

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR SPECIAL CLOSED SESSION AND REGULAR
PLANNING COMMISSION MEETING
9:00 A.M., JULY 22, 2010
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 at 1:30.

NOTE: **The Planning Commission will meet in closed session in the Council Chambers at 9:00 a.m., and the regular Planning Commission meeting will begin immediately upon the end of closed session.** A portion of the regular open meeting agenda of the Planning Commission has been reserved for City Attorney comment and Planning Commission discussion of the content of the Closed Session.

CS - 1: COSTA VERDE – PROJECT NO. 206871

Conference with legal counsel—existing litigation. The City Attorney will discuss the status of ongoing litigation involving a challenge to the City's application of the Inclusionary Housing Ordinance to the Costa Verde North and Costa Verde South condominium conversion projects.

OPEN SESSION AGENDA

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ITEM - 2: **REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: CITY ATTORNEY REPORT OUT OF CLOSED SESSION

ITEM - 7: **APPROVAL OF MINUTES FROM APRIL 22, 2010; MAY 13, 2010; AND MAY 20, 2010.**

ITEM - 8: *Appeal of Department's decision on May 21, 2010*

SOROKIN DUPLEX – PROJECT NO. 190364

City Council District: 1

Plan Area: La Jolla

Staff: Tim Daly

Demolish an existing single family residence and construct a 3,698 square-foot, two story, multiple dwelling unit with two units, attached two car garage, two off-street surface parking spaces, grading, landscaping and other minor improvements located at 247 Kolmar Street, a 0.11-acre site between La Jolla Boulevard and Vista Del Mar Avenue in the La Jolla Community Plan area. Report No. – PC-10-057

TODAY'S ACTION IS:

Process. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 9: **COSTA VERDE - PROJECT NO. 206871**

City Council District: 1

Plan Area: University

Staff: Jeannette Temple

Costa Verde project is a request for a Variance from the City's Inclusionary Affordable Housing Regulations, pursuant to Municipal Code Sections 142.1304. The subject properties include nine residential buildings, together known as Costa Verde North (651 units) and Costa Verde South (606 units), located at 8510-8550 and 8720-8950 Costa Verde Boulevard within the University Community Plan area of Council District 1. The applicable City's Inclusionary Housing Ordinance requires the applicant to either set aside 10 percent of these units as affordable, or to pay a fee in-lieu of providing those affordable units, for future condominium conversions. The applicant is requesting to set the in-lieu fee amount at the amount required when the project was deemed complete, and to be allowed to pay that amount at the sale of the first unit, rather than at the recordation of the Final Map. Report No. – PC-10-052

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.