaration No. 165304 was previously certified and adequately covers all potential environmental impacts. Report No. PC-09-031

TODAY’S ACTION IS:

Process 2. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM – 8: *Continued from March 19, 2009:*

4214 34TH STREET TM – PROJECT NO. 125709

Council District: 3 Plan Area: Mid-City Communities

Staff: Paul Godwin

4214 34th Street Tentative Map - Request for approval of a Tentative Map to allow the conversion of seven existing residential apartment units into condominiums, including a request to waive the requirement to underground the existing overhead utilities, on a 0.144-acre site, located at 4214 34th Street, in the RM-1-1 Zone of the Central Urbanized Planned District, the Transit Area Overlay Zone, the FAA Part 77 Noticing Area, the City Heights Redevelopment Project Area, within the City Heights

neighborhood of the Mid-City Communities Plan area. Exempt from Environmental Report No. PC-09-020

TODAY’S ACTION IS:

Process: 4 Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 9: ***BLACK MOUNTAIN RANCH NORTH VILLAGE – PROJECT NO. 142244**
 Council District: 1 Plan Area: Black Mountain Ranch

Staff: John Fisher

The Black Mountain Ranch North Village project proposes a Rezone of 215.58 acres, General Plan and Black Mountain Ranch Subarea Plan amendment to reorder the street and development pattern, street & easement vacation, vesting tentative map, planned development permit, site development permit and MHPA boundary line adjustment, adoption of Addendum No. 142244 to an Environmental Impact Report, adoption of the Statement of Overriding Consideration and adoption of the Mitigation Monitoring and Reporting Program to allow a mixed-use development combining affordable housing, community serving commercial and retail space, office space, market rate single family and multi-family housing, parks and a village green, deletion of a resort golf course and hotel site, relocation of a Fire Department Station and restored open space on a 967.50 acre site within the Black Mountain Ranch Subarea planning area. The proposed activity is within the scope of the 1998 Program Environmental Impact Report approved earlier and the Program EIR adequately describes the activity being proposed. An Addendum No. 142244 to EIR No. 96-7902 has been prepared for the project, which includes a Water Supply Assessment and Water Supply Verification, and includes the adoption of the Statement of Overriding Consideration and adoption of the Mitigation Monitoring and Reporting Program. Report No. PC-09-024

TODAY’S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project

ITEM – 10: ***5TH AMENDMENT TO CENTRAL IMPERIAL REDEVELOPMENT PLAN – PROJECT NO. 126095**

Council District: 4 & 8 Plan Area: Encanto Community of Southeastern Community Plan Area, Skyline-Paradise Hills

Staff: Myles Pomeroy

The Fifth Amendment to the Central Imperial Redevelopment Plan would add the opportunity to develop mixed land uses within the Encanto Area of the Southeastern San Diego Community Plan and a portion of the Skyline-Paradise Hills Community Plan. Required actions include amendments to the General Plan and Southeastern San Diego and Skyline-Paradise Hills Community Plans, amendments to the Land Development Code to revise the Community Plan Implementation Overlay Zone and the Southeastern San Diego Planned District Ordinance, adoption of Rezoning Ordinance No. 63884 and adoption of the Fifth Amendment to the Central Imperial Redevelopment Plan. Action is also needed to find the Fifth Amendment to be in conformance with the General Plan and applicable community plans, as amended, and to review and consider Environmental Impact Report No. 106715 and the environmental impacts of the project, make findings of fact and a Statement of Overriding Considerations and adopt the Mitigation, Monitoring and Reporting Program.

If approved, the amendments would allow the potential for 1,856 additional dwelling units beyond the current land use designations plus approximately 113, 000 square feet of commercial space and 36,000 square feet of live-work units. Supplemental Development Regulations and Development Design Guidelines would be added to assure that new development conforms to General Plan goals of promoting mixed use and high quality residential development that is pedestrian and transit oriented. An Environmental Impact Report, No. 106715, has been prepared for the project which includes a Water Supply Assessment and is in accordance with the State of California Environmental Quality (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program has been prepared and will be implemented which will reduce to a level of insignificance any potential impacts identified in the environmental review process. The applicant has also provided Findings and Statement of Overriding Consideration for significant and unmitigable impacts. Report No. PC-09-025

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project with the following exception: deny a change in the land use designation on the east side of Willie James Jones Avenue from Residential (5-10 du/ac) to Residential (30-44 du/ac) and instead amend the designation to Residential (15-30 du/ac).