

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JANUARY 17, 2013
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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Expedite*

***VILLAGE AT ZION – PROJECT NO. 266702**

City Council District: 7

Plan Area: Navajo

Staff: Laura C. Black

The Village at Zion project proposes a Community Plan Amendment (CPA) from Single Family to Multi Family Residential land use designation. Rezone from RS-1-7 to RM-3-7 and a Conditional Use Permit (CUP) for the construction of 60 for-rent senior housing units within a two-story building, above underground parking, totally approximately 71,305 square-feet, on a vacant 1.21 acre site located at 5150 Zion Avenue. The proposed project will conform to the inclusionary Affordable Housing Requirements and Council Policy 600-27(A) criteria for the Affordable /In-Fill Housing Expedite Program by providing 100% affordable senior housing. The 1.21 acre site is located at 5150 Zion Avenue, northwest corner of Zion Avenue and Glenroy Street, in the RS-1-7 Zone, the Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (Review Area 2), the FAA Part 77 Notification Area, the Montgomery Field Overflight Notification Area, the Grantville Redevelopment Project Area, and the Navajo Community Plan Area. Mitigated Negative Declaration. Report No. PC-13-002

TODAY’S ACTION IS:

Process 5. Recommend to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommend to City Council to approve the project.

ITEM – 7: *Appeal of Hearing Officer’s decision on November 14, 2012*

***ENCORE TRUST RESIDENCE - PROJECT NO. 237107**

City Council Districts: 1 Plan Areas: La Jolla

Staff: Glenn Gargas

Encore Trust Residence - Coastal Development Permit & Site Development Permit (Environmentally Sensitive Lands) an amendment to Coastal Development Permit No. 690317 and Site Development Permit No. 852027 to construct an approximate 17,949 square foot, two-story, single family residence with a three car garage and swimming pool on a 66,256 square foot property. The project site is located at 9872 La Jolla Farms Rd in the RS-1-2 Zone, Coastal Overlay Zone (appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking Overlay Zones and First Public Roadway, within the La Jolla Community Plan area. A Mitigated Negative Declaration was prepared for this project. Report No. PC-13-004

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RCOMMENDATION:

Deny the appeal.

ITEM – 8: ***SANTA LUZ ASSISTED LIVING – PROJECT NO. 257983**

City Council District: 1 Plan Area: Black Mountain Ranch

Staff: William Zounes

Community Plan Amendment, Planned Development Permit, and Conditional Use Permit for a 71,584 square foot nursing facility provided for assisted living and memory care patients of which 32 units for assisted living and 32 units for memory care. All units will exclude kitchens. The project will provide courtyards with walking paths and special amenities for outdoor activities. The vacant 3.28 acre site is located at 14740 Via Fiesta in the AR-1-1 Zone within the Black Mountain Ranch Subarea Plan and governed by VTM/PRD 95-0173 approved in 1995. Addendum to EIR Nos. 95-0173/99-1161 and Addendums Nos. 95-0173.1 and 99-1161 was prepared for this project. Report No. PC-13-001

TODAY’S ACTION IS:

Process 5. Recommend to City Council to approve or deny the project.

DEPARTMENT RCOMMENDATION:

Recommend to City Council to approve the project.

