

SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING

9:00 A.M., MAY 31, 2012

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 to Conference Room A, located on the 12th floor next to the Council Chambers.

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ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 Staff'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 MARCH 1, 2012; MARCH 15, 2012; MARCH 29, 2012; APRIL 12, 2012 AND APRIL 26, 2012.**

ITEM – 7: *Appeal of Hearing Officer’s decision of March 14, 2012*

BURKS RESIDENCE – PROJECT NO. 235485

City Council District: 2

Plan Area: Ocean Beach

Staff: Sandra Teasley

Appeal of the Hearing Officer Decision to approve a Coastal Development Permit/Neighborhood Use Permit and Variance to demolish an existing duplex and construct a 3-story, 1,749-square-foot single family home. The variance is requested to use all of the allowable floor area as habitable space whereas 25% is required to be dedicated to parking and to allow a carport to encroach into the front setback required for carports. The property is located at 5170 W. Point Loma Blvd. in the RM-2-4 Zone in the Ocean Beach Community Plan, Coastal (appealable), Coastal Height Limit, Airport Influence, Airport Approach, FAA Part 77, Parking Impact, Residential Tandem Parking and Council District 2. Report No. – PC-12-055.

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 8: *Appeal of Hearing Officer’s decision of March 28, 2012*

SANTA MONICA PROJECT – PROJECT NO. 260180

City Council District: 2

Plan Area: Ocean Beach

Staff: PJ Fitzgerald

Appeal of the Hearing Officer’s March 28, 2012 decision to approve coastal development permits/variances to demolish an existing structure (previously used as a daycare center) and construct four (4) single family residences (each 2,196 square feet) with four (4) detached, 2-car garages (400 square feet each) on 13,968-square-foot site (comprised of four legal lots), including variances to the RM-1-1 zone to

allow the new garages to observe a zero foot sideyard setback where 3' is required, and for the new structure on Lot No. 48 to observe a 5' street yard setback where 10' is required. The site is located at 4689 Santa Monica Avenue in the RM-1-1 Zone, within the Coastal Overlay (non-appealable), Coastal Height Limit, FAA Part 77, Airport Influence Area, Airport Approach, Ocean Beach Cottage Emerging Historical District, within the Ocean Beach Precise Plan area. The project is exempt from the California Environmental Quality Act pursuant to Section 15301(a) (Existing Facilities) and Section 15303 (New Construction) of the State CEQA Guidelines. Report No. – PC-12-060

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 9: *Continue from May 17, 2012*

***SOUTHVIEW – PROJECT NO. 2204**

City Council District: 8

Plan Area: Otay Mesa

Staff: Sandra Teasley

The proposed project is a Rezone, Site Development Permit for environmentally sensitive lands and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel where no development will occur with this action. The lot sizes and proposed densities of the proposed lots are as follows: Lot 1: 5.068 acres - 152 units; Lot 2: 7.011 acres – 210 units; and, Lot 3: 5.881 acres - 176 units; Remainder Parcel: No development. Project implementation includes the construction of public roadway/right-of-way improvements and infrastructure to support the development footprint. Conceptual architectural plans are included as part of the Exhibit “A” to guide future ministerial

development of each lot. The vacant property is zoned AR-1-1 (proposed RM-2-6 zone) and is located east of Caliente Avenue, south of Otay Mesa Road and west of Spring Canyon within the Otay Mesa Community Planning Area. Mitigated Negative Declaration No. 2204. Report No. – PC-12-038

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.

ITEM – 10: ***KRETOWICZ RESIDENCE EOT – PROJECT NO. 259646**
 City Council District: 1 Plan Area: La Jolla

Staff: Jeffrey A. Peterson

Kretowicz Residence EOT: (PROCESS 4) Extension of Time (EOT) of Site Development Permit(SDP) No. 482270 for previously constructed improvements and additions to an existing single family residence on a 0.52-acre site. The Coastal Commission has jurisdiction over the Coastal Development Permit (CDP) and the requested EOT by the owner is to allow for additional time to finish the Coastal Commission permitting process, which is a condition of the SDP. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The property is located at 7957 Princess Street in the RS-1-7 and SF Zone of the La Jolla Planned District within the La Jolla Community Plan, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 1. Previously Certified Negative Declaration No. 138513. Report No. – PC-12-054

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 11: **HOYT PARK VECTOR CONTROL – PROJECT NO. 241360**
 City Council District: 5 Plan Area: Scripps Miramar Ranch

Staff: Helene Deisher

Site Development Permit for impacts to Environmentally Sensitive Lands (wetlands) for improvements to park and drainage channel near the southern boundary of Hoyt Park. The project will provide positive drainage and eliminate standing water. The

site is located at 10000 Aviary Drive in the RS-1-14 zone within the Scripps Miramar Ranch Community Plan area. Report No. – PC-12-050

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 12: RACHEL’S WOMEN’S CENTER – EXTENSION OF CUP 2004-37

City Council District: 2

Plan Area: Downtown

Staff: Lucy Contreras

Rachel’s Women’s Center (south side of F Street between 8th and 9th Avenues) – Consideration of an Amendment for Conditional Use Permit No. 2004-37 to allow the continued operations of a Homeless Women’s Day and Night Center – East Village Neighborhood of the Downtown Community Plan Area.

This project is categorically exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15301 (entitled “Existing Facilities”). The key consideration of a Class 1 Exemption is whether the project involves negligible or no expansion of an existing use. The project consists of a proposal to amend an existing CUP to allow the continued operations of the use. No expansion of uses or facilities is proposed as part of the project. Therefore, the Class 1 Exemption is applicable. Report No. – PC-12-056

TODAY’S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 13: *PASEO PLACE – PROJECT NO. 257132

City Council District: 7

Plan Area: College

Staff: Tim Daly

Paseo Place; a Planned Development Permit (PDP) to amend PDP 280940 to allow additional commercial services, retail, and office uses on an existing mixed use development site of approximately 0.63-acres located at 5646, 5655 and 5665 Lindo Paseo in the RM-3-9, Community Plan Implementation Overlay Zone Area B, and Parking Impact Overlay Zones within the College Area Community Plan and College Area Redevelopment Project area.

In addition to the allowed Use Category and Subcategory types specified in the RM-3-9 base zone and the uses specified for the Core Sub-area of the College Redevelopment Project Master Plan, the following additional Use Category and Subcategory types within the San Diego Municipal Code (SDMC) section are permitted as well within approximately 3,345 square feet of an existing 74,401 square-foot mixed use development: Consumer Goods, Furniture, Appliances, and Equipment; Wearing Apparel and Accessories; Business Support; Eating and Drinking Establishments, Financial Institutions and Business and Professional.

Project consistent with the previously certified Mitigated Negative Declaration No. 88113, dated Feb. 8, 2007, Resolution No. 4216-OC-2. Report No. – PC-12-062

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.