



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 1, 2007 **REPORT NO. PC-07-140**

ATTENTION: Planning Commission, Agenda of November 8, 2007

SUBJECT: KENSINGTON TERRACE- PROJECT NO. 105244.
PROCESS FOUR

OWNER: Terrace Partners, L. P. (See Attachment 22).

APPLICANT: Allard Jansen, AIA

SUMMARY

Issue: Should the Planning Commission approve a mixed-use development consisting of 16,255 square feet of office, 16,550 square feet of retail, and 19,614 square feet of residential space in nine residential units at 4142, 4166, and 4178 Adams Avenue and 4708 Edgeware Road within the Kensington-Talmadge Neighborhood of the Mid-City Communities Plan Area?

Staff Recommendation:

1. **Certify** Mitigated Negative Declaration No. 105244; and
2. **Approve** Planned Development Permit No. 360181 and Vesting Tentative Map No. 360180.

Community Planning Group Recommendation: On October 10, 2007, the Kensington-Talmadge Planning Committee voted 9-0-0 to approve the project as presented (See Attachment 21).

Environmental Review: Mitigated Negative Declaration No. 105244 has been prepared for the project in accordance with State of California Environmental Quality Act (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.

