

**SAN DIEGO PLANNING COMMISSION**

**DOCKET FOR PLANNING COMMISSION MEETING**

**9:00 A.M., JULY 23, 2009**

**CITY ADMINISTRATION BUILDING**

**COUNCIL CHAMBERS**

**202 C STREET, 12<sup>TH</sup> FLOOR**

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**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 12<sup>th</sup> 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**ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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 JUNE 11, 2009; JUNE 18, 2009 AND JUNE 25, 2009.**

ITEM – 7: *Appeal of Hearing Officer's decision of April 29, 2009*

**\*WEST LEWIS AND FALCON STREETS MINI PARK – PROJECT NO. 150839**

City Council District: 2

Plan Area: Uptown

Staff: Patricia Grabski/Vena Lewis

West Lewis and Falcon Streets Mini Park – Site Development Permit to develop a 9,900 square-foot mini park to be accomplished in two phases. The proposed project site is situated at the intersections of a paper section of West Lewis Street and a vacated portion of Falcon Street (for Phase I) and at Goldfinch Street and West Lewis Street (for Phase II) within the RS-1-1 and MR-1000 zones of the Uptown Community Plan. Phase I would be developed along Falcon Street consisting of finish grading, drainage, pedestrian ramps, hardscape, mow curbs, decomposed paving, decorative boulders, temporary irrigation and planting. Phase II proposes the construction of a steel supported pedestrian bridge with wood treads connecting the park's east and west sides. In addition, a trail development would be on the western portion (Goldfinch Street) including finish grading, drainage, pedestrian ramps, hardscape, decomposed granite paving, decorative boulders, temporary irrigation and planting. Mitigated Negative Declaration No. 150839. Report No. – PC-09-053

**TODAY'S ACTION IS:**

Approve or deny the appeal

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM – 8: *Appeal of Hearing Officer's decision of April 8, 2009*

**CASA DEL MAR – PROJECT NO. 140076**

City Council District: 1

Plan Area: Torrey Pines

Staff: Helene Deisher

Casa Del Mar Project Appeal of a decision by the Hearing Officer to approve a Coastal Development Permit and Conditional Use Permit for an existing Residential Care Facility for the Elderly (RCFE) to increase from six to eight residents. No additions or modifications to the structure are proposed. The site is located at 13731 Nob Avenue in the RS-1-6-Zone, Coastal Overlay (non-appealable), and Coastal

Height Limit Overlay Zones within the Torrey Pines Community Plan. Report No. – PC-09-043

**TODAY'S ACTION IS:**

Process 3. Approve or deny the appeal

**DEPARTMENT RECOMMENDATION:**

Deny the appeal

ITEM – 9: **RIVIERA TENTATIVE MAP – PROJECT NO. 132231**  
 City Council District: 2                      Plan Area: Pacific Beach

Staff: Morris Dye

Riviera Tentative Map to convert 24 residential units to condominiums and request to waive the requirements to under ground overhead utilities on a 0.38 acre site located at 3790 Riviera Drive in the RM-2-5 Zone within the Pacific Beach Community Plan, State Coastal Permit Jurisdiction, Coastal Height Limit, parking Impact, and Residential Tandem Parking zones. Report No. PC-09-058

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project

**DEPARTMENT RECOMMENDATION:**

Approve the project

ITEM - 10: **KILROY - CARMEL VALLEY EMPLOYMENT CENTER CPA INITIATION**  
 City Council District: 1                      Plan Area: Carmel Valley

Staff: Tim Nguyen

Initiation of a Community Plan Amendment (CPA) for amendments to the General Plan and the Carmel Valley (North City West) Employment Center Precise Plan on a 23-acre site at the corner of Del Mar Heights Road and El Camino Real. The applicant is requesting a land use designation of Regional Commercial/Residential Permitted for the entire site to allow multiple uses including commercial office, services, retail and visitor accommodations/lodging as well as multi-family residential. This would result in amendments to the General Plan and the Carmel Valley Precise Plan to re-designate the site from Industrial Employment Center, respectively. No environmental document associated with this project at this time. Report No. PC-09-057

**TODAY'S ACTION:**

Approve or deny the initiation

**DEPARTMENT RECOMMENDATIONS:**

Approve the initiation

ITEM – 11: **LA ALDABA – COMMUNITY PLAN AMENDMENT INITIATION**

City Council District: 8

Plan Area: San Ysidro

Staff: Sara Lyons

Initiation of an Amendment to the San Ysidro Community Plan component of the General Plan to re-designate approximately 1.48 acres on the northwest corner of West San Ysidro Blvd. and Averil Road from low-medium (10-15du/ac) to medium-high (30-44du/ac) residential use. If initiated, the proposed plan amendment and future discretionary actions will be subject to environmental review.

Report No. PC-09-060

**TODAY'S ACTION IS:**

Approve or deny the initiation

**DEPARTMENT RECOMMENDATION:**

Approve the initiation