

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., MARCH 11, 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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *VOLUNTARY ACCESSIBILITY PROGRAM

City Council District: All

Plan Area: Citywide

Staff: Amanda Lee

Voluntary Accessibility Program Amendments (Process 5). The proposed amendments would create a program to encourage accessible design in residential projects that would otherwise be exempt from the accessibility requirements of the California Building Code (CBC). The goal is to address the City's shortage of housing for persons with disabilities by offering a variety of development incentives to facilitate this type of accessible design. The program would result in two main accessible design types (Tier I and Tier II). Tier I accessible living units would be required to comply with CBC Chapter 11A requirements for accessibility, with an additional requirement for multi story units to provide a kitchen on the primary accessible level. Tier I units would be adaptable to meet the accessibility needs of individual occupants. Tier II units would be required to comply with a modified set of accessible design standards to create "visitable" units by facilitating access to and within the primary level of a dwelling unit, which would include at a minimum a kitchen, half bathroom, and at least one common use room. The types of incentives are proposed to include a floor area ratio bonus, density bonus, expedited processing, or a choice of development incentive from a set menu that includes parking, setback, lot coverage, height, and landscape related incentives. The incentives available projects would be related to the number and type of dwelling units voluntarily designed for accessibility. A supplement to EIR No. 96-0333 was prepared to analyze impacts of the proposed code amendments that were not covered by the previous EIR prepared and certified for the Land Development Code. Report No. PC-10-009

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny the amendments to the Land Development Code and Local Coastal Program.

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve the amendments to the Land Development Code and Local Coastal Program

ITEM – 7: *DEL MAR MESA ESTATES – PROJECT NO. 131388

City Council District: 1

Plan Area: Del Mar Mesa

Staff: Helene Deisher

The Del Mar Mesa Estates project proposes to subdivide a 3.79-acre parcel into three single-family residential lots ranging in size from 1.17 to 1.43 acres. The project is designated Estate Residential in the Del Mar Mesa Community Plan and it is zoned AR-1-2. The project will require the approval of a Tentative Parcel Map for the

subdivision of land; a Planned Development Permit to allow deviations to the development regulations; Site Development Permit to allow development on a site containing environmentally sensitive lands. Findings to the Master EIR 95-0353 have been prepared. Report No. – PC-10-013

TODAY’S ACTION IS:
Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:
Approve the project.

ITEM – 8: ***CHEVRON UNIVERSITY AVENUE – PROJECT NO. 157243**
 City Council District: 3 Plan Area: City Heights

Staff: Renee Mezo

A Planned Development Permit and Conditional Use Permit (CUP) amending CUP No. 87-1006, to allow for the remodel of an existing automobile service station by removing an existing store and service bays and construct a new 3,078-square foot convenience store and service bays, the project would include the sale of alcoholic beverages (beer and wine only). The 0.95-acre project site is located at 3359 University Avenue in the CC-5-4 and RM-2-5 Zones of the Central Urbanized Planned District within the City Heights Neighborhood of the Mid-City Communities Plan Area, between Boundary Street and Wabash Avenue. Mitigated Negative Declaration No. 157243 was prepared for this project in accordance with the California Environmental Quality Act. (CEQA). Report No. – PC-10-018

TODAY’S ACTION IS:
Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:
Approve the project.