

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., DECEMBER 11, 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 to Conference Room A located on the 12th floor next to the Council Chambers, and reconvene @ 1:30.

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ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 MINUTES OF NOVEMBER 6, 2008, NOVEMBER 13, 2008 AND NOVEMBER 20, 2008:**

ITEM – 7: *Appeal of the Development Services Department Decision from September 11, 2008:*

PARADISE GRILLE - PROJECT NO. 149335

City Council District:1; Plan Area: General Plan

Staff: Helene Deisher

Appeal of a Coastal Development Permit (Process Two) to expand an existing, approximately 2,500 square foot, single level restaurant to a multi-level restaurant including an outside dining area by adding 1,600 square feet of existing adjacent (vacant) retail space. The new restaurant will be approximately 6,800 square feet. The 15.14 acre commercial site is located at **2690 Via De La Valle**, Suites D-110 and D-210 in the CC-1-3 zone, within the City's General Plan. The project was determined to be exempt from the California Environmental Quality Act.

Report No. PC-08-143

TODAY'S ACTION IS:

Process 2. Approve the appeal or deny the appeal

DEPARTMENT RECOMMENDATION

Deny the appeal

ITEM – 8: *Continued from October 9, 2008:*

EMERALD STREET – PROJECT NO. 25879

City Council District: 2; Plan Area: Pacific Beach

Staff: Glenn Gargas

Emerald Street Tentative Map - a TM to convert an existing three-story, 48 residential dwelling unit apartment complex to residential condominiums with a request for a waiver of the requirement to underground over head utilities on a 0.789 acre property. The project site is located at **4655 Lamont Street, 1918 and 1930 Emerald Street**, RM-2-5 Zone, Coastal Height Limit Overlay Zone and within the Pacific Beach Community Planning Area. The project was determined to be categorically exempt from CEQA, pursuant to CEQA Guidelines Section 15301 - Existing Facilities. Report No. PC-08-130

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project

ITEM – 9: **MISSION BREWERY VILLAS – PROJECT NO. 52078**

City Council District: 2; Plan Area: Midway

Staff: Patrick Hooper

Community Plan Amendment and Planned Development Permit for 89 affordable rental units with 3,000 square feet of commercial space located at **1815 Hancock Street**. On May 18, 2006, the Planning Commission recommended approval of the a previous project that included 89 for-sale market rate condominium units and 8,000 square feet of commercial space but that project did not proceed to the decision hearing with City Council. The project has been revised to remove the Tentative Map and a previous Public Right-of-Way Vacation and the Planning Commission will provide the City Council with a new recommendation on the revised proposal. Report No. PC-08-150

TODAY’S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommend Approval

ITEM – 10: **OLIVETAS TOWNHOMES – PROJECT NO. 129715**

City Council District: 1; Plan Area: La Jolla

Staff: Edith Gutierrez

Coastal Development Permit, Site Development Permit and Vesting Tentative Map for the demolition of an existing eight unit apartment building and construction of eight condominium units on a 0.258-acre lot. The site is located at **7417-27 Olivetas Avenue** in Zone 5 of the La Jolla Planned District, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-appealable), Parking Impact (coastal and beach) Overlay Zone (PIOZ), Residential Tandem Parking Overlay Zone (RTPOZ), and Transit Area Overlay Zone within the La Jolla Community Plan area. Negative Declaration No. 129715 has been prepared for this project in accordance the California Environmental Quality Act (CEQA) guidelines. Report No. PC-08-152.

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION

Approve the project