

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
JUNE 16, 2005
COUNCIL CHAMBERS, 12th FLOOR
9:00 A.M.**

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) 236-6596 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.

- 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 CONTINUANCE.**
- 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: **Continued from May 12, 2005:**
- COMMERCIAL DEVELOPMENT HOUSING IMPACT FEE
ADJUSTMENT (LINKAGE FEE)**
City Council District: Citywide; Plan Area: Citywide

Staff: Todd Philips

As a result of the Affordable Housing Task Force's findings, it was proposed that the Commercial Development Impact Fee (commonly referred to as the "Linkage Fee") be raised to reflect today's development effects on the housing market. After a Nexus Study was commissioned and completed, the San Diego Housing Commission is bringing forward a recommended fee structure which is designed to offset the effects of commercial development on the local housing market. Exempt from Environmental. Report No. PC-05-091.

TODAY'S ACTION IS:

Process 5. Recommend approval or denial to the City Council.

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-7: *Continued from May 26, 2005:*

SAN DIEGO JEWISH ACADEMY – PROJECT NO. 52184

City Council District: 1; Plan Area: Carmel Valley

Staff: John Fisher

A rezone from Agriculture Residential (AR-1-1) to Residential Single Unit (RS-1-14) and Open Space – Conservation (OC-1-1) for a 19.16 acre site at 11860 Carmel Creek Road within the Carmel Valley Community Plan. No development will result from this action should the City Council approve the rezone. The rezone from Agriculture Residential to Residential Single Unit and Open Space – Conservation is located in the Coastal Zone therefore the City Council's decision requires amending the City's local Coastal Program.

As a result, the final decision on this rezone application will be with the California Coastal Commission. The City of San Diego must submit this as an amendment for certification to the Coastal Commission. The amendment is not effective in the Coastal Zone until the Coastal Commission unconditionally certifies the amendment. Exempt from environmental. Report No. PC-05-178.

TODAY'S ACTION IS:

Process 5. Recommend approval or denial to the City Council.

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-8: *Continued from May 26, 2005:*

**2020 DIAMOND TENTATIVE MAP - PROJECT NO. 53750.
City Council District: 2; Plan Area: Pacific Beach**

Staff: Glenn Gargas

Application for Tentative Map to convert 20 existing residential units to condominiums, with a requested waiver of the requirement to under ground utility lines on a 0.474 acre site at 2020 Diamond Street within the RM-1-1 Zone, Coastal Height Limit Overlay Zone and within the Pacific Beach Community Area. Exempt from environmental. Report No. PC-05-186.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-9: *Continued from June 9, 2005:*

**SAN PASQUAL VALLEY PLAN COMMUNITY PLAN
AMENDMENT/REZONE**

City Council District: 5; Plan Area: San Pasqual

Staff: Brian Schoenfish

As part of the San Pasqual Vision Plan Directive No. 2, the Planning Department is amending the San Pasqual Valley Plan and rezoning all of the City-owned parcels in the San Pasqual Valley Community Planning Area, with the exception of the Wild Animal Park, as to prohibit land uses which are detrimental to the vision for the San Pasqual Valley. Report No. PC-05-157. Initiated by the City Council on January 11, 2005. Addendum to EIR No. 94-0070.

TODAY'S ACTION IS:

Process 5. Recommend approval or denial to the City Council.

DEPARTMENT RECOMMENDATION:

Recommend approval.

ITEM-10: *Appeal of Staff Decision:*

HIGUERA RESIDENCE – PROJECT NO. 27061

City Council District: 1; Plan Area: La Jolla

Staff: Laura Black

Appeal of staff decision for a Coastal Development Permit for additions to the main level and lower level totaling 2,540 square-feet to an existing, two-story, 2,478 square-foot single family residence, resulting in a 5,018 square foot house; and the replacement of a 428 square foot garage with a 610 square foot three-car garage for a total gross floor area of 5,628 square-feet on a 11,970 square-foot lot located at 6514 Muirlands Drive in the RS-1-4 Zone of the La Jolla Community Planning Area, Coastal Overlay (non-appealable), the Coastal Height Limit, and the Coastal Parking Impact Overlay Zone. Negative Declaration No. 27061. Report No. PC-05-158.

TODAY'S ACTION IS:

Process 2. Deny the appeal and approve the project, or approve the appeal and deny the project.

DEPARTMENT RECOMMENDATION:

Deny the appeal and approve the project.

ITEM-11: **FELSPAR PARK TENTATIVE MAP - PROJECT NO. 65229**

City Council District: 2; Plan Area: Pacific Beach

Staff: Robert Korch

Coastal Development Permit and Tentative Map and waiver of undergrounding to convert 7 existing residential apartments to condominium ownership on a 0.143 acre, RM-2-5 lot located at 361 Felspar Street within the Coastal Overlay Zone (non-appealable area) and Coastal Height Limit within the boundaries of the Pacific Beach Community Plan. Exempt from environmental. Report No. PC-05-163.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **1657 BACON STREET TENTATIVE MAP - PROJECT NO. 57931**
City Council District: 2; Plan Area: Ocean Beach

Staff: Laila Iskandar

Coastal Development Permit and Tentative Map to convert 6 existing residential units to condominiums, including a request to waive the undergrounding of the existing utilities on a 0.16 acre site at 1657-1663 Bacon Street in the RM-2-4 zone, Coastal Overlay Zone (appealable area), Coastal Height Limit Overlay zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, and Beach Parking Impact Overlay Zone within the Ocean Beach Precise Plan and Local Coastal Program. Exempt from environmental. Report No. PC-05-182.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **PACIFIC TOWER TENTATIVE MAP – PROJECT NO. 58037**
City Council District: 2; Plan Area: Pacific Beach

Staff: Glenn Gargas

Revision: Coastal Development Permit and Tentative Map to convert 29 existing residential units to condominiums including a request to waive the under grounding of the existing utilities on a 0.29 acre property. The project site is located at 1049 Felspar Street in the RM-2-5 Zone, Coastal Overlay (non-appealable) Zone, Coastal Height Limit Overlay Zone, and within the Pacific Beach Community Plan area. Exempt from environmental. Report No. PC-05-198.

TODAY'S ACTION IS:

Process 4. Approve or deny.

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-14: **INITIATION – COMMUNITY PLAN AMENDMENT MIDWAY/PACIFIC HIGHWAY CORRIDOR - STELLA 5 POINTS**
City Council District: 2; Plan Area: Midway/Pacific Highway Corridor

Staff: Tony Kempton

Determine if a community plan amendment should be initiated that would allow for a 1.6 acre site in the Midway/Pacific Highway Corridor plan area to be re-designated from Industrial to Residential in order to accommodate multi-family residential development. Report No. PC-05-190.

TODAY'S ACTION IS:

Approve or deny the initiation.

DEPARTMENT RECOMMENDATION:

Approve.