

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., SEPTEMBER 4, 2008  
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 @ 12:30 and reconvene @ 1:30, to Conference Room A, located on the 12<sup>th</sup> floor, next to the Council Chambers.*

**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**ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: APPROVAL OF MINUTES JUNE 5, 2008, JUNE 19, 2008, JULY 10, 2008, JULY 17, 2008, JULY 24, 2008, AND AUGUST 7, 2008**

ITEM-7: *Trailed from August 7, 2008:*

**\* QUARRY FALLS – PROJECT NO. 49068**

City Council District: 7; Plan Area: Mission Valley

Staff: Jeannette Temple

Mission Valley Community/General Plan Amendment, Specific Plan, Site Development Permit, Master Planned Development Permit, Vesting Tentative Map and Conditional Use Permit (Process 5) to amend Conditional Use Permit No. 82-0315 and 5073 on a total of 230.5-acres within the Mission Valley and Serra Mesa Community Plan areas. Rezoning would occur from RS-1-7, MVPD-MV-M and MVPD-MV-M/SP to the proposed OP-2-1, RS-1-7, RM-1-1, RM-2-4, RM-3-7, RM-3-8, RM-3-9, RM-4-10, CC-3-5, and IL-3-1 zones and would include the phased redevelopment of a mining, extraction and processing use to land uses and development consistent with the Quarry Falls Specific Plan, including a maximum of 4,780 residential units; 603,000 square feet of commercial retail and 620,000 square feet of commercial office. The property site is located on the north side of Friars Road between I-805 and Mission Center Road and south of Phyllis Place. Environmental Impact Report No 49068. PC-08-064

**TODAY'S ACTION IS:**

Process 5. Recommend to the City Council Approval or denial of the project.

**DEPARTMENT RECOMMENDATION:**

Recommend approval

ITEM-8: *Appeal of the CCDC President decision of July 17, 2008:*

**GELATERIA FRIZZANTE SIDEWALK CAFE**

City Council District: 2; Plan Area: Downtown

Staff: Lorena Cordova

An appeal on an application for a Neighborhood Use Permit to allow a 158 square-foot sidewalk café patio at Gelateria Frizzante, an existing Italian ice cream shop located on the sought side of Island Avenue between Fourth and Fifth avenues, within the Gaslamp Quarter Planned District of the Downtown Community Plan Area. Exempt from Environmental. Report No. PC-08-121

**TODAY'S ACTION IS:**

Process 2. Approve the appeal or deny the appeal.

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM-9: **\*PETRIE RESIDENCE – PROJECT NO. 18262**

City Council District: 2; Plan Area: Uptown

Staff: Michelle Sokolowski

Site Development Permit for Environmentally Sensitive Lands, Rezone from RS-1-1 & RS-1-7 to RS-1-4, Public Right-of-Way Vacation, and Tentative Map to create 2 parcels from one existing 0.63-acre site, construct one new residence and an addition to an existing residence at 3520 Dove Court, and a Public Right-of-Way Vacation to vacate a portion of Walnut Avenue and Eagle Street within the Uptown Community Plan area. Negative Declaration. Report No. PC-08-074

**TODAY'S ACTION IS:**

Process 5. Recommend to the City Council Approval or denial of the project.

**DEPARTMENT RECOMMENDATION:**

Recommend approval

ITEM-10: **\*SALK INSTITUTE – PROJECT NO. 44675**  
City Council District: 1; Plan Area: University

Staff: Laura Black

Vesting Tentative Map (VTM), Master Planned Development Permit (MPDP), Coastal Development Permit (CDP), Site Development Permit (SDP), Amendment to CDP/HRP/CUP No. 90-1140, Easement Abandonment, and Multiple Habitat Planning Area (MHPA) Boundary Line Adjustment, to demolish the West Buildings (20,000 square-feet) and Accessory Building (9,000 square-feet) and construct the Torrey East Laboratory Building (94,200 square-feet), Salk Community Center Building (117,000 square-feet), North Peninsula Underground Parking Facility, and Greenhouses (4,000 square-feet), for a total of 476,000 square feet of building area, on a 26.3 acre site located at 10010 North Torrey Pines Road in the RS 1-7, Coastal Overlay (Coastal Commission Appealable Area), Parking Impact Overlay, Community Plan Implementation Overlay Zone – Area A (CPIOZ-A), Coastal Height Limitation Overlay Zones, First Public Roadway, within the University Community Plan and the North City Local Coastal Program. Environmental Impact Report No. 44675. Report No. PC-08-083

**TODAY'S ACTION IS:**

Process 5. Recommend to the City Council Approval or denial of the project.

**DEPARTMENT RECOMMENDATION:**

Recommend approval

ITEM-11: **TORREY HILLS CENTER VET CLINIC – PROJECT NO. 151333**  
City Council District: 1; Plan Area: Torrey Hills

Staff: Leslie Goossens

Planned Development Permit amendment to allow a veterinary clinic within the Torrey Hills Center, located at the southeast corner of Carmel Mountain Road and East Ocean Air Drive. Exempt from Environmental. Report No. PC-08-096.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Deny the project.

ITEM-12: \***LIBERATORE RESIDENCE – PROJECT NO. 113555**  
City Council District: 2; Plan Area: Peninsula

Staff: Laila Iskandar

the construction of a new 1,340 square-foot, two story structure consisting of a 688-square-foot Guest-Quarters above a 652-square-foot, partially underground two-car garage on a 5,836 square-foot lot with an existing single family residence. The project site is located at **3371 Valemont Street** in the RS-1-7 Zone, within the Peninsula Community Plan and Local Coastal Program Land Use Plan. Negative Declaration No. 113555. Report No. PC-08-106.

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.

ITEM-13: **SANTA MARGARITA TM – PROJECT NO. 97654**  
City Council District: 4; Plan Area: Southeastern

Staff: Sandra Teasley

Vesting Tentative Map and Easement Vacation to convert 47 existing residential units to condominiums, subdivide the property into two parcels, vacate a utility easement, and waive the requirement to underground existing overhead utilities. The 3.04-acre site is located at **5391 - 5393 and 5411 - 5425 Santa Margarita Street** in the MF-3000 Zone of the Southeastern San Diego Planned District, within the Encanto Neighborhoods of the Southeastern San Diego Community Planning area. Exempt from Environmental. Report No. PC-08-107.

**TODAY'S ACTION IS:**

Process 5. Recommend to the City Council Approval or denial of the project.

**DEPARTMENT RECOMMENDATION:**

Recommend approval