

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., NOVEMBER 6, 2008
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 @ 12:30 and reconvene @ 1:30, to Conference Room A, located on the 12th floor, next to the Council Chambers.

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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: **APPROVAL OF THE MINUTES OF SEPTEMBER 4, SEPTEMBER 11, SEPTEMBER 18, OCTOBER 2, OCTOBER 9, OCTOBER 16, 2008:**

ITEM-7: *Continued from September 4, 2008, trailed from September 25, 2008, October 2, 2008, October 9, 2008, October 16, 2008 and October 23, 2008.*

LIBERATORE RESIDENCE – PROJECT NO. 113555

City Council District: 2; Plan Area: Peninsula

Staff: Laila Iskandar

Neighborhood Use Permit (NUP), Site Development Permit (SDP), and Variance (VAR) for the construction of a new 1,340 square-foot, two story structure consisting of a 688- square-foot Guest-Quarters above a 652-square-foot, two-car garage on a 5,836 square-foot site with an existing 1,567 square-foot single family residence, and to allow for a variance from the underlying RS 1-7 zone requirements to allow for street access. The project site is located at **3371 Valemont Street**, in the RS-1-7 Zone, Coastal Height Limit Overlay Zone, Airport Approach Overlay Zone, within the Roseville Heights neighborhood of the Peninsula Community Plan and Local Coastal Program Land Use Plan. Negative Declaration No. 113555. Report No. PC-08-106.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM-8: *Appeal of the Development Services Staff hearing of August 20, 2008:*

***GOETTGE RESIDENCE-PROJECT NO. 129022**

City Council District: 2; Plan Area: Ocean Beach

Staff: Laila Iskandar

This item is an Appeal of the Development Services Staff's decision to approve a Coastal Development Permit to demolish an existing, one-story residential unit and shed, and construct a new 2,172-square-foot, two-story single-family residence and a detached 442-square-foot, two-car garage on a 3,500-square-foot (0.08-acre) site. The property is located at **4742 Cape May Avenue** in the RM-1-1 Zone, Coastal Overlay Zone, Coastal Height Limit Overlay Zone, Airport Approach Overlay Zone, and Airport Influence Area within the Ocean Beach Precise Plan and Local Coastal Program Land Use Plan Area. Negative Declaration No. 42-7772. Report No. PC-08-132

TODAY'S ACTION IS:

Process 2. Approve the appeal or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM- 9: *Continued from October 16, 2008:*

***HILLEL OF SAN DIEGO STUDENT CENTER – PROJECT NO. 149437**

City Council District: 1; Plan Area: La Jolla

Staff: Dan Stricker

Hillel of San Diego Student Center. Application for a Site Development Permit, Easement Acquisition, and Public Right of Way Vacation (portion of La Jolla Scenic Drive North between Torrey Pines Road and La Jolla Scenic Way) for a two-phased development to continue the use of an existing single-family dwelling for religious offices and related purposes as a Phase I entitlement; and to develop a triangular shaped parcel on the south side of La Jolla Village Drive between Torrey Pines Road and La Jolla Scenic Way with a 12,100 square foot religious student center with a lower level garage of 17,000 square-feet of area as a Phase II entitlement. Phase I involves the continued use of a 1,792 square-foot single-family residence and garage/storage structure for religious offices and related use until such time as the proposed phase II is developed and approved for occupancy. Phase II involves the development of a two-level religious student center consisting of an upper level main floor use area of 12,100 square-feet and a lower subterranean garage of 17,000 square-feet for the parking of 68 vehicles, trash enclosures and elevators. The sites are located at **8976 Cliffridge Avenue** (Phase I, 8,358 square feet existing; 9,166 square feet after the public right-of-way vacation), and the existing adjacent vacant site (15,350 square feet existing; 33,518 square feet after the public right-of-way vacation, Phase II) surrounded by La Jolla Village Drive, La Jolla Scenic Way, and La Jolla Scenic Drive North, in the Single Family (SF) Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Height Limit Overlay

Zone, Parking Impact Overlay Zone, and Council District 1. The project design incorporates a roof-mounted photovoltaic system consisting of solar panels and the installation of a fuel cell sufficient to generate at least 30 percent of the project's projected energy consumption, meeting the requirements of City Council Policy 900-14. Mitigated Negative Declaration. Report No. PC-08-119

TODAY'S ACTION IS:

Process 5. Recommend to the City Council Approval or Denial of the project.

DEPARTMENT RECOMMENDATION:

Recommend Approval.

ITEM- 10: *Continued from September 4, 2008 and October 16, 2008:*

TORREY HILLS CENTER VET CLINIC – PROJECT NO. 151333

City Council District: 1; Plan Area: Torrey Hills

Staff: Leslie Goossens

Planned Development Permit amendment to allow a veterinary clinic within the Torrey Hills Center, located at the southeast corner of Carmel Mountain Road and East Ocean Air Drive. Exempt from Environmental. Report No. PC-08-096.

