

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., MARCH 25, 2010
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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Appeal of Hearing Officer’s decision on January 27, 2010****JOHNSON DUPLEX – PROJECT NO. 181555**

City Council District: 2

Plan Area: Ocean Beach

Staff: Morris Dye

Coastal Development Permit, Neighborhood Development Permit and Map Waiver to demolish an existing residence and construct two, detached, condominium units and waive the requirements to underground overhead utilities on a 0.16-acre site within the Ocean Beach Community Plan Area, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Approach, Airport Influence Area, and FAA Part 77 zones. Negative Declaration. Report No. PC-10-020

TODAY’S ACTION:

Process 3. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM – 7: **HAZARD CENTER REDEVELOPMENT PROJECT – PROJECT NO. 146803**

City Council District: 6

Plan Area: Mission Valley

Staff: Dan Stricker

An application for a Site Development Permit, Planned Development Permit, Community Plan Amendment, Specific Plan Amendment, and Vesting Tentative Map, including an Easement Abandonment to demolish a portion of existing commercial space and construct up to 473 residential units (including up to 48 affordable units) and approximately 4,205 square feet of commercial retail/restaurant space on a 14.52 acre site at 7510 Hazard Center Drive, 1370 Frazee Road, and 7676 Hazard Center Drive (Assessor’s Parcel Numbers 438-021-20, 438-021-14, & 438-021-13) in the OF-1-1 (Open Space—Floodplain) Zone and MV-M/SP (Multiple Use and Special Permit) Zone and design sensitive zone of the Mission Valley Planned District (MVPD) within the Mission Valley Community Planning Area. The site is within the First San Diego River Improvement Project (FSDRIP) Specific Plan, and also within the Federal Aviation Administration (FAA) Part 77 Noticing Area for the San Diego International Airport – Lindberg Field and Montgomery Field, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within City Council District 6. The 473 units would be constructed in three on-site locations, consisting of 73 row home residential units along Hazard Center Drive; 202 residential units in a 21-story tower near the intersection of Friars Road and Frazee Road; and 198 residential units in a 22-story tower at the midpoint of the Center of Hazard Center Drive, directly across the street from the existing Hazard Center Trolley Station. All 473 residential units and 5 commercial units would be mapped as residential and commercial condominium units; however, the residential

units may be for-sale or for-rent units. The proposed project would conform to Council Policy 600-27 criteria for the Affordable/In-Fill Housing Expedite Program by setting aside at least 10% of the dwelling units on-site (up to 48 units) as either rental units for households with an income at or below 65 percent of the area median income for a period of 55 years, or as for-sale units for households with an income at or below 100 percent of the area median income. Environmental Impact Report No. 146803 was prepared for this project in accordance with the California Environmental Quality Act.

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.