

SAN DIEGO PLANNING COMMISSION

DOCKET FOR PLANNING COMMISSION MEETING

9:00 A.M., JUNE 28, 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.

Any agenda-related materials distributed to the Planning Commission after an agenda is posted for a regular meeting may be inspected upon request in the official project file which is maintained by the City's Project Manager, located at the Development Services Department's offices at 1222 First Avenue, San Diego, 92101.

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ITEM - 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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 JUNE 7, 2012 AND JUNE 14, 2012.**

ITEM – 7: *Continued from March 15, 2012; Continued from April 26, 2012*

**QUAIL BRUSH COMMUNITY PLAN AMENDMENT INITIATION –
PROJECT NO. 270282**

City Council District: 7

Plan Area: East Elliott

Staff: Daniel Monroe

This is a request to initiate an amendment to the East Elliot Community Plan to redesignate a portion of a 22 acre parcel from open space to industrial. The site is located at 8506 1/3 Mast Blvd within the East Elliot Community Planning Area. Approval of this initiation request in no way confers adoption of a community plan amendment. Approval of this request would allow staff to fully analyze the proposal to develop a 100 megawatt intermediate/peaking load energy generation facility. A staff recommendation regarding the adoption of an amendment to the East Elliot Community Plan will be developed once the project has been fully analyzed.

The initiation of a community plan amendment is not a "project" under the definition set forth in CEQA Guidelines Section 15378. The California Energy Commission is the lead agency (for licensing thermal power plants 50 megawatts and larger) under the California Environmental Quality Act (CEQA) and has a certified regulatory program under CEQA. Under its certified program, the Energy Commission is exempt from having to prepare an environmental impact report. Its certified program, however, does require environmental analysis of the project, including an analysis of alternatives and mitigation measures to minimize any significant adverse effect the project may have on the environment. Environmental Analysis of the project would occur pursuant to the Energy Commission's certified regulatory program with either approval or denial of the initiation request. Report No. – PC-12-027

TODAY'S ACTION IS:

Approve or deny the amendment initiation.

DEPARTMENT RECOMMENDATION:

Approve the amendment initiation.

ITEM – 8: **DOUMA RESIDENCE – PROJECT NO. 236671**

City Council District: 1

Plan Area: Ocean Beach

Staff: Sandra Teasley

The project is a Coastal Development Permit, Site Development Permit, and a Variance to demolish an existing duplex and construct a 1,693 1,712 square foot single family residence with deviations on a 0.05 acre site at 5168 W. Point Loma Blvd. in the RM-2-4 zone. The site is located at 5168 W. Point Loma Boulevard. Exempt from Environmental. Report No. – PC-12-066

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: **TECHNICAL AMENDMENT FOR MAP ERROR**

City Council District: 5

Plan Area: Scripps Miramar Ranch

Staff: Tony Kempton

Technical amendment to the Scripps Miramar Ranch Community Plan to correct a mapping error regarding Carroll Canyon Road that occurred when the community plan was amended on October 26, 1993. Report No. - PC-12-028

TODAY'S ACTION IS:

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

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve the amendment.