

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., DECEMBER 16, 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 @ 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ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Appeal of Hearing Officer’s decision on October 20, 2010****THE BISHOP SCHOOL LIBRARY – PROJECT NO. 197212**

City Council District: 1

Plan Area: La Jolla

Staff: Glenn Gargas

Variance to increase the maximum building height by 2 feet and 1 inch, from 30 feet to 32 feet and 1 inch high as measured under the La Jolla Planned District regulations for the previously approved Manchester Library & Learning Center. The proposed building design will still comply with the 30 foot Coastal Height Limitation Overlay Zone (“Prop D”). The project is located at 7607 La Jolla Boulevard, in Zone 5 & 6 of La Jolla Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area Overlay Zones and within the La Jolla Community Plan area.

Mitigated Negative Declaration, Project No. 6162, was certified by the City Council on March 23, 2004. This proposed Variance request was found consistent by the Environmental Analysis Section with the previous Environmental Document. Report No. – PC-10-107

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal

ITEM – 7: ***HOME AVENUE NEIGHBORHOOD PARK – PROJECT NO. 194262**

City Council District:

Plan Area: City Heights Neighborhood of the
Mid-City Communities Plan

Staff: Patricia Grabski/Corey Braun

Home Avenue Neighborhood Park

Site Development Permit (SDP) and Deviation for the development of a neighborhood park on a vacant 5.8 acre site owned by the City of San Diego. The site is located on the southerly side of Home Avenue across from Menlo Avenue and 47th Street. Auburn Creek runs north and south through the site. The proposed park amenities consists of a half-court basketball court, children’s playground structures, a dog park area, shade structures, picnic areas with BBQ facilities, a comfort station, open space areas, a pedestrian bridge and interpretative signage along Auburn Creek. The project will also be constructing a new traffic signal, roadway crossing for pedestrian access and a concrete sidewalk along the street frontage.

The proposed park encroaches 0.01-acre into Auburn Creek. This encroachment requires a deviation from the Environmentally Sensitive Land (ESL) Regulations, pursuant to Section 143.0141(b) of the San Diego Municipal Code. The vacant site runs parallel to Auburn Creek and is approximately 5.8 acres, however due to physical site constraints the park improvements will be approximately 880 feet long by 100 feet wide for a total of 88,000 square feet or 2.01 acres. Site constraints include elevations which range from 160 to 220 feet above mean sea level (AMSL). The topography of the area west of Auburn Creek is relatively flat and was graded in the past. The topography of the project area east of the creek varies from a steep slope (over 30 percent) on the north end to rolling hills on the south end. Given, the site's physical constraints and the necessity for the installation of a box culvert, 0.01-acre of impacts will occur to the creek.

Mitigated Negative Declaration No. 194262 has been prepared for the project.
Report No. – PC-10-090

TODAY'S ACTION IS:

Process 4: Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 8: PROPOSED AMENDMENTS TO CENTRE CITY, MARINA AND GASLAMP QUARTER PLANNED DISTRICT ORDINANCES FOR THE REVIEW PROCESSES FOR HOTEL PROJECTS

City Council District: 2 & 8

Plan Area: Downtown

Staff: Brad Richter

Consideration of City Council initiated amendments to the Centre City, Marina and Gaslamp Quarter Planned District Ordinances that would alter the entitlement process and permit requirements for certain hotel projects. Specifically the amendments would require:

- (1) Approval of a Site Development Permit in accordance with Process 4 (with the CCDC Board or Directors being the review/approval body and the City Council being the appeal body) for downtown hotel projects with 100-200 rooms.
- (2) Approval of a Site Development Permit in accordance with Process 5 (with the CCDC Board of Directors providing a recommendation and the City Council being the approval body) for downtown hotel projects with over 200 rooms.

The requirements would apply to hotel projects (meeting the above room specifications) within the Downtown Community Plan area. Report No. – PC-10-106

TODAY'S ACTION IS:

Process 5: Recommendation to City Council to approve or deny the project.

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve the project.