TODAY'S ACTION IS:

Process 4. Approve or Deny the project.

DEPARTMENT RECOMMENDATION:

Deny the project.

ITEM- 11: ***DOTI POINT – PROJECT NO. 1481**
City Council District: 4; Plan Area: Skyline-Paradise Hills

Staff: Sandra Teasley

Doti Point Views Project No. 1481 for a Tentative Map, Easement Abandonment and Planned Development Permit to subdivide a 3.64-acre parcel into 15 lots for the construction of 14 single-family residences and one park site, on a vacant lot located at the end of Doti Point Drive between Dorianna and Woodman Streets, within the Skyline-Paradise Hills Community Planning area. A Mitigated Negative Declaration was prepared for the project. Report No. PC-08-116.

TODAY'S ACTION IS:

Process 5. Recommend to the City Council Approval or Denial of the project.

DEPARTMENT RECOMMENDATION:

Recommend Approval.

ITEM-12: ***CITY HEIGHTS SQUARE AMENDMENTS – PROJECT NO. 146605**
City Council District: 3; Plan Area: Greater North Park

Staff: Michelle Sokolowski

Recommendation of approval, conditional approval, or denial to the City Council of an application for a Community Plan Amendment, a Rezone and an Amendment to PDP 308092, NUP 327436, CUP 308101 and SDP 308102, to construct 94 residential units over retail on a 2.78-acre site located at **4302 University Avenue** in the City Heights neighborhood of the Mid-City Communities Plan Area. The original project, approved on June 28, 2005, allowed the construction of an approximately 212,289-square-foot mixed use development with deviations, consisting of 151 residential units (150 senior units and 1 manager unit), a medical clinic, parking, retail and office space in 3 buildings and a 5,432-square-foot recreational area. That project was amended on April 20, 2006, to allow minor deviations from the development regulations in order to accommodate the proposed development. No reductions in the amount of senior units or modifications to the previously-permitted uses were requested or approved. The current project essentially proposes to permit 94

residential units above retail use in the location of the previously-approved retail/office building, primarily along the University Avenue frontage, which requires a rezone from CU-2-3 to CU-2-4. The entire City Heights Square project is on a 2.857-acre site located in the 4300 block of University Avenue in the CT-2-3 and CU-2-3 Zones of the Central Urbanized Planned District and the Transit Overlay Zone, within the City Heights neighborhood of the Mid-City Communities Plan and the City Heights Redevelopment Project Area. The project site is bounded by 43rd Street, University Avenue, Polk Avenue and Fairmount Avenue.
Report No. PC-08-146

TODAY'S ACTION IS:

Process 5; Recommend to the City Council Approval or Denial of the project

DEPARTMENT RECOMMENDATION:

Recommend approval

ITEM- 13: **SUNSET RANCH – PROJECT NO. 3501**
City Council District: 1; Plan Area: Del Mar Mesa

Staff: Leslie Goossens

Vesting Tentative Map, Planned Development Permit, Site Development Permit, and Neighborhood Use Permit for the subdivision of an 18.78 acre parcel into 9 custom homes sites, 2 open space lots, and an Irrevocable Offer to Dedicate a portion of the site for the future extension of Little McGonigle Ranch Road at the intersection of Del Mar Mesa Road and Little McGonigle Ranch Road. Findings to Master Environmental Impact Report No. 95-0353, Project 3501, have been prepared for the project. Report No. PC-08-137

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM- 14: **7836 EL PASEO TENTATIVE MAP – PROJECT NO. 124540**
City Council District: 1; Plan Area: La Jolla

Staff: Helene Deisher

Tentative Map and Coastal Development Permit to convert 8 existing residential units to condominiums and waive the requirement to underground existing overhead utilities on a (0.35) acre site at **7836 El Paseo Grande** in the MF2 Zone of La Jolla Shores Planned District, Coastal (Non-Appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones. Exempt from Environmental. Report No. PC-08-124

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM- 15: **3953 FLORIDA TENTATIVE MAP – PROJECT NO.89546**
City Council District: 3; Plan Area: Greater North Park

Staff: Renee Mezo

Tentative Map and a waiver of the requirement to underground the existing overhead utilities to allow the conversion of eighteen existing residential units into condominiums on a 0.34-acre site located at **3953 Florida Street**, in the MR-800B Zone, of the Mid-City Communities Planned District, the North Park Redevelopment Project Area and the Transit Area Overlay Zone within the Greater North Park Community Plan Area. Exempt from Environmental. Report No. PC-08-140

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM- 16: **3558 5TH AVENUE TENTATIVE MAP – PROJECT NO.78878**
City Council District: 3; Plan Area: Uptown

Staff: Cherlyn Cac

3558 5th Avenue Tentative Map. Tentative Map to convert twelve existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.23 acre site. The property is located at 3558 5th Avenue, between Brookes Avenue and Walnut Avenue, in the CV-1 zone of the Mid-City Communities Planned District within the Uptown Community Plan area. Exempt from environmental. Report No. PC-08-141

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.