

SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING

9:00 A.M., APRIL 16 2009

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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 FROM APRIL 2, 2009**

ITEM – 7: *Appeal of Development Services Staff decision of February 11, 2009*

CARROLL RESIDENCE – PROJECT NO. 161987

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 two new detached dwelling units on a 7,000-square-foot (0.16-acre) site. The property is located at 4627 Del Monte 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. Report No. PC-09-029

TODAY'S ACTION IS:

Process 2. Approve or deny the appeal

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM – 8: ***SUMMIT AT MISSION BAY – PROJECT NO. 144836**

City Council District: 6

Plan Area:

Staff: Dan Stricker

An application for a Site Development Permit, Vesting Tentative Map, Easement Abandonment, and Public Right of Way Vacation to demolish 323 existing apartments and construct 499 residential condominiums on a 15.7-acre site (the area east of Clairemont Drive, south of Calle Neil, west of Cowley Way, and north of Iroquois Avenue) in the RM-3-7 Zone within the Clairemont Mesa Community Plan, Clairemont Mesa Height Limit Overlay Zone, Community Plan Implementation Overlay Zone Area B, and FAA Part 77, within City Council District 6. The project would meet the intent of Council Policy 900-14 criteria for the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program by installing a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption, and obtain a LEED Silver Certification. Mitigated Negative Declaration. Report No. PC-09-030

TODAY'S ACTION IS:

Process 5. Recommendations to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve the project.

- ITEM – 9: **BARRIO LOGAN COMMUNITY PLAN UPDATE WORKSHOP**
City Council District: 8 Plan Area: Barrio Logan

Staff: Lara Gates

This is a workshop to discuss the progress of the plan update since the work program began in 2008. Topics to be discussed include draft land use scenarios and potential issues associated with the General/Barrio Logan Community Plan update process. No action by the Planning Commission is required at this time. Report No. PC-09-009

WORK SHOP ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION

- ITEM – 10: **SUSTAINABLE BUILDING POLICY (COUNCIL POLICY 900-14) REVISION**
City Council District: Plan Area:

Staff: Linda Pratt

City of San Diego Sustainable Building Policy (Council Polity 900-14) revision. Review and comment. No formal action requested from the Planning Commission. Report No. PC-09-021

WORKSHOP ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION

- ITEM – 11: **13TH AND J RESIDENCES AND OFFICES – PROJECT NO. 2009-05**
City Council District: 2 Plan Area: Downtown

Staff: Brandon Nichols

The development consists of a 5-story structure containing ground level parking, one story of office space and three levels of residential units. The development requires issuance of Centre City Development Permit. A Planned Development Permit is also being requested to allow the structure to encroach into the required 3-foot property line setback of the Residential Emphasis (RE) land use designation. The 4,200 square foot project site is located at 416 13th Street, in the East Village Redevelopment District of the Downtown Community Plan Area. Staff has determined that the project is categorically exempt the requirement for the preparation of environmental documents, pursuant to sections 15303 (New Construction and Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the California Environmental Quality Act.

TODAY'S ACTION IS:

Process 4. Approve or deny the project

DEPARTMENT RECOMMENDATION:

Approve the project