

**SAN DIEGO PLANNING COMMISSION  
DOCKET FOR PLANNING COMMISSION MEETING  
9:00 A.M., NOVEMBER 15, 2012  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> FLOOR**

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**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 12<sup>th</sup> 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**ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.**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: *Expedite*

**\*BIOMED INNOVATION CENTER – PROJECT NO. 270734**

City Council District: 1

Plan Area: University

Staff: Laura C. Black

The project proposes a Community Plan Amendment to update the Land Use and Development Intensity Table within the University Community Plan and a Site Development Permit to amend Site Development Permit No. 9754 to demolish the existing 51,858 square foot building and subterranean parking structure and construct three (3) Research and Development (R&D) buildings totaling 250,000 square feet above three (3) levels of subterranean parking and other accessory improvements on a 7.07 acre site located at 4775 and 4785 Executive Drive in the IP-1-1 Zone, the Community Plan Implementation Overlay Zone (CPIOZ Type A), the North University City Facilities Benefit Assessment District, the Parking Impact Overlay Zone – Campus Impact Area (western portion of project site), the University Community Plan Area and is identified as Prime Industrial Land. The project site is subject to Site Development Permit (SDP) No. 9754, which allowed a maximum of 141,536 square feet of development on Parcels 2 and 3 (Parcel 2 = 89,678 square feet and Parcel 3 = 51,858 square feet). The project shall be consistent with Council Policy No. 600-27 and 900-14. The project has a sustainability goal of LEED Platinum with a minimum of 30% energy reduction and 40% water use reduction. Addendum to Mitigated Negative Declaration No. 5906, Project No. 270734. Report No. PC-12-081

**TODAY’S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend to City Council to approve the project.

ITEM – 7: *Expedite*

**\*LA JOLLA CROSSROADS – PROJECT NO. 258190**

City Council District: 1

Plan Area: University

Staff: Laura C. Black

The project proposes a Community Plan Amendment to redesignate the site from Scientific Research to High Density Residential and to remove the Prime Industrial Land classification, Rezone from RS-1-4 and IP-1-1 to RM-3-9, Site Development Permit due to the project exceeding the dwelling unit threshold identified in

Municipal Code Section 126.0502(b)(4), Planned Development Permit to amend Planned Residential Development/Planned Industrial Development Permit No. 99-0647 and to deviate from the height requirement of the proposed RM-3-9 zone (approximately 89 feet where the zone allows a maximum 60 feet), and a Vesting Tentative Map to create 4 new lots from 4 existing lots, and for a condominium development to construct 309 residential condominium units, with 31 affordable units provided on-site, on a vacant 7.93 acre site. The 7.93 acre site is located at 9015 Judicial Drive, in the RS-1-14 and IP-1-1 Zones, designated as Scientific Research, the Airport Environs (AEOZ-65-CNEL), the Airport Influence (Review Area 1), Airport Land Use Compatibility Plan (ALUCP) Noise Contours (60-65 db CNEL), the FAA Part 77 Noticing Area, the Community Plan Implementation (CPIOZ – Type A) Overlay Zones, the North University City Facilities Benefit Assessment (FBA), and Prime Industrial Lands within the University Community Plan. The proposed project will conform to the Inclusionary Affordable Housing Requirements and Council Policy 600-27(A) criteria for the Affordable/In-Fill Housing Expedite Program. Environmental Impact Report No. 258190. Report No. PC-12-080

**TODAY'S ACTION IS:**

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

**DEPARTMENT RECOMMENDATION:**

Recommend to City Council to approve the project.

ITEM – 8: **MCCA W PROPERTY - PROJECT NO. 174584**

City Council District: 1

Plan Area: Del Mar Mesa Specific Plan

Staff: Helene Deisher

SITE DEVELOPMENT PERMIT (SDP), NEIGHBORHOOD USE PERMIT, OPEN SPACE EASEMENT ABANDONMENT, and a MULTIPLE-HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT for the construction of a single-family residence, guest quarters, and associated infrastructure on a 0.9-acre portion of an undeveloped 10-acre lot. The development parcel is currently entirely within the Multiple-Habitat Planning Area (MHPA), and is wholly encumbered by a Open Space Easement (No. 90-661434) recorded on December 12, 1990 as mitigation for San Diego Gas & Electric (SDG&E) projects. Development of the project would require vacating the existing 10-acre Open Space Easement, as well as an MHPA boundary line adjustment to remove 0.9-acre from the MHPA, which would be mitigated in part by preservation of a 1-acre undeveloped parcel within the MHPA and with 0.9-acre of off-site acquisition. The 10-acre development parcel is located on the northside of Caminito Stella, (north of Del Mar Mesa Road and west of Del Vino Court) in the AR-1-2 Zone within the Del Mar Mesa Specific Plan Area (DMMSPA) (APN 308-020-0200); and the 1-acre dwelling unit transfer/partial mitigation site is also located within the DMMSPA approximately one mile northeast of the development site (APN No. 306-050-2300) Report No. PC-12-108

**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 – 9: **WEST MISSION BAY BRIDGE REPLACEMENT - PROJECT NO. 203403**

City Council Districts: 2 & 6

Plan Areas: Peninsula, Mission Bay  
Park, Midway-Pacific Highway

Staff: Helene Deisher

Site Development Permit for Environmentally Sensitive Lands to replace the existing 4-lane bridge (West Mission Bay Bridge) with two new parallel bridge structures each containing three lanes and a Class I Bike Lane. The work would also include improvements to West Mission Bay Drive which would become a dedicated on-ramp for eastbound Sea World Drive and other improvements as necessary to facilitate traffic transitioning on and off Interstate 8 (I-8). The new 1,296 foot long bridge will span the San Diego River and is within the Peninsula and Mission Bay Park Community Plan areas. The location is zoned RS-1-7 and CC-4-5 and is also in the Coastal Overlay Zone (Deferred Certification Area, State Jurisdiction), FEMA Floodway and Floodplains (100, 500 year), the Multiple Habitat Planning Area and the FAA Part 77 for San Diego International Airport (SDIA) Lindberg Field and North Island (NAS). Report No. PC-12-111

**TODAY'S ACTION IS:**

Process 4. Approve or deny the project.

**DEPARTMENT RECOMMENDATION:**

Approve the project.