

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., SEPTEMBER 27, 2007
CITY ADMINISTRATION BUILDING
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.

*Any information and/or material needing to be distributed to the Commissioners must be sent through recording secretary at one of the following: **Mailing address:** 1222 First Ave, 4th floor, San Diego, CA 92101; **Email address:** planningcommission@sandiego.gov **Fax:** 619-321-3200. The recording secretary can be reached at 619-321-3208.*

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 need to adjourn for lunch, the Commission will adjourn to Conference Room A, located on the 12th floor, next to the Council Chambers from 12:30pm to 1:30 pm.

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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Continued from July 12 and August 30, 2007:*

124 OLIVER TENTATIVE MAP - PROJECT NO. 81316

City Council District: 2 Plan Area: Pacific Beach

Staff: Glenn Gargas

Coastal Development Permit and Tentative Map including a request to waive the requirement to underground the existing utilities and to convert an existing, 9 residential dwelling unit apartment complex into 9 residential condominium units on a 0.143 acre site. The property is located at **1244 Oliver Avenue**, in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone and within the Pacific Beach Community Plan Area. Exempt from environmental. PC-07-094

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-7: *Appeal of the Hearing Officers Decision from July 25, 2007:*

STAFFORD RESIDENCE – PROJECT NO. 122459

City Council District: 2 Plan Area: Mission Beach

Staff: **Linda French**

Coastal Development Permit No. 417086 and Neighborhood Development Permit No. 417087 to demolish an existing one-story residence and construct a 1,907 square foot three-story single family residence with a 447 square foot garage on portions of a 0.055 acre site located at **818 Capistrano Place** in the RS Zone of the Mission Beach Planned District. Exempt from Environmental. Report No. PC-07-130.

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM-8: ***LAWRENCE STREET UNITS – PROJECT NO. 46540**
City Council District: 2 Plan Area: Peninsula

Staff: Dan Stricker

Coastal Development Permit and Planned Development Permit to remodel and convert an existing historically designated single-family residence to a duplex and to construct a separate, freestanding triplex (all for-rent units) on a 7,500 square-foot site located at **3035 Lawrence Street** , between Rosecrans and San Elijo Streets, in the RM-3-9 Zone, Coastal Overlay Zone (Non-Appealable Area 2), and Coastal Height Limit Overlay Zone within the Peninsula Community Plan. Mitigated Negative Declaration No. 46540. Report No. PC-07-139

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-9: **LA JOLLA KEARSARGE - PROJECT NO. 114396**
City Council District: 1 Plan Area: La Jolla Community Plan area

Staff: Helene Deisher

Coastal Development Permit, Site Development Permit and Planned Development Permit for a lot line adjustment with deviations for lot area, lot depth and building setbacks, to relocate a designated historic structure and construct a new single family residence on two sites, a 7,616 & 8,000 square foot site respectively, at **1745 Kearsarge Road** in the RS-1-5 Zone within the La Jolla Community Plan. Mitigated Negative Declaration No. 114396. Report No. PC-07-133

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-10: **RILEY STREET TENTATIVE MAP - PROJECT NO. 86853**

City Council District: 8 Plan Area: Linda Vista

Staff: Linda French

Tentative Map to convert five existing residential units to condominiums and waiver for undergrounding overhead utilities on a 0.115 acre site. The property is located at **5646 Riley Street** in the RM-3-7 Zone within the Linda Vista Community Plan. Exempt from Environmental. Report No. PC-07-093

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM--11: ***WEST OCEAN BEACH PARK UNITS – PROJECT NO. 95894**

City Council District: 2 Plan Area: Ocean Beach

Staff: Laila Iskandar

Coastal Development Permit for the demolition of two existing residential units, and the construction of seven residential units in five detached buildings and one duplex, with below-grade parking on a 13,078 square-foot site. Planned Development Permit is requested to allow two deviations from the Municipal Code; 1) to allow less than 50% of the length of the building façade on the ground floor to enclose habitable area, and 2) to allow portions of a retaining wall in the side and rear yard setbacks to exceed the maximum required height of six feet by two feet, eight inches. The property is located at **4824- 4836 West Point Loma Boulevard** 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 Ocean Beach Emerging Historic District within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan. Mitigated Negative Declaration No. 95894. Report No. PC-07-142

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project