

**SAN DIEGO PLANNING COMMISSION
REVISED DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., DECEMBER 4, 2014
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 to Conference Room A, located on the 12th floor next to the Council Chambers.

Any agenda-related materials distributed to the Planning Commission after an agenda is posted for a regular meeting may be inspected upon request in the official project file which is maintained by the City's Project Manager, located at the Development Services Department's offices at 1222 First Avenue, San Diego, 92101

ITEM – 1: ANNOUNCEMENTS/PUBLIC COMMENT - This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Time allotted to each speaker is determined by the Chair; however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under "Announcements/Public Comment."

ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 Staff’s recommendation as stated in the Report to Planning Commission.

ITEM – 4: **DIRECTOR’S REPORT.**

ITEM – 5: **COMMISSION COMMENT.**

ITEM – 6: **APPROVAL OF THE MINUTES FROM:**

- **NOVEMBER 6, 2014**
- **NOVEMBER 20, 2014**

ITEM – 7: *Appeal of Substantial Conformance Review on September 4, 2014*

AMERICAN COUNCIL ON EXERCISE – PROJECT NO. 364572

City Council District: 6 Plan Area: Kearny Mesa

Staff: Sandra Teasley

The project is an appeal of the Development Services Department's approval of a Process 2 Substantial Conformance Review (SCR) to modify parking layout for an existing office building to reconfigure a 77-space parking lot to a 97-space parking lot and revise landscape areas. The site is subject to Planned Industrial Development No. 96-0165 and SCR No. 41-0045. The property is located at 4851 Paramount Drive and is subject to the MIB zone (Old Code) and the New Century Center Master Plan. The SCR was determined to be consistent with previously certified environmental documents. District 6. Report No. PC-14-071

TODAY’S ACTION IS:

Process 2. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 8: **LOUISIANA ST. ROW HOMES TENTATIVE MAP – PROJECT NO. 368915**
 City Council District: 3 Plan Area: Greater North Park

Staff: Renee Mezo

Tentative Map to convert 5 residential dwelling units under construction into condominiums at 4106-4114 Louisiana Street. The 0.16-acre site is in the Mid-City Communities Planned District-MR-1250B zone of the Greater North Community Plan area. Report No. PC-14-076

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: * **PIPITONE TENTATIVE PARCEL MAP – PROJECT NO. 238661**

City Council District: 8 Plan Area: Otay Mesa

Staff: Renee Mezo

A Site Development Permit, a Planned Development Permit for a deviation to street frontage, and a Tentative Parcel Map to subdivide one parcel into three (3) parcels. The 109-acre site is located in the south of State Route 905, east of Interstate 805, and north of the international border with Baja, California Mexico. The site is in the AR-1-1 and IL-2-1 Zone and the Multi-Habitat Planning Area within the Otay Mesa Community Plan. Negative Declaration. Report No. PC-14-079

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 10: **QUINTEZA TENTATIVE MAP – PROJECT NO. 353911**

City Council District: 3 Plan Area: Uptown

Staff: John S. Fisher

A Tentative Map to create five residential condominium units and a request to waive the requirement to underground existing overhead utilities on a 7,000 square foot site located at 3645 - 3647 6th Avenue, between between Pennsylvania Avenue and Upas Street, in the MR-800 Zone of the Mid-City Communities Planned District within the Uptown Community Plan area in Council District 3. The project was evaluated pursuant to the California Environmental Quality Act (CEQA), and to be determined to be Categorical Exempt per CEQA State Guidelines Section 15305 (Minor Alterations in Land Use Limitations). This project was determined to be categorically exempt from the California Environmental Quality Act on June 25, 2014, and the opportunity to appeal that determination ended July 10, 2014. Report No. PC-14-065

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: **CRESCENT HEIGHTS TENTATIVE MAP WAIVER – PROJECT NO. 369121**
City Council District: 6 Plan Area: Mira Mesa

Staff: John S. Fisher

The Crescent Heights Tentative Map Waiver project proposes a Tentative Map Waiver, Site Development Permit & Coastal Development Permit to subdivide Lot A of Unit 4 into four parcels, two lots for open space and two lots for brush management zone two and open space, located north of Calle Cristobal and west of Caminito Aclara and Caminito Rodar. The 8.55 acre site is zoned AR-1-1 and OC-1-1 in the Mira Mesa Community Plan area and is in the Coastal Overlay Zone within City and State Coastal Permit jurisdictions in Council District 6. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15061(b)(3) on November 6, 2014. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 6, 2014, and the opportunity to appeal that determination ended November 21, 2014. Report No. PC-14-084

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: **THIS ITEM, THE CARROLL CANYON MIXED-USE INITIATION, HAS BEEN WITHDRAWN FROM THE DOCKET.**