

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JANUARY 31, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Appeal of Hearing Officer’s decision on November 21, 2012*

GRIFFIN RESIDENCE – PROJECT NO. 279847

City Council District: 1

Plan Area: Carmel Valley

Staff: Paul Godwin

Appeal of the Hearing Officer's November 21, 2012, decision to approve a Site Development Permit and Coastal Development Permit to allow the construction of an approximately 2,470-square-foot, two-story, single-family residence on a vacant, 0.09-acre site located at 13641 El Camino Real, on the east side of El Camino Real, just northeast of the intersection of El Camino Real and Derby Downs Road. The project site is located within the SF-1A Zone of the Carmel Valley Planned District, the Coastal Zone (non-appealable) and the Coastal Parking Impact Overlay Zone, within the Carmel Valley Community Plan area. An Environmental Exemption was prepared for this project. Report No. PC-13-008

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 7: *Appeal of Hearing Officer’s decision on November 21, 2012*

RAINBOW FARMS MARKET – PROJECT NO. 285228

City Council District: 3

Plan Area: Eastern Area

Staff: Patrick Hooper

The Rainbow Farms Market project is an appeal of the Hearing Officer decision to approve an upgrade to an existing ABC liquor license to a type 21 that would allow the sale of general spirits whereas the current license (type 20) only permits beer and wine sales. This action requires a Conditional Use Permit from the City of San Diego. The Rainbow Market is an existing approximate 10,000 square-foot grocery store. The existing type 20 (beer/wine) license predates the Municipal Code requirement for a CUP for alcohol sales. The project was determined to be exempt from CEQA as an existing facility. The recognized community planning group (Eastern Area) recommended approval of the project. Report No. PC-13-016

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 8: *Continued from January 17, 2013*

***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 RECOMMENDATION:

Recommend to City Council to approve the project.

ITEM – 9: ***GENERAL PLAN HOUSING ELEMENT UPDATE 2013-2020 - PROJECT NO. 270400**

City Council District: All

Plan Area: All

Staff: Brian Schoenfisch

The General Plan Housing Element serves as a policy guide to address the comprehensive housing needs of the City. It is one of ten elements of the City's General Plan, however it is provided under separate cover due to the need for frequent updates and to facilitate compliance with State reporting requirements. State law requires that local jurisdictions update their Housing Elements every eight years in order to outline the existing and projected housing needs of their community, the barriers or constraints to providing that housing and actions proposed to address these concerns. Addendum to Environmental Impact Report No. 104495. Project No. 270400. Report No. PC-13-13-017

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.