

SAN DIEGO PLANNING COMMISSION

**DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., FEBRUARY 17, 2011
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 – This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Time allotted to each speaker is determined by the Chair, however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the Commission Secretary **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under "Announcements/Public Comment."

ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 January 19, 2011*

COX RESIDENCE – PROJECT NO. 168660

City Council District: 2

Plan Area: Ocean Beach

Staff: Patrick Hooper

The project seeks a Coastal Development Permit, Neighborhood Development Permit and Variance to demolish an existing 1957 duplex and construct a 3-story, 1,749 square foot single family home in the Ocean Beach Community, RM-2-4 Zone and within a floodway. The variance is requested to use all of the allowable floor area as habitable space whereas 25% is required to be dedicated to parking. A historical report was prepared by the applicant and reviewed by the Historic Resource staff which determined to existing duplex was not potentially significant. A Mitigated Negative Declaration was prepared for the project which included a Mitigation, Monitoring and Reporting Program identifying the requirement for archeological monitoring during construction. Report No. – PC-11-026

TODAY’S ACTION IS:

Process 3: Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 7: *Continued from November 18, 2010 and December 16, 2010*

***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. 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 vacant site is divided by Auburn Creek, which is part of Chollas Creek. Currently there is an existing drainage inlet and box culvert on Home Avenue between 47th Street and Menlo Avenue, discharging runoff into Auburn Creek. The project is proposing to install a new headwall with ripraps and a new inlet to properly discharge the existing drainage runoff and reduce erosions in the drainage channel. Installation of the box culvert results in 0.01-acres of impacts to the 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.

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: ***ALUCP IMPLEMENTATION PLAN – PROJECT NO. 218845**
City Council District: 1,2,3,5,6,7,8 Plan Area: Black Mountain Ranch, Carmel Mountain Ranch, Carmel Valley, Clairemont Mesa, College Area, Del Mar Mesa, East Elliott, Kearny Mesa, La Jolla, Linda Vista, Los Penasquitos, Mid City Communities (Eastern Area, Kensington-Talmadge, Normal Heights), Miramar Ranch North, Mira Mesa, Mission Valley, Navajo, North Park, Otay Mesa, Otay Mesa-Nestor, Pacific Highlands Ranch, Rancho Bernardo, Rancho Encantada, Rancho Penasquitos, Sabre Springs, San Ysidro, Scripps Miramar Ranch, Serra Mesa, Tierrasanta, Tijuana River Valley, Torrey Highlands, Torrey Hills, Torrey Pines, University and Uptown

Staff: Amanda Lee

Implementation of Airport Land Use Compatibility Plans (ALUCP’s) adopted by the San Diego County Regional Airport Authority in accordance with state law for Marine Corps Air Station Miramar, Brown Field, Gillespie Field, and Montgomery Field airports including:

1) Amendments to the Land Development Code and Local Coastal Program (Chapter 11, Article 2; Chapter 12, Articles 6 and 7; Chapter 13, Articles 1 and 2; and Chapter 15, Article 1) including adoption of maps to create the Airport Land Use Compatibility Overlay Zone (ALUCOZ) and facilitate compatibility reviews of proposed development in designated airport influence areas.

2) Zoning actions to apply the new overlay zone (ALUCOZ) to all property located within a designated airport influence area for MCAS Miramar, Brown Field, Gillespie Field, and Montgomery Field; and to remove the Airport Environs Overlay Zone (AEOZ) from such property, (except in cases where the AEOZ is still applicable for San Diego International Airport).

3) Amendments to Land Use Plans including the Clairemont Mesa Community Plan, Kearny Mesa Community Plan, Linda Vista Community Plan, Mira Mesa Community Plan, Rancho Penasquitos Community Plan, Scripps Miramar Ranch Community Plan, Serra Mesa Community Plan, Tierrasanta Community Plan, Torrey Hills Community Plan, Torrey Pines Community Plan and University Community Plan.

4) Identification of community plan areas appropriate for infill development in accordance with ALUCP infill policies.

Adoption of the ALUCP implementation plan will allow the city to assume land use authority of compatibility reviews for new development in the ALUCOZ in accordance with the City’s implementing ordinance and policy documents. The proposed implementation actions are covered by the City’s General Plan Program EIR No. 104495 and Addendum. Report No. – PC-11-009

TODAY’S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommendation to approve the project.

Copies of the ALUCP’s previously adopted by the San Diego County Regional Airport Authority will not be distributed. They are available for review online at www.sandiego.gov/development-services/industry/airportamend.shtml and www.san.org, or in the Office of the City Clerk at 202 “C” Street, 2nd Floor, and the Development Services Department at 1222 First Avenue, 3rd Floor.

ITEM – 9: HOOVER HIGH EASEMENT VACATION – PROJECT NO. 203240

City Council District: 3

Plan Area: Mid-City

Staff: John Fisher

Hoover High Easement Vacation project requires vacation of two water easements and one sewer and water easement at 4330 46th Street in the RM-1-3 Zone within the Kensington Talmadge neighborhood of the Mid-City Community Plan. The project is categorically exempt from CEQA per Section 15305. Report No. – PC-11-023.

TODAY’S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommendation to approve the project.

ITEM – 10: ***PALAZZO – PROJECT NO. 195026**

City Council District: 1

Plan Area: La Jolla

Staff: Tim Daly

Palazzo Project; Coastal Development Permit (CDP), Site Development Permit (SDP) and Vesting Tentative Map to amend CDP 46240 and SDP 46241 to construct 50 residential condos on a vacant 1.21 acre site at 2402 Torrey Pines Road in the V

Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit. Mitigated Negative Declaration No. 19379, certified on September 22, 2005, by the Planning Commission Resolution No. 3846-PC-2.

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.