

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., DECEMBER 13, 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ITEM – 2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.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: *Continued from November 29, 2012*

***PALATINE - PROJECT NO. 2011-43**

City Council District: 2

Plan Area: Downtown

Staff: Lucy Contreras

Palatine (north side of Elm Street between Columbia and State streets) – Appeal of Civic San Diego Board of Directors decision to approve Centre City Planned Development Permit 2011-42 – Little Italy Neighborhood of the Downtown Community Plan Area – Public Hearing. Report No. PC-12-114

TODAY’S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RCOMMENDATION:

Deny the appeal.

ITEM – 7: ***OCEAN VIEW CHURCH - PROJECT NO. 205163**

City Council District: 8

Plan Area: Otay Mesa-Nestor

Staff: Renee Mezo

Planned Development Permit (PDP) and Conditional Use Permit (CUP) to amend CUP No. 13107 for additional church use, construction of several buildings, church offices, day camp and a parking structure on a 12.53-acre site. The site is located at 2460 Palm Avenue in the RS-1-2 and RS-1-7 Zones, the Federal Aviation Authority Part 77 and Transit Area Overlay Zones within the Otay Mesa-Nestor Community Plan area. Mitigated Negative Declaration No. 205163.
Report No. PC-12-109

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 8: **TIERRASANTA TOWNHOMES TELECOM - PROJECT NO. 259455**

City Council District: 7

Plan Area: Tierrasanta

Staff: Karen Lynch-Ashcraft

Tierrasanta Townhomes Telecom. Amendment to Site Development Permit (SDP) and rescission of Conditional Use Permits (CUP's) for a previously approved wireless communication facility (WCF) and a new CUP and Planned Development Permit (PDP) to modify the development to relocate 4 wireless communication facilities from individual cupolas on the residential units to a stand alone architectural tower at the southern most portion of the residential project in a previously approved equipment yard. The project site is located at 11445 in the RM-1-1 zone of the Tierrasanta Community Plan area. Exempt from the California Environmental Quality Act (CEQA). Report No. PC-12-116

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM – 9: ***Appeal of Hearing Officer's decision on October 10, 2012***

EDUARDO'S - PROJECT NO. 268446

City Council District: 8

Plan Area: Southeast San Diego

Staff: Tim Daly

Appeal of Hearing Officer decision to approve Conditional Use Permit and Site Development Permit, pursuant to the Southeastern San Diego Planned District Ordinance, to sell beer and wine in an existing 13,248 square-foot independent market at 3175 National Ave in the CSR-2 Zone of Southeastern San Diego Planned District within the Southeastern San Diego Community Plan.

The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (existing facility).
Report No. PC-12-117

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM – 10: *Appeal of Hearing Officer's decision on October 10, 2012*

TONG RESIDENCE EXTENSION OF TIME - PROJECT NO. 280468

City Council District: 1

Plan Area: La Jolla

Staff: Glenn Gargas

Tong Residence EOT - Extension of Time for Coastal Development Permit 139245 and Site Development Permit 141335 for Environmentally Sensitive Lands to demolish an existing Single Dwelling Unit and construct a new 6,796 square foot Single Dwelling Unit with attached 3 car garage on a 18,100 square foot property. The project site is located at 961 La Jolla Rancho Road in the RS-1-4 Zone, Coastal Zone (non-appealable), Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan area. This project was previously Exempt under CEQA. Report No. PC-12-118

TODAY'S ACTION IS:

Process 3. Approve or deny the appeal.

DEPARTMENT RECOMMENDATION:

Deny the appeal.

ITEM –11: **34th AND RESIDENCES - PROJECT NO. 128129**

City Council District: 8

Plan Area: Southeastern San Diego

Staff: PJ Fitzgerald

Application for a Tentative Map (TM) (including a waiver to underground existing overhead utilities) and Site Development Permit (SDP) to allow construction of 12 residential condominium units on a 0.80 acre site containing Environmentally Sensitive Lands (100-year floodplain/Special Flood Hazard Area). The property is located at 3402 34th Street in the MF-3000 Zone of Southeastern San Diego Planned District within the Southeastern San Diego Community Plan and Council District 8. The project is exempt from the California Environmental Quality Act pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines. Report No. PC-12-119

TODAY'S ACTION IS:

Process 4. Approve or deny the project.

DEPARTMENT RECOMMENDATION:

Approve the project.

ITEM –12: **STATUS OF COMMUNITY PLAN UPDATES**

City Council District: Citywide

Plan Area: Citywide

Staff: Cecilia Gallardo

This is an information item from the Development Services Department on the status of the Community Plan Updates currently underway. The Planning Commission will be presented with a status of the community plan updates in process and a schedule for completion of each plan update. Information on the major elements and issues of the plans will be addressed, as well as key milestones in the process, and lessons learned. Report No. PC-12-120

INFORMATION ITEM ONLY

NO ACTION WILL BE TAKEN BY THE COMMISSION