

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., JUNE 11, 2015
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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: **APPROVAL OF THE AGENDA.**

ITEM – 5: **DIRECTOR’S REPORT.**

ITEM – 6: **COMMISSION COMMENT.**

ITEM – 7: *Appeal of Hearing Officer’s decision on March 20, 2015*

HLJH CDP – PROJECT NO. 393983

City Council District: 1 Plan Area: La Jolla

Staff: John S. Fisher

Appeal of the Development Services Department decision on March 20, 2015 to approve an application to demolish an existing single family residence and detached accessory structure and construct a 2,549 square foot, two-story single family residence with an 458 square foot attached garage at 820 Rushville Street in the RM-1-1 zone of the La Jolla Community Plan area. The site is located within the Coastal Overlay Zone. The application was filed on November 10, 2014. This project was determined to be categorically exempt from the California Environmental Quality Act on March 5, 2015 and the opportunity to appeal that determination ended March 19, 2015. Report No. PC-15-051

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 8: **STATUS OF COMMUNITY PLAN UPDATES**

City Council District: All Plan Area: Citywide

Staff: Nancy Bragado

This is an information item from the Planning Department on the status of community plan updates currently underway. Staff will also provide an overview of the Long-Range Planning division work program, and discuss the factors being considered to help prioritize future community plan updates. No action is requested from the Planning Commission. Report No. PC-15-062

INFORMATION ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION

ITEM – 9: * **MID-CITY COMMUNITIES PLAN AMENDMENT & REZONE - CHOLLAS TRIANGLE – PROJECT NO. 364960**

City Council District: 9, 4 Plan Area: Eastern Area

Staff: Michael Prinz

The site comprises an approximately 43-acre area between University Avenue to the north, Chollas Creek and Chollas Parkway to the south and east, and 54th street to the west. The project amends the Mid-City Communities Plan to provide new land uses on 43 acres within Chollas Triangle area. The amendment redesignates 24.46 acres of Commercial/Mixed Use and 3.56 acres of Industrial land within the area to Neighborhood Village. The amendment includes a new community plan section specific to Chollas Triangle. The amendment also includes the realignment of Lea Street as a two-lane collector, and the removal of Chollas Parkway from the circulation network to allow for the future vacation of the 11.4-acre roadway. The 11.4 acres would be designated to provide 4.99 acres as Neighborhood Park, 5.5 acres as Open Space; and 0.91 acres as Neighborhood Village. Report No. PC-15-064

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 – 10: **UNIVERSITY TERRACE EAST – PROJECT NO. 334934**

City Council District: 1 Plan Area: University

Staff: John S. Fisher

The University Terrace East project proposes to allow the construction of eighteen additional residential apartments on a site containing seventy-five apartments for a total of 93 apartments, vacate a water and sewer easement and vacate a public right-

The applicant is requesting that the Planning Commission in accordance with SDMC section 131.0110(b) consider a classification of use for a project where Development Services Department has identified the proposed Learning Center as a private educational facility for grades 6 -12. The determination would necessitate approval through a Conditional Use Permit in the IP-2-1 Zone. The applicant has provide information that their proposed Learning Center use operates like a professional Business Office environment rather than a traditional 7 hour 25-35 student per classroom school model. That use category is a permitted primary use in the IP-2-1 Zone. This application is not considered a "Project" per CEQA. Report No. PC-15-084

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.