

SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING

9:00 A.M., JUNE 3, 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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Trailed from May 20, 2010***MONKEY TIME – PROJECT NO. 208460**

City Council District: 5

Plan Area: Rancho Bernardo

Staff: Tim Daly

Recommendation of Use Category and Subcategory by Planning Commission for Monkey Time, Inc., 15932 Bernardo Center Drive, Rancho Bernardo Community Plan. Monkey Time, Inc., applicant, is challenging City staff's determination in accordance with SDMC section 131.0110(b) and is requesting a recommendation from the Planning Commission as to the appropriate use category. The applicant has suggested that child care centers, a separately regulated commercial services use category, would apply to their business operation because that use category is permitted as a limited use in the IP-2-1 zone. The Development Services Department has determined the applicant's business operation is classified within the assembly and entertainment use category for their gym and fitness center, including children's gyms. Personal services and instructional studios are similar commercial service use categories that relate to services offered by the applicant's business; however, none of these commercial service uses are permitted as a primary use within the IP-2-1 zone. This application is not considered a "Project" per CEQA. Report No. – PC-10-044

TODAY'S ACTION:

Planning Commission recommendation of use category and subcategory conducted by Monkey Time Inc.'s, Rancho Bernardo My Gym business and is the use permitted within the IP-2-1 (Industrial Park) zone?

DEPARTMENT'S RECOMMENDATION:

The primary use being conducted by Monkey Time Inc.'s, Rancho Bernardo My Gym is not a child care center pursuant to the Land Development Code.

ITEM – 7: *Appeal of Hearing Officer's decision of April 7, 2010****NEPTUNE APARTMENTS – PROJECT NO. 147066**

City Council District: 1

Plan Area: La Jolla

Staff: Diane Murbach

Neptune Apartments Project No. 147066 – Appeal of the Hearing Officer decision on April 7, 2010 to approve a Coastal and Site Development Permit to demolish an existing 20,198 square foot two story 19 unit residential apartment building and construct a new sustainable 32,780 square foot three story 24 unit residential apartment building with a 25,150 square foot two story subterranean parking garage. The 0.56 acre project site is located at 6767 Neptune Place in the south central coastal area of La Jolla, California. The property is located in the RM-3-7 Zone, appealable

Coastal Overlay Zone, Coastal Height Limit Overlay Zone, Sensitive Coastal Overlay Zone, the Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and within the La Jolla Community Plan and Local Coastal Program Land use Plan. The project was reviewed in the Sustainable Expedite Program and will provide solar power for sustainable buildings as defined by Council Policy 900-14. Mitigated Negative Declaration No. 147066. Report No. – PC-10-043

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 8: **NATIVITY PREP ACADEMY - PROJECT NO. 148350**
 City Council District: 4 Plan Area: Southeastern San Diego

Staff: William Zounes

The project proposes a Land Development Code Amendment for Revisions to the Southeastern San Diego Planned District Ordinance (SESDPDO) to allow school uses within SESDPDO commercial zones, Planned Development Permit for deviations to land development regulations, a Conditional Use Permit for a proposed school use (private middle school for area designated Commercial), Site Development Permit for development within a Southeastern San Diego Planned District commercial zone, and Neighborhood Development Permit for encroachments within a public right-of-way for a proposed 13,127 square-foot private middle school within the Southeastern San Diego Community Plan area. The proposed project is located at 3229-3233 Market Street and 3236-3238 Island Avenue in the CSF-2 and MF-3000 zones within the Southeastern San Diego Planned District. Mitigated Negative Declaration No. 148350 for mitigation towards noise and paleontological resources. Report No. – PC-10-032

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 – 9: **CHURCH OF CHRIST – PROJECT NO. 27374**
 City Council District: 4 Plan Area: Southeastern San Diego

Staff: William Zounes

Conditional Use Permit, Planned Development Permit, Site Development Permit, Southeastern San Diego Development Permit, and amendment to C-12062 for the development of a 38,483 square-foot multi-use building with two levels of subterranean parking to be used for a new private elementary school ranging in grades from kindergarten through sixth, a day care, and Sunday school classes for an existing church. The site is located at 6070 Division Street within the Southeastern San Diego planning area and zoned SF-5000 within the Southeastern San Diego Planned District. Mitigated Negative Declaration No. 27374 for mitigation requirements towards Transportation/circulation, Noise, and Paleontological resources. Report No. – PC-10-033

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: PROPOSED FY 2011 CAPITAL IMPROVEMENTS PROGRAM CONFORMANCE

City Council District: NA Plan Area: Most Community Planning Areas

Staff: Tim Nguyen

Is the proposed FY 2011 Capital Improvements Program (CIP) in conformance with the City’s General Plan and with applicable community plans. Report No. – PC-10-036

TODAY’S ACTION IS:

NA

DEPARTMENT RECOMMENDATION:

NA

ITEM – 11: MISSION BEACH PLANNED DISTRICT ORDINANCE AMENDMENTS - PROJECT NO. 12003225

City Council District: 2 Plan Area: Mission Beach

Staff: Dan Joyce

The amendments to the Mission Beach Planned District Ordinance constitute amendments to the Municipal Code and the City’s Local Coastal Program. Most of the changes address removal of redundant language that is located elsewhere in the Municipal Code, reorganization of existing language, and rewording intended to clarify existing concepts. The main changes relate to determining grade, allowable

encroachments, eliminating the option to use a Neighborhood Development Permit to deviate from the requirements of the PDO, and expansion of the applicability of the 45 degree angled plane. Negative Declaration No. 12003225 was prepared for this project in accordance with the California Environmental Quality Act. Report No. – PC-10-028

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 – 12: **POINT LOMA MARKETPLACE – PROJECT NO. 153681**

City Council District: 2

Plan Area: Peninsula

Staff: Glenn Gargas

"Point Loma Marketplace" - Planned Development Permit and Coastal Development Permit to demolish two existing commercial buildings within an existing commercial shopping center and construction of two, single story commercial buildings, Building B – 4,229 square feet, Building C – 4,258 square feet, added to a site containing an existing, 14,080 square foot Major Retail Building, with an existing 7,344 square foot Building A , resulting in a total of 29,911 square feet of gross floor area on a 2.39-acre property. This projects design is proposing a deviation under the Planned Development Permit to allow commercial on-site parking within the RS-1-7 zone portion of the property. The project site is located at 955 Catalina Boulevard between Talbot Street and Canon Street, in the CN-1-1 and RS-1-7 Zones, Coastal Overlay (non-appealable) Zone, Coastal Ht Limit, Airport Approach, FAA Part 77, Parking Impact Overlay Zones and within the Peninsula Community Plan Area. The proposed project was found to be Categorically Exempt under the California Environmental Quality Act. Report No. – PC-10-041

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.