

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., JULY 14, 2011  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> FLOOR**

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**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 12<sup>th</sup> floor next to the Council Chambers.*

**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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 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 JANUARY 20, 2011; MARCH 24, 2011;  
AND MAY 19, 2011.**

ITEM – 7:     *Continued from July 7, 2011*

**ERMA ROAD APARTMENTS – PROJECT NO. 217843**

City Council District: 5

Plan Area: Scripps Miramar Ranch

Staff: Jeffrey A. Peterson

Erma Road Apartments: (Process 4) Site Development Permit to allow for the construction of 114 (for rent) residential units. This action includes the cancellation of the previous approved Site Development Permit No. 697691 and Planned Development Permit No. 571238, and rescinding Vesting Tentative Map No. 571214 that allowed for 95 residential units on the site under Project No. 137944. The proposed project will conform to the Council Policy 900-14 criteria by generating 50-percent or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic); however, the applicant is proposing generating 100-percent of the projected total energy consumption on site through renewable energy resources. The project site is located at 9889 Erma Road, north of Mira Mesa Boulevard and west of Scripps Ranch Boulevard. The 3.92-acre site is located in the RM-2-5 Zone within the Scripps Miramar Ranch Community Plan. The site is within the Airport Environs Overlay Zone (AEOZ) for the Airport Influence Area-Review Area 2, the Overflight Notification Area and the Federal Aviation Administration (FAA) Part 77 Noticing Area for the Marine Corps Air Station (MCAS) Miramar, Scripps Miramar Ranch Facilities Benefit Assessment District, Residential Tandem Parking Overlay Zone, and Council District 5. Mitigated Negative Declaration (MND) No. 137944 was prepared for the original Erma Road Project and was certified by the City Council of the City of San Diego on November 10, 2009. The project proposes the construction of 114 residential units, where previously 95 residential units were permitted. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a); no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in previously certified MND No. 137944. Report No. – PC-11-055

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM – 8: *Continue from June 16, 2011*

**\*RANCHO SANTA FE POLO CLUB – PROJECT NO. 169091**

City Council District: 1

Plan Area: Fairbanks Ranch

Staff: Jeannette Temple

The Rancho Santa Fe Polo Club project requests a Site Development Permit with a Mitigated Negative Declaration to restore an existing public trail and impacts to adjacent areas by unauthorized grading activity within the AR-1-1, AR-1-2 and OF-1-1 zones and create a joint use trail for pedestrians and equestrians, with a separate private exercise track for the existing use as a Polo Club. The project site is located on an irregularly shaped lot east of El Camino Real and south of Via De La Valle, owned by the City of San Diego and leased to the Polo Club, within the Fairbanks Ranch Specific Plan in Council District 1. Report No. – PC-11-051

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM – 9: **LA JOLLA CROSSROADS CPA INITIATION – PROJECT NO. 238283**

City Council District: 1

Plan Area: University

Staff: Daniel Monroe

La Jolla Crossroads Community Plan Amendment Initiation. Initiation of a Community Plan Amendment to the University Community Plan. Lots 3, 4,5 and 12 of La Jolla Crossroads Map No. 14475, located at the northeast corner of Judicial Drive and Sydney Court within the University Community Planning Area. Total area of the four lots is 7.934 acres. La Jolla Crossroads II, LLC requests the initiation of a

community plan amendment to redesignate the subject 7.934 acres from Scientific Research to High Density Multi-Family Residential. (45-75 Dwelling Units/Acre). Report No. – PC-11-063

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.